

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.

July 2, 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. **HUSKY RIDGE:** The request is to create three lots from Lot 4, ASLS 2016-5, Prairie Home Subdivision, Plat #2017-114 and Lot 2, Birch Grove, Plat #2011-79, Plat No. 2019-24 to be known as **HUSKY RIDGE**, containing 19.78 acres +/- . The property is located south of S. Boreal Owl Way, directly north of E. Whispering Birch Circle and Directly West of S. Parks Highway (Tax ID # 7624000L004 & 7060000L002); within the SW ¼ Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Dakota Schlosser, Staff: Matthew Goddard, Case #PLAT-2023-000141)*

B. **ARCHANGEL RIDGE LOT 1A & LOT 2A BLOCK 1:** The request is to create two lots from Lots 1, 2, & 3, Block 1, Archangel Ridge Ph 1 (Plat#2023-79),(Tax ID's 8404B01L001, 8404B01L002 & 8404B01L003), to be known as **Archangel Ridge Lot 1A and Lot 2A, Block 1**, containing 4.31 acres +/- . The property is located directly north of E. Falk Road, directly west of N. Gabriels Drive and directly south of E. Arial Drive; within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. *(Petitioner/Owner: Homesite Properties, LLC, Staff: Chris Curlin, Case #PLAT-2025-000077)*

- C. **TRACT 24 PT MACKENZIE**: The request is to create four lots from Tax Parcel T24, Tract 24 Alaska State Land Survey No. 80-111, containing 627.9 acres +/-, (Tax ID#2097000T024), to be known as **TRACT 24 PT MACKENZIE**. The proposed lots are located directly west of S. Brown Swiss Road and north of W. Holstein Avenue; located within Sections 11 & 14, Township 15 North, Range 05 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Gary & Jo Ann Stromberg, Staff: Chris Curlin, Case #PLAT-2025-000078*)
- D. **DRINKHOUSE BLUFFS 2025**: The request is to create three lots from Lots 1-6, Block 2, Drinkhouse Bluffs 2022 Phase 3, Plat #2024-42, to be known as **DRINKHOUSE BLUFFS 2025**, containing 7.13 acres +/--. The parcel is located north and west of Cottonwood Creek, directly east of S. Hayfield Road, and directly north of W. Sedlar Circle (Tax ID#s 8499B02L001-L006); within Section 1, Township 16 North, Range 02 West, Seward Meridian, Alaska. (*Petitioner/Owner: Marie L. Drinkhouse, Staff: Fred Wagner, Case #PLAT-2025-000081*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 2, 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