

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

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 4, 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@matasgov.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. **SCOTT SUBDIVISION LOTS 6A, 6B & 6C:** The request is to create three lots from Lot 6, Block 2, Cottrell Park (Plat# 71-26) to be known as **SCOTT SUBDIVISION LOTS 6A, 6B & 6C**, containing 6.08 acres +/- . The property is located directly west of S. Baroness Lane, and directly north of E. Duchess Drive;(Tax ID # 6088B02L006); within the SE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District 2. *(Petitioner/Owner: Linda Allender, Staff: Chris Curlin, Case #2025-059)*
- B. **CAULKINS RSB LOT 2A:** The request is to create three lots from Lot 2A, Caulkins Subdivision, Plat No. 2024-7 to be known as **CAULKINS RSB L/2A**, containing 3.029 acres +/- . The property is located east of S. Inner Springer Loop, north of E. Outer Springer Loop and directly east of S. Caulkins Street (Tax ID # 8473000L002A); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case #2025-060)*
- C. **BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 & 4:** The request is to create two lots from Parcel 1, Waiver 94-26, recorded as 1994-26-PWm, and in Book 786, page 107, to be known as **BREEZY MEADOWS SUBDIVISION, PHASE 2 LOTS 3 & 4**, containing

5.00 acres +/- . The property is located west of N. Glenn Highway, south of E. Marsh Road, and directly north of E. Scott Road;(Tax ID# 18N02E32A037) within the NW ¼, NE ¼, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Affordable Housing Land Consultants, LLC, Staff: Chris Curlin, Case #2025-062*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 4, 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