

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
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

February 19, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@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. **MEADOW LAKES TOWN CENTER RSB B3 L7:** The request is to create 2 lots from Block 3, Lot 7 of, Meadow Lakes Town Center Phase 1 Subdivision, Plat No. 2010-73, (Tax ID #6990B03L007) to be known as **MEADOW LKS TWN CTR RSB B/3 L/7**, containing 12.57 acres +/- . The plat is located directly North of W. Marigold Drive, East of W. Parks Highway, and directly West of S. Sylvan Road; located within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Meadow Lakes Investment, LLC, Staff: Wyatt Anderson, Case #2025-011)*
- B. **DAKOTA RIDGE:** The request is to create four lots from Lot 1, Brendon Woods (Plat # 2021-99), to be known as **DAKOTA RIDGE**, containing 10.76 acres +/- . The property is located directly north of E. Huntley Road and east of N. Koppenburg Road; (Tax ID 8169000L001); within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. *(Petitioner/Owner: John Harmon, Staff: Chris Curlin, Case #2025-013)*

- C. **SCORPION:** The request is to create two lots from Lot 1A, McCallister Subdivision, Plat No. 2014-11 to be known as **SCORPION**, containing 4.3 acres +/- . The property is located north of the Alaska Railroad, east of N. Stanley Road, and directly south of W. Parks Highway (Tax ID # 7267B01L001A); within the NW ¼ Section 07, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Dan Hacker & McCallister Investment Group, LLC, Staff: Matthew Goddard, Case #2025-014*)
- D. **ROWLAND FOREST RSB L4-5:** The request is to create two lots by adjusting the common lot line between Lots 4 & 5, Rowland Forest Subdivision, Plat No. 2019-20 to be known as **Lots 4A & 5A**, containing 6.76 acres +/- . The property is located west of N. Tranquility Lane, east of N. Smith Road, & north of E. Maud Road (Tax ID # 7837000L004 / L005); within the SW ¼ Section 01, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Rowland Properties, LLC, Staff: Matthew Goddard, Case #2025-015*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 19, 2025**, 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