

# 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 27, 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](mailto: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. **HOMESITE TRACT 100 RSB L2A & L3A:** The request is to create two lots from Lots 2A & 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as **LOT 2A1 and LOT 3A1**, containing 10.56 acres +/- . Parcels are located east of N. Glenn Highway and north of W. Bogard Road and W. Recon Circle (Tax ID# 7864000L002A/L003A), lying within the S ½ N ½ SE ¼ NE ¼ Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: Roland Properties, LLC, Staff: Matthew Goddard, Case #2023-100*)
- B. **WINDY MOUNTAIN ACRES:** The request is to create two lots from Parcels A6 and B4, Waiver Resolution # 96-3, recorded as 1996-003118-0, to be known as **Windy Mountain Acres**, containing 51 acres +/- . The property is located directly east of the Matanuska River, directly north of E. Pippel Circle, and directly west of N. Clark-Wolverine Road; (Tax ID # 18N02E27A006 & 18N02E27B004), within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Hanson Land Solution, Stephanie Gaiser, Staff: Chris Curlin, Case #2023-103*)
- C. **SIMMONS:** The request is to create three lots from Parcel #2, Waiver Resolution # 83-130-PWm, recorded as 1983-030091, to be known as **Simmons**, containing 5 acres +/- . The property is located directly east of N. Anning Drive, directly north of W. Delroy Road, and west of N. Saige Boulevard;(Tax ID# 18N03W35C006), within the SW ¼ Section 35, Township 18 North,

Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (Petitioner/Owner: Keith & Victoria Simmons, Staff: Chris Curlin, Case #2023-105)

- D. **ROWDY BOY ACRES:** The request is to create four lots Tax Parcel C3 (S ½ E ½ E ½ SW ¼ Section 24), to be known as **Rowdy Boy Acres**, containing 20.04 acres +/- . Parcel is located north of W. Roberts Drive and Crystal Lake, west of Long Lake, east of N. Florence Drive and directly west of N. Michigan Street (Tax ID# 19N05W24C003); lying within the S ½ E ½ E ½ SW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. (Petitioner/Owner: Kiel & Jolynn Hansen, Staff: Amy Otto-Buchanan, Case # 2023-102)
- E. **CONNER HEIGHTS RSB B1/L5:** The request is to create two lots from Lot 5, Conner Heights (Plat 2014-37), to be known as **Conner Heights 5A & 5B, Block 1**, containing 3.92 acres +/- . The property is located south of W. Willow-Fishhook Road, and directly west of W. Bading Lane; (Tax ID#7286B01L005) within the SE ¼ Section 33, Township 20 North, Range 03 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7. (Petitioner/Owner: Michael and Dala Conner, Staff: Chris Curlin, Case # 2023-101)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 27, 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