

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
Matthew Goddard

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

APRIL 6, 2022

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 or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

3. PUBLIC HEARINGS:

- A. **ROSELENE CHRISTIE & CYNTHIA LEACH:** The request is to equally adjust the common lot line between Tax Parcels B8 & B9 (Parcels 1 & 2 of MSB Waiver 86-63-PWm recorded as 86-185W) to be known as **RUSSELLS RIDGE**, containing 10.14 acres +/- . The property is located directly north of N. Pittman Road, directly east of N. Little Nook Drive and south of W. Sunrise Road (Tax ID # 18N02W24B008 & B009); within the NW ¼ Section 24, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.
- B. **O'NEAL & WENDY COYNE:** The request is to create two lots from Parcel 1A of MSB Waiver 2003-150-PWm recorded as 2003-024268-0 (Tax Parcel D13) to be known as **COYNE**, containing 28.6 acres +/- . The property is located west of W. Fairview Loop, north of W. Lupine Lane and southeast of S. Knik-Goose Bay Road (Tax ID # 17N02W25D013); within the E ½ Section 25, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.
- C. **ESTATE OF JUDITH C. PEARSON & ERIC J. PEARSON:** The request is to create two lots from Lot 2, Lucille Landing, Plat No. 2021-176, to be known as **BUTTE MEADOWS 2**, containing 12.716 acres +/- . The property is located directly south of E. Peaceful Lane, east of S. Bodenburg Loop and west of E. Mothershead Lane (Tax ID # 8227000L002); within the NE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

- D. **MATANUSKA-SUSITNA BOROUGH:** The request is to create two lots from Tract A, ASLS 2004-18, to be known as **MSB-SELDON**, containing 156.41 acres +/- . The property is located directly west of N. Church Road and directly north of W. Seldon Road (Tax ID # 6757000T00A); within the SE ¼ Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **April 6, 2022**, in **Conference Room 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

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