

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.

September 24, 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. **HARDCREST:** The request is to create two lots from Lot 5, HARDLINE, (Plat#2003-33) & Lots 9, Block 2, Ridgecrest (Plat#73-20), (Tax ID's 8375000L005 & 6442B02L009), to be known as **HARDCREST**, containing 30.89 acres +/- . The property is located directly east of N. Meadow Lakes Loop and directly west of N. Prospect Drive; within the S ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Weston Hardan, Staff: Chris Curlin, Case #2025-124)*
- B. **JEWELS ACRES 2025:** The request is to create two lots from Lot 6A, Jewels Acres 2024, Plat No. 2025-76 to be known as **JEWELS ACRES 2025**, containing 2.06 acres +/- . The property is located west of N. Burlwood Lane, north of E. Bogard Road, and directly east of N. Greentree Street (Tax ID # 8634000L006A); within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Sumner Company, Staff: Matthew Goddard, Case #2025-125)*
- C. **BIRCH COVE:** The request is to create three lots from Lot 3, Block 1, Aurora Heights, Plat No. 2023-121 to be known as **BIRCH COVE**, containing 3.00 acres +/- . The property is located NORTH OF w. Carmel Road, east of S. This Way, and directly south of W. Aurora

Heights Loop (Tax ID # 8435B01L003); within the SW ¼ Section 33, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: David Polevoy, Staff: Matthew Goddard, Case #2025-119*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 24, 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 the 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