

# 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.**

**April 16, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plating@matsugov.us](mailto:plating@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:**

A. **SHERWOOD FOREST:** The request is to bring the approved **SHERWOOD FOREST SUBDIVISION** back for modification. The petitioner is requesting the removal of Condition of Approval #4. The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Thomas & Marissa Van Thiel, Staff: Matthew Goddard, Case #2025-008*)

### **3. PUBLIC HEARINGS:**

A. **BRAINS BEND:** The request is to create two lots from lots 3, 4, and 5 of Block 2, Knik Homesites Subdivision, Plat No. 65-13, to be known as **BRAINS BEND**, containing 1.92 acres +/-, (Tax ID 6165B02L003,L004,L005), by adjusting the common lot lines. The plat is located directly south of S. Marion Way, north of W. Ann Lane, and West of S. Joseph Avenue; located within the NW ¼ Section 17, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: William & Mirja Brain, Staff: Wyatt Anderson, Case #2025-039*)

- B. **CHICKADEE ESTATES:** The request is to create two lots from Tract 1, Philo's Pholly, Plat No. 69-30 to be known as **CHICKADEE ESTATES**, containing 9.65 acres +/- . The property is located west of Wasilla Creek, south of E. Parks Highway, and east of E. Fairview Loop (Tax ID # 1049000T001); within the NW ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: Amanda Hirke, Staff: Matthew Goddard, Case #2025-041*)
- C. **IDITAPARCEL ADDITION II:** The request is to create three lots from Lot 1, Iditaparcels, Plat No. 98-82, Lot 3A, Iditaparcels Add. 1, Plat No. 2006-96, & Lot 13B, Snider #4, Plat No. 96-72 to be known as **IDITAPARCEL ADDITION II**, containing 3.38 acres +/- . The property is located south of W. Nelson Avenue, west of N. Lucille Street and directly north of W. Parks Highway (Tax ID #2072000L013B / 5797000L003A / 4766000L001); within the N ½ Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Noel Lowe, Staff: Matthew Goddard, Case #2025-043*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 16, 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