

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
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Kayla Kinneen



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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. **CARNEY HOMESTEAD:** The request is to create four lots from Parcels 1 & 2, MSB Waiver #83-133, Recorded as 83-292w and Tax Parcel B14 (SW1/4, NW1/4 Section 14) to be known as **CARNEY HOMESTEAD**, containing 47 acres +/- . The property is located east of W. Schrock Road, directly north of E. Carney Road and it is bisected by the Little Susitna River (Tax ID # 18N01W14B014, 18N01W15A022 / A023); within the NW ¼ Section 14 and the NE¼ Section 15, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Dan Carney, Staff: Matthew Goddard, Case #2024-119)*

B. **WILLOW BROOK MANOR:** The request is to create one lot from Lots 6 and 7, Block 6, Willow Brook Estates, Plat 73-31, to be known as **WILLOW BROOK MANOR**, containing 3.64 acres +/- . (Tax ID's 6414B06L006 & 6414B06L007) The plat is located north of W. Tuxedo Avenue and directly east of N. Pyrite Avenue, located within the SE ¼ Section 8, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District #7. *(Petitioner/Owner: David Johnson, Staff: Chris Curlin, Case #2024-120)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 6, 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