

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
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## ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

October 12, 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](mailto: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. **COUNTRY PLEASURE:** The request is to create two lots from Lot 2, Block 5, Country Pleasure, Plat No. 85-17, to be known as **LOTS 2A and 2B**, containing 2.97 acres +/- . The parcel is located north of W. Parks Highway and W. Stacy Street, at the intersection of W. Roca Road and N. Tammy Lane, (Tax ID# 2944B05L002); within Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Sumner Company, Staff: Amy Otto-Buchanan, Case # 2022-117*)
- B. **HARTMAN:** The request is to combine Lots 20 and 21, Block 3, Windsong subdivision, Plat No. 76-110 into one lot to be known as **Hartman**, containing 0.98 acres +/- . The property is located directly northeast of S. River Drive, north of S. Old Glenn Highway and south of Knik River (Tax ID # 1169B03L020 & L021); within the SE ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. (*Petitioner/Owner: Alan Hartman & Matanuska Susitna Borough, Staff: Kimberly McClure, Case # 2022-135*)
- C. **ASPEN ALASKA BROWN ADDITION:** The request is to create one lot from Lots 4 & Lot 5, Block 4, Aspen Alaska, Plat No. 2007-7, to be known as **Aspen Alaska Brown Addition**, containing 4.05 acres +/- . The parcel is located west of S. Talkeetna Spur, north of E. Shade Tree Drive and directly south of E. Lane Creek Street (Tax ID#s 56725B04L004/L005); within Section 20, Township 24 North, Range 04 West, Seward

Meridian, Alaska. In Susitna Community Council and Assembly District #7. (Petitioner/Owner: Jason P. & Nikki Brown, Staff: Amy Otto-Buchanan, Case # 2022-136)

- D. **GLENMONT NORTH 2022:** The request is to create one lot from Lot 15A, Block 1, Snider Subdivision, Plat No. 93-89 and Lot 1, Glenmont North, Plat No. 2019-67, to be known as **Glenmont North 2022**, containing 4.28 acres +/- . The parcel is located directly north of Lake Lucille, directly south of W. Selina Lane, and south of W. Parks Highway (Tax ID#s 4171B01L015A and 7890000L001); within Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. Within City of Wasilla city limits and Assembly District #3. (Petitioner/Owner: James R. Partridge Living Trust DTD, Staff: Amy Otto-Buchanan, Case # 2022-137)
- E. **ASHER’S GATE:** The request is to create four lots from Tax Parcel A6, Parcel #3, 40 Acre Exemption # 2002-271-EXM to be known as **Asher’s Gate**, containing 40.47 acres +/- . The property is located south of E. Whopper Avenue and south east of E. Caswell Lakes Road (Tax ID # 22N04W13A006); within the NE ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (Petitioner/Owner: Robert & Laura Jo Zavas, Staff: Matthew Goddard, Case # 2022-138)
- F. **CONCORDE:** The request is to create one lot from Lots 8 & 9, Block 2, Concorde Subdivision, Plat No. 2005-53, to be known as **LOT 8A**, containing 1.84 acres +/- . The parcel is located south of E. Rutan Avenue and directly west of E. Hart Lake Loop (Tax ID#s 5591B02L008/L009); within Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6. (Petitioner/Owner: Roby & Meghan Tremble, Staff: Amy Otto-Buchanan, Case # 2022-139)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 12, 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