

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.

February 21, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **MCINTYRE FARMS:** The request is to create one lot from Lots 6 and 7, Block 2, Beaver Lakes, (Plat# 62-30), to be known as **MCINTYRE FARMS**, containing 1.14 acres +/- . The plat is located directly east of N. Beaver Lodge Road and between West Beaver Lake and Big Beaver Lake.(Tax ID#'s 6025B02L006 & 6025B02L007) Located within the NW ¼ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Wesley Gordon McIntyre & John-Wesley McIntyre, Staff: Chris Curlin, Case #2024-006)*

B. **MCCARSON SUBDIVISION:** The request is to create two lots from Lots 12, 13 &14, Block 11, Lots 26 & 27, Block 3, Windsong Subdivision, Plat No. 76-110 to be known as **MCCARSON SUBDIVISION**, containing 2.30 acres +/- . The property is located east and west of S. River Drive, south of Knik River, and north of S. Old Glenn Highway (Tax ID # 1169B11L012 / L013 / L014, 1169B03L026 / L027); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #19 South Knik River and in Assembly District #1. *(Petitioner/Owner: MSB Land Management / Curtis & Lori Mccarson, Staff: Matthew Goddard, Case #2024-007)*

- C. **MEE ACRES:** The request is to create two lots from Tax Parcel C14 (Parcel #4, MSB Waiver 1999-50-PWm, recorded Book/Page 1048/477), to be known as **MEE ACRES**, containing 5.0 acres +/- . Parcel is located west of S. Bodenbug Loop, east of Matanuska River and directly north of E. Doc McKinley Avenue (Tax ID# 17N02E22C014); lying within Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Mee 2012 Trust, Staff: Amy Otto-Buchanan, Case #2024-008*)
- D. **HOTCHKISS FARM:** The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as **HOTCHKISS FARM**, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID#3013000T00E). Located within the NW ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: AK Commercial Property Trust, Staff: Chris Curlin, Case #2024-009*)
- E. **NOVA:** The request is to create one lot from Lots 2 & 3, Block 4, Cottrell, Plat No. 67-2, to be known as **NOVA**, containing 2.402 acres +/- . The parcel is located directly east of S. Old Trunk Road and S. Trunk Road and north of E. Jim Cottrell Circle (Tax ID#s 6082B04L002/L003); within Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Gateway Community Council and Assembly District #3. (*Petitioner/Owner: Ciara R. Merrick; Emily E. Clinton; Paige H. Wallace, Staff: Amy Otto-Buchanan, Case #2024-010*)
- F. **FAIRVIEW ESTATES AT LOOKOUT:** The request is to create one lot from Lots 21A & 21B, Block 2, Fairview Estates Addition No. 1 Lots 21A, 21B, & 21C, Block 2, Plat No. 2014-131 to be known as **FAIRVIEW ESTATES AT LOOKOUT**, containing 1.85 acres +/- . The property is located south of W. Fairview Loop, west of S. Well Site Road, and east of S. Weeping Birch Street (Tax ID # 7357B02L021A / L021B); within the NW ¼ Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #3. (*Petitioner/Staff: Brian Monaghan, Staff: Matthew Goodard, Case #2024-011*)
- G. **GLENN VIEW:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane (Tax ID# 20N09E29B015); lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. (*Petitioner/Owner: Dustin & Dorothy Hrnrcir, Staff: Amy Otto-Buchanan, Case #2024-012*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 21, 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

