

# 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



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PLATTING ASSISTANT  
Kayla Kinneen

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

### REGULAR MEETING

8:30 A.M.

MAY 4, 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](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. UNFINISHED BUSINESS:

A. **ROBERT DAN FERGUSON:** The request is to combine Lots 32-34, Block 2, **Treasure Island Subdivision**, Plat #71-33 into one lot to be known as **Lot 34A**, containing 1.43 acres +/- . The property is located west of N. Pittman Road, south of N. Diamond Lane, and directly south of W. Captain Hook Drive (Tax ID# 6319B02L032, 6319B02L033 & 6319B02L034), lying within Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

### 3. PUBLIC HEARINGS:

A. **RIC F. BLACK:** The request is to create three lots from Tax Parcel C10, Parcel #2, Forty-Acre Exemption 2012-59-EXM, recorded as 2012-017200-20, to be known as **CRABB ESTATES**, containing 120.11 acres +/- . The parcel is north of the E. Jensen Road and west of E. Crabb Circle (Tax ID # 18N01E12C010); within the W ½ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

B. **BRET MCDUNN :** The request is to create two lots from Tract A, **B & B Properties**, Plat No. 2019-148 to be known as **LOTS 1 AND 2**, containing 37.02 acres +/- . Both proposed lots will take access off of E. Doc Mckinley Avenue. The property is located south and east of the Matanuska River, north of E. Doc Mckinley Avenue and west of S. Jessie Jo Place(Tax ID # 7951000T00A); within the SE ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 4, 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