

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



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 23, 2025

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 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. **PRESTON HILLS L15A B3:** The request is to create 1 lot from Block 3, Lots 14, and 15 of, Preston Hills Subdivision, Plat No. 2009-31, to be known as **PRESTON HLS L15A B3 SUBDIVISION**, containing 1.9 acres +/- . The plat is located directly South of W. Glacier Peak Drive, West of S. Andrea Drive, and North of S. Preston Hills Drive; (Tax ID# 6881B03L013 & 6881B03L014); located within the NW ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Matthew & Sage Lakeman, Staff: Wyatt Anderson, Case #2025-042)*
- B. **EARLES LOT 1 & LOT 2:** The request is to create two lots from Tract 1, Earles, Plat No. 2003-80,(Tax ID# 5379000T001) to be known as **EARLES LOT 1 AND LOT 2**, containing 8.45 acres +/- . Parcel is located north of E. Maud Road, south of E. Smith Road, and directly west of N. Smith Road, lying within Section 2, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1. *(Petitioner/Owner: Larry Earles, Staff: Chris Curlin, Case #2025-044)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 23, 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