

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 27, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to 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. UNFINISHED BUSINESS:

3. PUBLIC HEARINGS:

- A. **GREEN DOOR GROUP, LLC:** The request is to create three lots from Lots 1 and 2, Green Mountain Estates, Plat No. 2018-17 to be known as **GREEN MOUNTAIN ESTATES ADDITION #1**, containing 18.66 acres +/- . The property is located south of S. Knik Goose Bay Road, east of W. Fairview Loop, and directly south of W. Top of the World Circle (Tax ID # 7736000L001 / L002); within the SW ¼ Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.
- B. **VIRGINIA SPITZER LIVING TRUST/VIRGINIA SPITZER - TRUSTEE:** The request is to create one lot from Lots 6 & 7, Block 6, **McPHERSON**, Plat No. 18-266, to be known as **Lot 6A**, containing 1.15 acres +/- . The property is located north of the Matanuska River, north of N. Glenn Highway, west of N. Chickaloon Way, east of N. Park Street, and directly south of E. McPherson Avenue (Tax ID # 4004B06L006/L007); within Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **April 27, 2022**, in the **Assembly Chambers** 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