

# 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 22, 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. **LAZY BEAR:** The request is to create two lots from Tax Parcel C1 and Tax Parcel C4, NE ¼ NW ¼ SW ¼ and SE ¼ NW ¼ SW ¼, to be known as **Lazy Bear**, containing 20 acres +/- . Parcel is located east of N. Koppenburg Road and south of E. T & T Lane (Tax ID#s 18N02E25C001/C004); lying within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. (Petitioner/Owner: Barbara Hunt, Staff: Amy Otto-Buchanan, Case # 2023-125)
- B. **WINDSONG RSB B2 L7-8, B11 L1-2, B10 L45-46:** The request is to create three lots from Lots 1, & 2, Block 11, Lots 7 & 8, Block 2, Lots 45 & 46, Block 10, Windsong, Plat No. 76-110 to be known as **WINDSONG LOT 1A, BLOCK 11, LOT 45A, BLOCK 10, & LOT 7A, BLOCK 2**, containing 2.91 acres +/- . The property is located south of Knik River, west of Goat Creek, and north of S Old Glenn Highway (Tax ID # 1169B02L007 / L008, 1169B10L045 / L046, 1169B11L001 / L002); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (Petitioner/Owner: MSB Land Management, Staff: Matthew Goddard, Case # 2023-128)
- C. **MOUNTAIN GLORY RSB B4 L2 & L3:** The request is to create one lot from Lots 2 and 3, Block 4, Mountain Glory Heights Phase 4, Plat 2022-86 and Parcel 1, Northshore Subdivision, Plat 62-20, to be known as Mountain Glory Heights Lot 2A, Block 4, containing 2.66 acres +/- . The plat is located east of N. Glorious View Street and directly north of E. Arkose Peak Drive

(Tax ID 8293B04L002 and 8293B04L003); located within the SE ¼ Section 1, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Robert Kennerson, Staff: Chris Curlin, Case #2023-132*)

- D. **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 NE¼ SW 1/4 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*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **November 22, 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