

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
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

March 22, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@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. **OLD MAT:** The request is to create two lots from Parcel #3, Waiver Resolution # 84-99-PWm, recorded as 84-235W. To be known as **Old Mat**, containing 6.86 acres +/- . The property is located south of E. Parks Highway, east of S. Seward Meridian Parkway and north of the Alaska Railroad (Tax ID # 17N01E18B005); within the NW ¼ Section 18, Township 17 North, Range 01 East, Seward Meridian, Alaska. Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: Yenlo II Limited Partnership, Staff: Matthew Goddard, Case #2023-017)*
- B. **STELLA:** The request is to create one lot from Lots 8 & 9, Block 2, Sherrod Subdivision, Plat No. 12-204, to be known as **Stella**, containing .459 acres +/- . The parcel is located directly east of N. Valley Way, north of E. Arctic Avenue, west of N. Gulkana Street and directly north of E. Caribou Avenue (Tax ID#s 5018B02L008/L009); within the City of Palmer, within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. *(Petitioner/Owner: Jesse Jansen, Staff: Amy Otto-Buchanan, Case # 2023-019)*
- C. **JEWELS ACRES:** The request is to create three lots from Lot 6, Block 2, Jewels Acres, Plat No. 73-97 to be known as LOTS 6A, 6B & 6C, containing 3.94 acres +/- . The property is located directly north of E. Bogard Road, directly east of N. Greentree Street and west of N. Burlwood Lane (Tax ID # 6469B02L006); within the SE1/4 Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. *(Petitioner/Owner: Staff: Jesse (Chris) Curlin, Case # 2022-021)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **March 22, 2023**, 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