

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.

September 13, 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. **MOOSE WALLOW KAVALOK:** The request is to create three lots from Parcel C2, to be known as **Moose Wallow Kavalok**, containing 40 acres +/- . The property is located south of E. Murphy Road, west of N. Buffalo Mine Moose Creek Road, and directly north of E. Moose Wallow Avenue, (Tax ID# 19N02E28C002); within the SW ¼ Section 28, Township 19 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine / Soapstone Community Council and in Assembly District #1. (*Petitioner/Owner: Hanson Land Solutions, Anton P. Jr. & K.A. Kavalok, Staff: Chris Curlin, Case # 2023-093*)
- B. **BEAR RIDGE PHASE 1 RSB:** The request is to create one lot from Lots 1 & 2, Block 4, Bear Ridge Phase 1, Plat No. 2005-83, to be known as **LOT 1A**, containing 3.831 acres +/- . The parcel is located north of E. Caswell Lakes Road, (Tax ID#s 5717B04L001/L002); within Section 10, Township 22 North, Range 04 West, Seward Meridian, Alaska. In Susitna Community Council and Assembly District #7. (*Petitioner/Owner: Kenneth & Margaret Anderson, Staff: Amy Otto-Buchanan, Case # 2023-097*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 13, 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