

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

July 24, 2024

**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](mailto: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. **WINTER ROSE PH II:** The request is to create two lots from Tract 1, Winter Rose (Plat # 2022-67), to be known as **WINTER ROSE PH II**, containing 11.73 acres +/- . The property is located directly west of N. Trunk Road, directly south of E. Bogard Road, and directly east of N. Stringfield Road (Tax ID # 8281000T001); within the NE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District # 3. *(Petitioner/Owner: Palmer Family Associates II, Staff: Chris Curlin, Case #2024-080)*
- B. **GUNFLINT:** The request is to adjust the common lot line between Parcels C & D, MSB Waiver Resolution #83-78-PWm, Recorded as 83-148w to be known as **GUNFLINT**, containing 19.99 acres +/- . The property is located east of Frog Lake, west of Seymour Lake, and south of W. King Arthur Drive (Tax ID # 18N02W31A012 / A013); within the NE ¼ Section 31, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Valerie Warren, Staff: Matthew Goddard, Case #2024-081)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 24, 2024**, in the **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