

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

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

June 11, 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@matugov.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. **ROSE SUBDIVISION:** The request is to create three lots from Lot 2, Block 4, Sutton Estates, Plat No. 72-34 to be known as **ROSE SUBDIVISION**, containing 19.63 acres +/- . The property is located north of the Matanuska River, south of N. Moki Drive, and directly south and east of N. Glenn Highway (Tax ID # 4009B04L002); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. *(Petitioner/Owner: Chris Rose / C.W Rose Revocable Trust, Staff: Matthew Goddard, Case #2025-063)*
- B. **STEVENS LAKE RSB L11-12 B1:** The request is to create one lot by eliminating the common lot line between Lots 11 & 12, Block 1, Stevens Lake Subdivision, Plat No. 2006-165 to be known as **LOT 12A, BLOCK 1**, containing 4.34 acres +/- . The property is located EAST OF w. Parks Highway, north of Stevens Lake, south of Deception Creek, and directly east of W. Bow Tie Loop(Tax ID # 5942B01L011 / L012); within the NE ¼ Section 16, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Lindsay Cronin, Staff: Matthew Goddard, Case #2025-064)*

- C. **LINDHOLM HOMESTEAD:** The request is to create one lot from Lots 9,10 & Tract A-1, Block 3, Homestead Estates Addn. I Div. II, Plat No. 81-115, to be known as **LINDHOLM HOMESTEAD**, containing 13.13 acres +/- . The parcel is located west of S. Knik-Goose Bay Road, north of White lake and directly east of S. Tuttle Road (Tax ID#s 2184B03L009/L010/TRA-1); within Section 23, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Gary & Cheri Lindholm, Staff: Fred Wagner, Case #2025-067)*
- D. **ROBERTS COLONIAL PARK:** The request is to create one lot from Lots 1 & 2, Block 4, Colonial Park, Plat #78-71, to be known as **ROBERT'S COLONIAL PARK**, containing 2.44 acres +/- . The parcel is located southeasterly of E. Palmer-Wasilla Hwy, directly east of N. Hyer Road, and directly south of E. Columbus Way (Tax ID#s 1223B04L001/L002/); within Section 5, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #3. *(Petitioner/Owner: Glenn & Claudia Roberts Family Trust, Staff: Fred Wagner, Case #2025-069)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 11, 2025**, in **CONFERENCE ROOM 110** 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