

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.

JUNE 8, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **KEVIN BURTON, MATANUSKA BREWING COMPANY, LLC:** The request is to create two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62, to be known as **MATANUSKA BREWING**, containing 3.02 acres +/- . The parcel is located in the City of Palmer, south of E. Dogwood Avenue, east of S. Valley Way, west of S. Denali Street and north of E. Dahlia Avenue (Tax ID# 4871000T00A-1); within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2.
- B. **SETH V. ELLIOTT:** The request is to create one lot from Lots 3 & 4, Block 1, **Sherrod**, Plat No. 12-204, to be known as **LOT 3A**, containing .46 acres +/- . The parcel is located in the City of Palmer, south of E. Dolphin Avenue, west of N. Gulkana Street, north of E. Caribou Avenue and east of S. Valley Way (Tax ID#s 5018B01L003/L004); within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2.
- C. **TIARA C. KILGORE and JEREMY T. HAVINS:** The request is to create one lot from Lots 28 & 29, Block 3, **Cottonwood Shores**, Plat No. 73-48, to be known as **LOT 29A**, containing 1.45 acres +/- . The parcel is located south of E. Bogard Road and E. Alder Circle, directly north of E. Fireweed Drive, and west of N. Earl Drive (Tax ID#s 6445B03L028/L029); within Section 32, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council North Lakes and Assembly District #3.

D. JUDY WALLONA & DARROLD WALLONA AS PERSONAL

REPRESENTATIVE OF THE ESTATE OF PHILLIP T. WALLONA: The request is to create two lots from Lot 33B, Hewitt-Whiskey Lakes Alaska, Plat No. 87-45 to be known as **WINTER HAVEN**, containing 23.501 acres +/- . The property is located southeast of S. Bodark Circle, adjacent to the east side of Hewitt Lake and west of Yentna River (Tax ID # 3343000L033B); within the S ½ Section 7 and N ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska. In the Skwentna Community Council and in Assembly District #7.

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