

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.

November 1, 2023

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **SCOGGINS ACRES:** The request is to create two lots from Tax Parcel D9 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **Scoggins Acres**, containing 40 acres +/- . Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009) lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council Meadow Lakes and Assembly District #7. (Petitioner/Owner: *Scoggins Investments LLC and Thomas A. & Janet K. Henkel*, Staff: *Amy Otto-Buchanan*, Case #2023-120)
- B. **KUANG GLOBAL:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **Kuang Global**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive (Tax ID #7622000L003 & 17N01W10A016); within the NE ¼ SW ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (Petitioner/Owner: *Sasikan Keawiyom*, Staff: *Chris Curlin*, Case # 2023-119)
- C. **PALMER TOWNE:** The request is to create one lot from Lot 1, Mosier Estates, Plat No. 2014-3, and Tax Parcel C12 to be known as **Palmer Towne**, containing 0.88 acres +/- . The property is located east of S. Glenn Highway, south of W. Arctic Avenue, and west of the Alaska Railroad (Tax ID # 18N02E33C012 / 7262000L001); within the NW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly

District #2. (Petitioner/Owner: Joseph Hale/H Construction, Staff: Matthew Goddard, Case # 2023-118)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 1, 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