

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



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.

August 3, 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. **WHISPERING WILLOWS II:** The request is to adjust the common lot line between Lots 1 & 2, Whispering Willows, Plat No. 2018-163 to be known as WHISPERING WILLOWS II, containing 5.00 acres +/- . The property is located directly east of N. Pittman Road, north of W. Beverly Lake Road and west of Fuller Lake (Tax ID #7841000L001 & L002); within the NW ¼ Section 34, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Lane Wraith, Staff: Kimberly McClure, Case # 2022-095)*
- B. **CHRYSTALVIEW PHASE III:** The request is to create two lots from Lots 20, 21 & 22, Block 1, CHRYSTALVIEW PHASE III, Plat 96-16 to be known as **LOTS 20A & 22A**, containing 3.855 acres +/- . The property is located directly south and east of N. Crystal Shores Road and north of Crystal Lake (Tax ID #4537B01L020, L021 & L022); within the NW ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. *(Petitioner/Owner: Hans E. Hanson; Trustee of the Hans E. Hanson Declaration of Trust; Jeff A. Gastaldi Living Trust and L. Rochelle Gastaldi Living Trust, Staff: Kimberly McClure, Case #2022-097)*

- C. **PATTEN ESTATES:** The request is to create two lots from Tax Parcel B11 to be known as PATTEN ESTATES, containing 29.85 acres +/- . The property is located northwest of S. Glenn Highway, directly northwest of S. Margaret Drive and directly northeast of S. Blunck Street (Tax ID # 17N02E08B011); within the NW ¼ Section 8, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Michael P. Stewart & Franklin C. Stewart, Staff: Kimberly McClure, Case #2022-098)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 3, 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