

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.

May 3, 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. **NEW HOPE ESTATES RSB B3 L6-7:** The request is to create three lots from Lots 6 & 7, Block 3, New Hope Estates, Plat No. 2022-114, to be known as **LOTS 6A, 7A & 7B**, containing 19.837 acres +/- . The parcel is located south of N. Wasilla-Fishhook Road, southwest of N. Hope Farm Road and will be accessed by E. Heavenly Circle, Tract A of New Hope Estates (Tax ID#s 8313B03L006/L007); within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Fishhook Community Council and Assembly District #1. (*Petitioner/Owner: Dave Hale, PLS, R&M Consultants, Staff: Amy Otto-Buchanan, Case # 2023-035*)
- B. **BUSH PILOTS ESTATES PHASE 1 RSB B2 L3 & TRACT A:** The request is to create two lots from Lot 3, Block 2 and Tract A of Bush Pilot Estates Phase I, Plat No. 2015-38, to be known as **LOTS 3A and TRACT A-1**, containing 14.92 acres +/- . The parcel is located south of the intersection of W. Big Lake Road and W. Parks Highway, south of W. Padre Pio Road and borders on Johnson Pond (Tax ID#s 7399000T00A & 7399B02L003); within Section 13, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Big Lake Community Council and Assembly District #5. (*Petitioner/Owner: Robbie A. & Rebecca Smart, Bush Pilot Estates, LLC, Staff: Amy Otto-Buchanan, Case # 2023-041*)

4. OLD BUSINESS:

- A. **MILLHOUSE ESTATES:** The request is to combine Tax Parcel D4 (Government Lot 9) in Section 2 with Tax Parcels A19 & A20 (Parcels 1 & 2, MSB Waiver 85-22-PWm, recorded as 85-108W) in Section 11 and Lot 1, Block 2 of BMB Subdivision (Plat #86-154) into one lot to be known as, **Millhouse Estates**, containing 15.2 acres +/- . Located northwest of E. Palmer-Wasilla Highway and west of E. Myrtle Avenue, with lake frontage on Wasilla Lake {Tax ID #17N01 W02D004, 17N01W11A019, 17N01W11A020, and 3283B02L001) within the SE¼ Section 2 and NE¼ Section 11, Township 17 North, Range 01 West, Seward Meridian. In Assembly District #4 Robert Yundt. (*Petitioner/Owner: Sandra D. Millhouse, Staff: Chris Curlin, Case # 2020-009*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 3, 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