

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.

August 9, 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. **ROYAL FLUSH:** The request is to create two lots from Lots 1 & 2, MSB Waiver Resolution #81-117-PWm, Recorded as 81-205W, to be known as **Royal Flush**, containing 10.00 acres +/- . The property is located south and east of N. Meadow Lakes Loop, west of N. Pittman Road, and directly north of W. Sunrise Drive (Tax ID # 18N02W33A015 / 18N02W33A016); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Danny Noland II & Sheri Bree Noland, Staff: Matthew Goddard, Case #2023-083*)
- B. **QUANTUM:** The request is to create three lots from Tax Parcel D9, to be known as **Quantum**, containing 2.03 acres +/- . Parcels are located directly east of S. Woodward Loop and northeast of E. Parks Highway (Tax ID# 17N01E15D009); lying within the W ½ SE ¼ Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Quantum Laundry Lounge, Staff: Chris Curlin, Case # 2023-084*)

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