

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
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## ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

September 11, 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. **BUSH ESTATES:** The request is to create three lots from the S ½ , NW ¼ , lying west of Clark Wolverine Road, Sec 35, T18N R02E, S.M., AK. (Tax ID 18N02E35B015) to be known as **BUSH ESTATES**, containing 49.2 acres +/- . The property is located directly west of E. Clark Wolverine Road, north of N. Old Glenn Highway, and south of E. Shawn Drive; within Section 35, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District 1. *(Petitioner/Owner: Nancy McGee, Staff: Chris Curlin, Case #2024-098)*
- B. **FRANKLIN-VAN ABEL:** The request is to create two lots from Lot 12, Florence Lk Pk Add #1 (Plat#2002-51), Tract A, Florence Pk (Plat#2000-86), and Tax Parcel B2. SEC24 T19N R05W S.M., AK. (Tax ID's 5231000L012, 5038000T00A, & 19N05W24B002) to be known as **FRANKLIN-VAN ABEL**, containing 27.15 acres +/- . The property is located directly north N. Florence Drive directly west of John Lake; within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7. *(Petitioner/Owner: James Franklin, Staff: Chris Curlin, Case #2024-100)*

- C. **POLARIS VIEW**: The request is to create one lot and two tracts from Tax Parcel C3. (Tax ID 17N02W29C003) to be known as **POLARIS VIEW**, containing 39.99 acres +/- . The property is located directly north of W. Sunset Avenue and directly west of W. Cormorant Way; within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 5.  
(Petitioner/Owner: Ronald Sheluga, Staff: Chris Curlin, Case #2024-101)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 11, 2024**, in the **CONFERENCE ROOM 110** 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