

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 10, 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@matugov.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. **BYRNE'S BEAVER GREEN:** The request is to create one lot from Lot 15, Beaver Green, Plat No. 62-16 and Lot 8, North Beaver Green, Plat No. 69-7, to be known as **Byrne's Beaver Green**, containing .63 acres +/- . The parcel is located directly east of Big Beaver Lake and directly west of N. Victor Road (Tax ID#s 6024000L015/6230000L008); within Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Big Lake Community Council and Assembly District #5. (*Petitioner/Owner: Jeffrey E. & Heather M. Byrne Living Trust, Staff: Amy Otto-Buchanan, Case #2023-151*)
- B. **REFLECTION ESTATES:** The request is to create two lots from Parcel 4D (Tax Parcel C28), MSB Waiver Resolution #1999-37-PWM to be known as **Reflection Estates**, containing 15.67 acres +/- . The property is located west of Beverly Lake, south of N. Wyoming Drive, and directly south and east of W. Beverly Lake Road (Tax ID # 18N02W26C028); within the SW ¼ Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Alpha 1 LLC, Staff: Matthew Goddard, Case # 2023-152*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **January 10, 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