

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
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

August 27, 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. **GILCAS GLADE LOTS 1A & 2A:** The request is to adjust the common lot line between Lots 1 & 2, Glica's Glade, Plat #2024-143, (Tax ID's 8572000L001 & 8572000L002) to be known as **GILCAS GLADE LOTS 1A & 2A**, containing 6.21 acres +/- . The property is located directly north of W. Dora Circle and east of W. Conner Court; within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 3. *(Petitioner/Owner: GE Properties, Staff: Chris Curlin, Case #2025-104)*
- B. **FISHHOOK AIRSTREAM LOTS 1-4:** The request is to create four lots from Lot 1, Fishhook Airstream (Plat #2025-27), (Tax ID 18N02E29B006), to be known as **FISHHOOK AIRSTREAM LOTS 1-4**, containing 5.39 acres +/- . The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District 2. *(Petitioner/Owner: Clyde & Peggy Lee, Staff: Chris Curlin, Case #2025-105)*
- C. **BLAKES:** The request is to create two lots from Tax Parcel B17, to be known as **BLAKES SUBDIVISION**, containing 0.92 acres +/- . The property is located south of E. Fireweed Avenue, west of S. Gulkana Street, and directly east of S. Chugach Street (Tax ID #

17N02E04B017); within the NW ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Hunter Blake / 809 Chugach LLC, Staff: Matthew Goddard, Case #2025-106*)

- D. **RAVENS RIDGE 2025:** The request is to create two lots by adjusting the common lot line between Lot 3, Raven's Ridge, Plat No. 2006-215 and Parcel 2, MSB Waiver Resolution Serial No. 199-49-PWm, Book 1036, Page 343 to be known as **RAVEN'S RIDGE 2025**, containing 8.87 acres +/- . The property is located west of S. Glenn Highway, north and west of S. Margaret Drive, and south of E. Palmer-Wasilla Highway (Tax ID # 5981000L003 & 17N02E05A026); within the NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: John & Jeanne Novosad & Peak View Development, Staff: Matthew Goddard, Case #2025-108*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 27, 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