

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.

September 7, 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:

(None)

3. PUBLIC HEARINGS:

- A. **CHIPPEWA ESTATES PHASE II:** The request is to create one lot from Block 01, Lots 11 & 12, **Chippewa Estates Phase II**, Plat # 85-122, to be known as **Lot 11A**, containing 1.84 acres +/- . The property is located south and east of N Wasilla Fishhook Road and north of E. Seldon Road (Tax ID # 3096B01L011 / L012); within the SW ¼ Section 25, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Donald & Frances Suttie, Staff: Matthew Goddard, Case # 2022-119)*
- B. **LITTLE OTTER CREEK:** The request is to create two lots from Parcel #3, MSB Waiver 86-3-PWm, recorded as 86-32w, to be known as **Little Otter Creek** , containing 39.97 acres +/- . The parcel is located north of Little Susitna River, south of E. Edgerton Parks Road and west of N. Lazer Street (Tax ID# 19N01E34C006); within Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Fishhook Community Council and Assembly District #6. *(Petitioner/Owner: George E. Mahler, Staff: Amy Otto-Buchanan, Case # 2022-120)*
- C. **FALCON'S RIDGE:** The request is to create one lot from Lots 23 & 24, Block 2, Falcon's Ridge , Plat No. 2006-9 to be known as **LOT 23A**, containing 4.06 acres +/- . The property is located west of S. Parks Highway east of the Susitna River and directly east of S. Merlin Drive (Tax ID # 5843B02L023 / L024); within the SW ¼ Section 6, Township 22 North, Range 04 West and the SE ¼ Section 1, Township 22 North, Range 05 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Greg & Crystal Kennedy, Staff: Matthew Goddard, Case # 2022-121)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 7, 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