

# 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.

November 9, 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](mailto: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:

*(None)*

### 3. PUBLIC HEARINGS:

A. **SCOT ACTON:** The request is to create two lots from Tracts 57, 58 & 59, Trapper Lake Alaska Small Tracts, Plat 72-7T (ASLS 71-19) to be known as **Scot Acton**, containing 13.24 acres +/- . Pursuant to MSB 43.20.100(I) when replatting remote recreational parcels, lots are exempt from legal and physical access provisions contained within this code; and in lieu of a useable area report, a note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations. The property is located on the east side of Trapper Lake and west of the Susitna River (Tax ID # 6397000T057, T058 & T059); within the SW ¼ Section 21, Township 22 North, Range 05 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7. *(Petitioner/Owner: James & Joyce Scott and Kenneth Acton, Staff: Kimberly McClure, Case # 2022-149)*

B. **FERN PLAZA RSB:** The request is to create one lot from Lots 1 & 3, Fern Plaza, Plat No. 2009-71, to be known as **LOT 1A**, containing 1.9 acres +/- . The parcel is located directly south of S. Knik-Goose Bay Road and directly west of S. Fern Street (Tax ID#s 6910000L001/L003); within Section 16, Township 17 North, Range 01 West, Seward Meridian, Alaska. In city limits of City of Wasilla and Assembly District #4. *(Petitioner/Owner: Snowbird Investment Properties, LLC, Richard Gerondale-Member, Staff: Amy Otto-Buchanan, Case # 2022-152)*

- C. **LIFE LAKE:** The request is to combine Tracts J, K & L, ASLS No 71-10 into **one lot**; Tracts O & P, ASLS No 71-10 into **one lot**; and Tract B, ASLS No 71-10, ASLS No. 76-32 and Lots 1 & 2, Little Swan Lake subdivision, Plat No. 80-33 into **one lot**, to be known as **Life Lake**, containing 31.03 acres +/- . The property is located around Little Swan Lake and west of Trapper Creek (Tax ID # 6499000T00B, J, K, L, O &P; 16930000000; and 1897000L001 & L002); within Sections 22 & 27, Township 28 North, Range 06 West, Seward Meridian, Alaska. In the Trapper Creek Community Council and in Assembly District #7. (*Petitioner/Owner: Robert John Strassenburgh & Ruth Wood, Staff: Kimberly McClure, Case # 2022-151*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 9, 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