

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
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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 17, 2023

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 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. **VAKKERT STED:** The request is to create three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88, to be known as **Vakkert Sted**, containing 9.82 acres +/- . The plat is located north of E Maud Road, directly west of N Dewy's Street, east of N Sasquatch Circle, And west of N Yeti Street (Tax ID #4901000T00A6-1); located within the SW ¼ Section 6, Township 17 North, Range 03 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1. (*Petitioner/Owner: Jared and Erin Foley, Staff: Chris Curlin, Case #2023-028*)
- B. **MSB-BARTRON:** The request is to combine lots 10 and 11, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known a Barton Subdivision, containing 1.18 acres +/- . The property is located south of E. Wycoff Drive, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B09L010 & L011); within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Knik River Community Council and Assembly District #1 (*Petitioner/Owner: MSB Land Management, Paul and Jessica Bartron, Staff: Chris Curlin, Case # 2023-042*)
- C. **KOPPENBERG ESTATES:** The request is to create two lots from Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-409w, to be known as **Koppenberg Estates**, containing 72.61 acres +/- . The parcel is located northwest of S. Knik-Goose Bay Road, Mile 11, north of S. Foxworth Drive and west of S. Alix Drive (Tax ID#s 16N02W07D008 & 3095B01L005A); within Section 07, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly

District #5. (*Petitioner/Owner: Aaron S Koppenberg Jr. & Theo Koppenberg, Staff: Amy Otto-Buchanan, Case # 2023-045*)

- D. **HARRISON NESC'IZAANI KAE**: The request is to create two lots from Tax Parcel B5, to be known as **Harrison Nesc'isaani Kai**, containing 41 acres +/- . The parcel is located north of N. Glenn Highway, north and south of N. Chickaloon Branch Road and north and south of Chickaloon River (Tax ID#s 20N05E25B005); within Section 25, Township 20 North, Range 05 East, Seward Meridian, Alaska. In Chickaloon Community Council and Assembly District #1. (*Petitioner/Owner: Hugh Keogh & Libby Clayton, Staff: Amy Otto-Buchanan, Case # 2023-047*)
- E. **MIDNIGHT SUN ESTATES**: The request is to create two lots from Parcel #3, Waiver Resolution # 2002-242-PWM, recorded as 2002-030265, to be known as **Midnight Sun Estates**, containing 5 acres +/- . The property is located south of W. Johnathon Circle, east of N. King David Street, and north of W. Armstrong Road (Tax ID# 18N03W22D014); within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston. (*Petitioner/Owner: Christopher Dehart, Staff: Chris Curlin, Case # 2023-048*)
- F. **SPOTH JUNCTION**: The request is to create two lots from Lot 1, Block 5, Tabernash, Plat #79-453 to be known as **Spoth Junction**, containing 9.9 acres +/- . The property is located east of N. Palmer – Fishhook Road, north of N. Yale Court, and directly south south of N. Bains Jordan Dr. (Tax ID # 1812B05L001); within the NE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas and Jean Spoth, Staff: Chris Curlin, Case #2023-025*)

HE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 17, 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