

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 24, 2022

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

A. **ABC:** The request is to create one lot from Lot 19A, Lake Lucille, Plat No. 96-104 and Lot 18, Lake Lucille, Plat No. W-11, to be known as ABC, containing 1.33 acres +/- . The parcel is located north of Lake Lucille and south of W. Lake Lucille Drive (Tax ID#s 1035000L018/4610000L019A); within Section 08, Township 17 North, Range 01 West, Seward Meridian, Alaska. In City of Wasilla city limits and Assembly District #4. (*Petitioner/Owner: Rodney & Kathleen Frank, Staff: Amy Otto-Buchanan, Case # 2022-099*)

B. **LUCAS RSB:** The request is to create one lot from Lots 8 & Lot 9, Block 7, Lucas, Plat No. 5-65, to be known as LUCAS BLOCK 7, LOT 8A, containing .32 acres +/- . The parcel is located east of S. Glenn Highway, west of S. Colony Way and south of W. Evergreen Avenue (Tax ID#s 5012B07L008/L009); within Section 05, Township 17 North, Range 02 West, Seward Meridian, Alaska. In City of Palmer city limits and Assembly District #2. (*Petitioner/Owner: James R. Sissel, Staff: Amy Otto-Buchanan, Case # 2022-102*)

- C. **EXCALIBUR ESTATES ADDITION 1:** The request is to create four lots from Tract A, Excalibur Estates, Plat No. 2011-41, to be known as EXCALIBUR ESTATES ADDITION 1, containing 23.30 acres +/- . The parcel is located north of W. King Arthur Drive, east of Prator Lake and directly south of W. Ballyshannon Drive within the city limits of the City of Houston (Tax ID#s 7042000T00A); within Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. In City of Houston city limits and Assembly District #7. *(Petitioner/Owner: Kathleen A. Budd, Staff: Amy Otto-Buchanan, Case #2022-103)*
- D. **HOOKS HOMESTEAD EAST:** The request is to create four lots from Lot 4, Hooks Homestead, Plat No. 2021-79 to be known as HOOKS HOMESTEAD EAST, containing 20.17 acres +/- . The property is located north of S. Sky Ranch Loop, west of S. Lakeshore Loop and south of E. Lady Slipper Lane (Tax ID # 8145000L004); within the SW ¼ Section 17, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Keith Campbell Hooks, Staff: Kimberly McClure, Case # 2022-104)*
- E. **HORSE-PLAY ACRES #2:** The request is to create four lots from Lots 11 & 13, Horse-Play Acres, Plat No. 2014-78 to be known as HORSE-PLAY ACRES #2, containing 14.15 acres +/- . The property is located east of N. Trunk Road, west of N. 49th State Street, and directly north of E. Palmer Wasilla Highway (Tax ID # 7318000L011 / L013); within the SE ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #1. *(Petitioner/Owner: D.E. Southfork, LLC, Staff: Matthew Goddard, Case # 2022-105)*
- F. **EAGLE ROCK 2022:** The request is to create two lots from Tract A, Eagle Rock, Plat 2013-107 to be known as EAGLE ROCK 2022, containing 14.94 acres +/- . The property is located south of N. Victor Rd, directly north and east of S. Wolf Road and east of Big Beaver Lake (Tax ID # 7240000T00A); within the NE ¼ Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Fredrick C. Kenley, Staff: Kimberly McClure, Case # 2022-107)*
- G. **SUNDANCE CHATEAU 2022:** The request is to create two lots from Lot 1, Sundance Chateau 2018, Plat No. 2019-38 to be known as SUNDANCE CHATEAU 2022, containing 2.88 acres +/- . The property is located south of W. Fairview Loop, east of S. Well Site Road, and directly north of W. Bradsong Street (Tax ID # 7873000L001); within the NE ¼ Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Kevin Daly-Niemi, Staff: Matthew Goddard, Case # 2022-108)*
- H. **HOMESTEAD ACRES:** The request is to create two lots from Parcel 1 of MSB Waiver Resolution Serial No. 97-13-PWm recorded at Book 893 in Page 716 (Tax Parcel D11) to be known as HOMESTEAD ACRES, containing 5.004 acres +/- . The property is located directly south of E. Three Sisters Drive, directly west of S. Homestead Circle and east of S. Old Glenn Highway (Tax ID # 17N02E12D011); within the SW ¼ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: John H & Tess A. Doak, Staff: Kimberly McClure, Case # 2022-115)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 24, 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