

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.

January 3, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@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. **MARTHA'S VIEW ESTATE:** The request is to create one lot from Lots 8 and 9, Block 1, Gold Key Est Add # 1, Plat 83-107, to be known as Martha's View Estate, containing .37 acres +/- . The property is located directly west of N. Gulkana Street and directly south of E. Falcon Court, (Tax ID#'s 2478B01L008 & 2478B01L009) located within the SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (Petitioner/Owner: Henry Guinotte, Staff: Chris Curlin, Case #2023-145)

B. **BAKERSFIELD:** The request is to create two lots from Tax Parcel C4 (SE ¼ SW ¼ Section 9), to be known as **Bakersfield**, containing 40 acres +/- . Parcel is located northwest of S. Glenn Highway and the Matanuska River, directly north of E. Collier Road and directly east of E. Peter Zell Circle (Tax ID# 18N02E09C004); lying within Section 09, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and Assembly District #1. (Petitioner/Owner: Craige & Kathleen Baker Living Trust, Staff: Amy Otto-Buchanan, Case #2023-148)

C. **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1:** The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3 & 4, Block 1, Irish Hills (Plat#75-11) to be known as **Irish Hills RSB Lots 1A-1 & Lot 3A Block 1**, containing 4.08 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake (Tax ID's 7161B01L001A, 6541B01L003,

6541B01L004); within the SE ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Brian Brigandi, Staff: Chris Curlin, Case # 2023-149)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **January 3, 2024**, 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