

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.

May 7, 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 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. **AIRSTRIPE WAY:** The request is to create two lots from Lots 9, 10, 11 & 12, Talkeetna Townsite (USS 1260), to be known as **AIRSTRIPE WAY**, containing 0.64 acres +/- . The property is located east of the Susitna River, south of E. Second Street, and west of S. Talkeetna Spur (Tax ID # 7000B15L009 / L010 / L011 / L012); within the NE ¼ Section 25, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Joseph Mcaneney, Staff: Matthew Goddard, Case #2025-046)*
- B. **MERIDIAN PARK EAST ADD No 1:** The request is to create three lots from Block 3, Lot 1 of, Country Field Est VI Subdivision, Plat No. 2001-72, and Tract A, of Meridian Park East, Plat No. 2025-3; to be known as **MERIDIAN PARK EAST ADDITION NO. 1**, containing 25.90 acres +/- . The plat is located directly North of E. Palmer-Wasilla Highway, East of N. Seward Meridian Parkway, and directly West of E. Meridian Loop, (5126B03L001,8590000T00A); located within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Meridian Park Medical Holding, LLC, Staff: Wyatt Anderson, Case #2025-047)*

- C. **TRIPLE B COMMERCIAL TRACTS 2025:** The request is to create four lots from Lot 1, Block 2, and Lot 3, Block 1, Triple B Commercial Tracts, Plat No. 2021-22 to be known as **TRIPLE B COMMERCIAL TRACTS 2025**, containing 4.0 acres +/- . The property is located west of W. Museum Place, east of S. Vine Road, and south of W. Parks Highway (Tax ID # 8107B02L001 & 8107B01L003); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Rock, LLC, Staff: Matthew Goddard, Case #2025-048*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 7, 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