

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.

October 25, 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. **SKY MOUNTAIN TERRACE RSB L1 & 2:** The request is to create one lot from Lot 1 and Lot 12, Sky Mountain Terrace, Plat No. 77-138, to be known as **LOT 1A**, containing 2.04 acres +/- . Parcel is located south of W. Fairview Loop and directly east of S. Sky Circle (Tax ID# 1369000L001\L012); lying within Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council Knik-Fairview and Assembly District #3. (Petitioner/Owner: Linda Joann Ducey, Staff: Amy Otto-Buchanan, Case #2023-112)
- B. **SUSLOSITNA PLACE 2023:** The request is to adjust the common lot line between Lots 2 & 3, Suslositna Place, Plat No. 2021-117 to be known as **Suslositna Place 2023**, containing 1.84 acres +/- . The property is located south of W. Schrock Road, west of E. Schrock Road and east of N. Infinite Road (Tax ID # 8177B05L002 / L003); within the NW ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: Pavel Chebukin, Nathan Hassel & Darlene Hassel)
- C. **CAULKINS RSB LOT 1:** The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop (Tax ID # 4169000L001); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case # 2023-115)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **October 25, 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