

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
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Sloan Von Gunten



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
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PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA**

CONFERENCE ROOM 119  
350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**DECEMBER 15, 2021**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattings@matsugov.us](mailto:plattings@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645. Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

### **3. PUBLIC HEARINGS:**

- A. **ROMAN PUGACH, LYBOV PUGACH & SERGEY PUGACH:** The request is to create two lots from Tract 1, Flying Crown Estates Subdivision, Plat No. 78-188, to be known as **GRIZZLY ACRES**, containing 3.21 acres +/- . The plat is located directly south and east of N. Pittman Road, east of W. Silver Drive, and south of the Little Susitna River, (Tax ID #1596000T001); located within Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.
- B. **LEONSON DESIGN LLC:** The request is to adjust the common lot line between Lot 4, Block 2, **View Pointe at the Ranch**, Plat No. 2020-93 and Lot 31, Block 1, View Pointe at the Ranch Addition No. 1 Phase I, Plat No. 2021-105 to be known as **LOT 4A and LOT 31A**, containing .96 acres +/- . The property is located west of S. Trunk Road and south of E. Parks Highway (Tax ID # 8049B02L004 & 8049000T00B); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **December 15, 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 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