

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Sloan Von Gunten



PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Vacant

PLATTING ASSISTANT
Matthew Goddard

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

AUGUST 25, 2021

To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

1. INTRODUCTION

A. Introduction of Staff

2. PUBLIC HEARINGS

- A. **JOHN A. FUNK/KENT D. & KRYSTAL L. PETERSON:** The request is to adjust the common lot-line between Tracts A & B, **ASLS 80-36**, Plat # 80-72, to be known as **Tracts A1 & B1**, containing 7.9 acres +/- . The property is located east of Amber Lake, and directly east of S. Oilwell Road, (Tax ID # 1931000T00A, 1931000T00B) lying within Section 14, Township 24 North, Range 07 West, Seward Meridian, Alaska. In Assembly District #7.
- B. **TYLER GREENSTREET, HPE LLC:** The request is to create three lots from Tract A-1, Hatcher Pass Paradise, Plat No. 2017-97 and Lots 7 & 8, Block 1, Hatcher Pass Estates, Plat No. 2007-99, to be known as **HATCHER PASS PARADISE ESTATES**, containing 26.11 acres +/- . The plat is located north of E. Edgerton Parks Road (Tax ID #s 6714B01L007/L008 and 7673000T00A-1); located within the NW ¼ Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.
- C. **SNOWBIRD MINI STORAGE, LLC:** The request is to combine Tract 3, Block 1, Church subdivision, Plat No. W-18 and Tract 4A, Block 1, Church subdivision, Plat No. 2003-94 into one tract to be known as **Tract A, CHURCH 2021**, containing 3.86 acres +/- . The property is located directly north of S. Knik-Goose Bay Road and east of S. Clapp Street (Tax ID # 1011B01T003 & 5391B01T004A); within the NW ¼ Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #4.

- D. **CATHERINE FRANKLIN & REBECCA WASHBURN:** The request is to create two lots from Tax Parcel D2 to be known as **K AND T ACRES**, containing 88.30 acres +/- . The property is located directly north and west of N. Farm Loop and east of N. Tazlina Drive (Tax ID #18N02E18D002); within the SE ¼ Section 18, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 25, 2021**, in **Conference Room 119** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

Public participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015