

AGENDA

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

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 10, 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:

ASHMORE RUN: The request is to create two lots from Lot 4, Block 2, Ashmore Run Subdivision, Plat 83-170 to be known as **LOTS 4A & 4B**, containing 3.77 acres +/- . The property is located southeast of E. Bogard Road, directly south of N. Biltmore Court, north of E. Birch Drive, and west of N. Willow Drive (Tax ID # 2516B02L004); within the SE ¼ Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. (*Petitioner/Owner: Peter & Lilit Fonov, Staff: Kimberly McClure, Case #2022-090*)

3. PUBLIC HEARINGS:

(There are no Public Hearings)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 10, 2022**, in the **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

**UNFINISHED
BUSINESS**

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 10, 2022**

ABBREVIATED PLAT: ASHMORE RUN RSB B/2 L/4
LEGAL DESCRIPTION: SEC 31, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS/OWNER: PETER & LILIT FONOV
SURVEYOR: FRONTIER SURVEYS
ACRES: 3.77 ± PARCELS: 2
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-090

REQUEST: The request is to create two lots from Lot 4, Block 2, Ashmore Run Subdivision, Plat No. 83-170, to be known as **LOTS 4A & 4B**, containing 3.77 acres +/- . The plat is located southeast of E. Bogard Road, directly south of N. Biltmore Court, north of E. Birch Drive and west of N. Willow Drive; lying within the SE ¼ Section 31, Township 18 North, Range 1 East, Seward Meridian, Alaska.

The petitioner requested a continuance to the August 10, 2022 meeting to address some questions regarding the soils report and provide additional information to meet SCM and MSB Title 43 Code requirements. The petitioner was not able to provide the needed information for the August 10th meeting and is requesting additional time to address the questions and issues. Staff requests a continuation to August 24, 2022 to allow petitioner adequate time to provide the additional information.

EXHIBITS

Vicinity Map
Public Comments

EXHIBIT A – 1 pg
EXHIBIT B – 6 pg

Staff recommends approval of the request to continue to August 24, 2022 the abbreviated plat of Ashmore Run RSB B/2 L/4, Sections 31, Township 18 North, Range 01 East, Seward Meridian, Alaska.

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JUL 26 2022
PLATTING

52516B02L002 31
HOFFMAN JESSE J
PO BOX 870169
WASILLA, AK 99687-0169

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER/OWNER: PETER & LILIT FONOV

REQUEST: The request is to create two lots from Lot 4, Block 2, Ashmore Run Subdivision, Plat 83-170 to be known as **LOTS 4A & 4B**, containing 3.77 acres +/- . The property is located southeast of E. Bogard Road, directly south of N. Biltmore Court, north of E. Birch Drive, and west of N. Willow Drive (Tax ID # 2516B02L004); within the SE ¼ Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 27, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Kimberly McClure** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

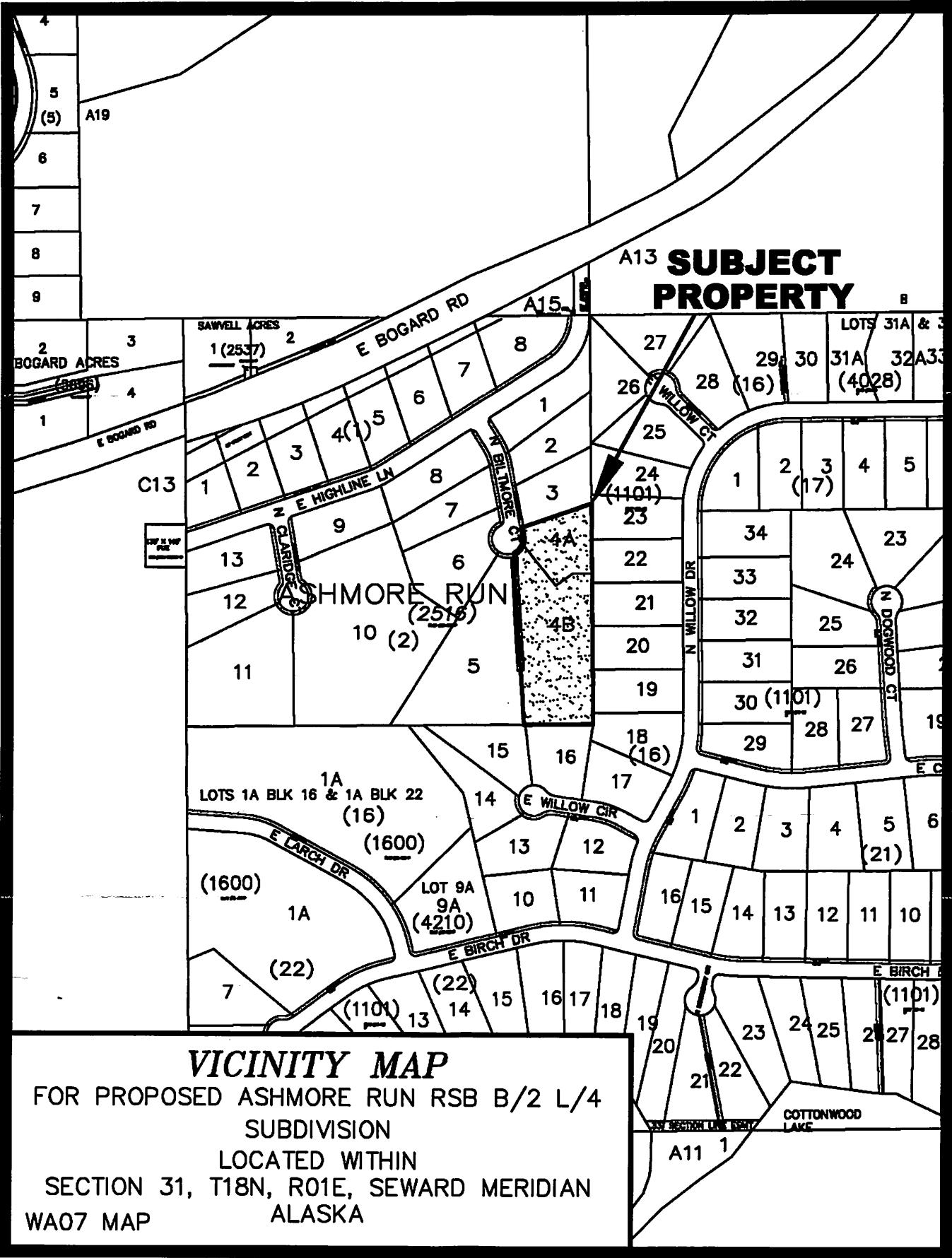
[] No Objection Objection [] Concern

Name: Jesse Hoffman Address: 2251 N. Biltmore Ct.

Comments: I do not agree with cramming another home onto Biltmore Ct. There is already excessive business traffic in and out of lot 4, block 2, and the only buildable land on the proposed lot 4A would end up practically stacked on top of the home on lot 3. This is not necessary and would degrade our subdivision.

Case # 2022-090 KMc

Note: Vicinity map Located on Reverse Side



VICINITY MAP

FOR PROPOSED ASHMORE RUN RSB B/2 L/4
 SUBDIVISION
 LOCATED WITHIN
 SECTION 31, T18N, R01E, SEWARD MERIDIAN
 WA07 MAP
 ALASKA

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JUL 26 2022
PLATTING

52516B02L007 29
HARKINS ROGER L EST & SANDRA M
PO BOX 874536
WASILLA AK 99687-4536

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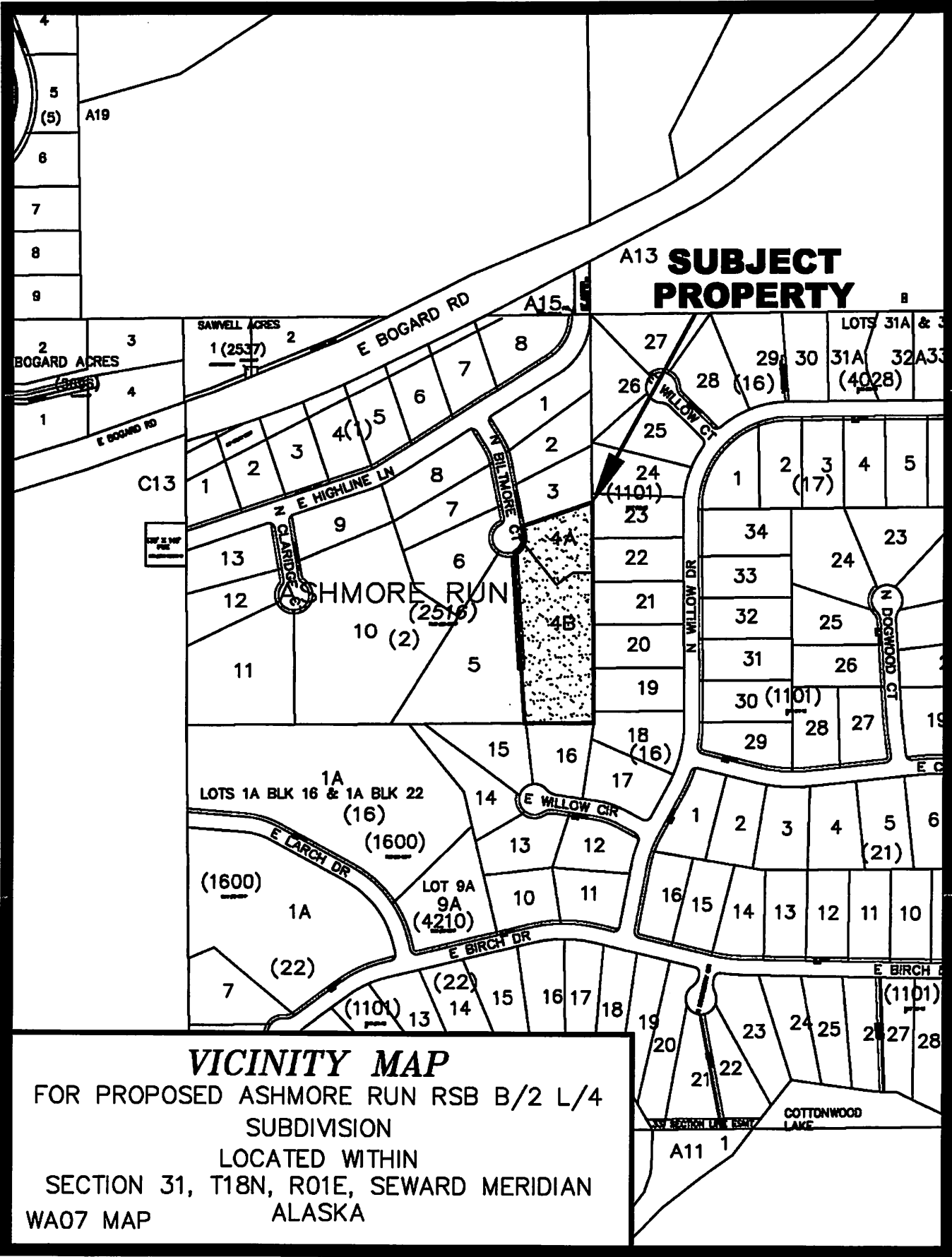
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[] No Objection Objection [] Concern

Name: Sandra Harkins Address: 2250 N. Biltmore ct

Comments: I do not think this would work out well. We do not need another building or home there. We do have enough traffic on our Short Street. Also, that portion of land would crowd others land and home area.



VICINITY MAP

FOR PROPOSED ASHMORE RUN RSB B/2 L/4
 SUBDIVISION
 LOCATED WITHIN
 SECTION 31, T18N, R01E, SEWARD MERIDIAN
 WA07 MAP
 ALASKA

Amy Otto-Buchanan

From: Tammie Evans <lil.skimo.pie@gmail.com>
Sent: Thursday, July 28, 2022 3:30 PM
To: MSB Platting
Subject: Ashmore Run Case # 2022-090 KMc
Attachments: Ashmore Run Plotting Objection.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

To the Platting Officer,

Here is our objection for this case.

Thank you,
Nathan & Tammie Evans
2301 N. Biltmore Ct.
Wasilla, AK 99654

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JUL 28 2022
PLATTING

52516B02L001 21
EVANS NATHAN & TAMMIE
2301 N BILTMORE CT
WASILLA AK 99654-4553

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[] No Objection [X] Objection [] Concern

Name: Nathan & Tammie Evans Address: 2301 N Biltmore Ct. Wasilla, AK 99654

Comments: _____

