

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

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Kimberly McClure  
Matthew Goddard

PLATTING ASSISTANT  
Vacant

## **ABBREVIATED PLAT AGENDA** ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING**

**8:30 A.M.**

**SEPTEMBER 22, 2021**

To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattting@matsugov.us](mailto:plattting@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. **MATANUSKA-SUSITNA BOROUGH:** The request is to reconfigure the lot lines between Tax Parcel B7 and B8, also known as Parcels 1 & 2 from MSB Waiver Resolution Serial No. 2005-078-PWm to be known as **DANIELS-MSB**, containing 37.94 acres +/- . The property is located directly south of W. Susitna Parkway and west of S. Big Lake Road (Tax ID # 16N04W02B007 & 16N04W02B008); within the NW ¼ Section 02, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.
- B. **OWEN FAMILY PROPERTIES LLC:** The request is to create two lots from Tax Parcel A10, to be known as **HUSKY PADDOCK**, containing 39.99 acres +/- . The plat is located at Milepost 73 of W. Parks Highway (Tax ID # 20N05W25A010); located within the NE ¼ SE ¼ Section 25, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7.
- C. **HASON LAND SOLUTIONS/SUTTON BIBLE CHURCH:** The request is to combine Lots 12-14, Block 5, **MCPHERSON Subdivision**, Plat #18-226 into one lot to be known as **Lot 12A**, containing 1.91 acres +/- . The property is located north of Matanuska River, east of N. Jonesville Mine Road, and directly north of N. Glenn Highway (Tax ID# 4004B05L012, 4004B05L013, & 4004B05L014), lying within Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1.

- D. **JAMES ROBERT HARRIS JR.:** The request is to combine Lots 5-7, Block 5, **MCPHERSON Subdivision**, Plat #18-226 into one lot to be known as **Lot 5A**, containing 1.72 acres +/- . The property is located north of Matanuska River, east of N. Jonesville Mine Road, and directly north of N. Glenn Highway (Tax ID# 4004B05L005, 4004B05L006, & 4004B05L007), lying within Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1.
- E. **RHONDA C. HUGHES:** The request is to create two lots from Tax Parcel D16 to be known as **LIBERTY COURT**, containing 4.10 acres +/- . The property is located directly south of E. Cottle Loop, north of E. Palmer-Wasilla Highway and west of N. Seward Meridian Parkway (Tax ID # 17N01W01D016); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in the Assembly District #4.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 22, 2021**, in the **Assembly Chambers** 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](mailto: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