

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
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Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

October 30, 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. **LAZY SLUMBER:** The request is to create two lots from Parcel I-1, MSB Waiver 83-108-PWm, to be known as **LAZY SLUMBER**, containing 12.08 acres +/- . The parcel is located directly north and directly east of N. Slumber Drive, east of the Matanuska River, and west of N. Wolverine Road (Tax ID# 18N02E22D010); within the SE 1/4 of Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. The subject property is in the Lazy Mountain Community Council and Assembly District #1. **Advertising for the case scheduled for October 9, 2024 did not appear in the local newspaper as required by state statute and borough code.** *(Petitioner/Owner: Eron Singleton, Staff: Natasha Heindel, Case #2024-108)*

B. **FISHHOOK AIRSTREAM:** The request is to create two lots from Tax Parcel B6 (MSB Waiver 75-72), (Tax ID 18N02E29B006) to be known as **FISHHOOK AIRSTREAM**, containing 11.90 acres +/- . The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District 2. **Advertising for the case scheduled for October 9, 2024**

**did not appear in the local newspaper as required by state statute and borough code.**

*(Petitioner/Owner: Clyde & Peggy Lee, Staff: Chris Curlin, Case #2024-109)*

- C. **KERTTULA SUBDIVISION:** The request is to create four tracts from Parcel B, MSB Waiver #83-97, Recorded as 83-210w excepting that portion deeded to the State of Alaska Department of Transportation and Public Facilities July 21, 2017, recorded as 2017-011841-0, to be known as **KERTTULA SUBDIVISION**, containing 47.342 acres +/- . The property is located east of S. Felton Street, south of E. Palmer Wasilla Highway, and directly west of S. Glenn Highway (Tax ID #17N02E05D012); within the SE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. *(Petitioner/Owner: Kerttula Joint Revocable Trust, Staff: Matthew Goddard, Case #2024-117)*
- D. **TEELING:** The request is to create three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, to be known as **TEELING**, containing 8.5 acres +/- . The subject property is located directly west of N. Wolverine Road, and directly north of E. Teeling Circle (Tax ID#s 18N02E22A009/A010); within Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. *(Petitioner/Owner: Joseph & Tilaundia Hale, Staff: Natasha Heindel, Case #2024-118)*

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