

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
Wheeler Nevels

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

July 30, 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. **HONGS TRACT F:** The request is to create two lots from Tract F, Southland Subdivision, Plat No. 84-185 to be known as **HONG'S TRACT F**, containing 2.8 acres +/- . The property is located south of S. This Way, north and west of S. Knik-Goose Bay Road, and east of S. Knik Knack Mud Shack Road (Tax ID # 2831000T00F); within the NE ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Hong Nguyen, Staff: Matthew Goddard, Case #2025-096)*
- B. **PEAK AUTOMOTIVE:** The request is to create one lot from Lots 23-26, Block 2, Parks Manor, Plat #71-27, to be known as **PEAK AUTOMOTIVE**, containing 1.22 acres +/- . The parcel is located north of W. Parks Highway, east of N. Lucille Street, west of N. Wasilla Fishhook Road, and directly north of E. Nelson Avenue (Tax ID#s 1048B02L023-L026); within Section 3, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4. *(Petitioner/Owner: Matanuska Susitna Borough, Staff: Fred Wagner, Case #2025-100)*

4. ADJOURNMENT

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