

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.

July 26, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@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. **PRECISION FRONTIERS, LLC:** The request is to combine lots 11,12 and 13, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known as **Precision Frontiers**, containing 1.41 acres +/- . The property is located north of E. Baker Boulevard, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B07L011, L012, and L013); within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1. (Petitioner/Owner: *MSB Land Management, Precision Frontiers, LLC, Staff: Chris Curlin, Case # 2023-075*)
- B. **RYAN'S FINGER LAKE COVE:** The request is to create two lots from Lots 3, 5 & 6, Block 1, Finger Lake Subdivision, Plat No. 60-12, to be known as **Ryan's Finger Lake Cove**, containing 0.46 acres +/- . The property is located south of E. Bogard Road, directly west of N. Keith Street and directly east of Finger Lake (Tax ID # 6017B01L003/ L004/ L005 & L006); within the NE ¼ Section 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (Petitioner/Owner: *Ryan Burke, Staff: Matthew Goddard, Case # 2023-076*)
- C. **DOUGLAS FIR:** The request is to create two lots from Lot 4, Block 4, Devon Wood I, Plat No. 84-232, to be known as **Douglas Fir**, containing 2.75 acres +/- . Parcels are located southwest of E. Schrock Road, north of E. Seldon Road and northwest of N. Lucille Street (Tax ID# 2855B04L004); lying within the NW ¼ SW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: *Amanda Schou, Staff: Amy Otto-Buchanan, Case # 2023-080*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 26, 2023**, in **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