

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING ADMINISTRATIVE
SPECIALIST
Kayla Smith
Lacie Olivieri - Alternate



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.

October 15, 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@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. **NEIINE DEN SUBDIVISON:** The request is to create one lot from Lots 4 and 20 block 6, Mcpherson, Plat No. 2018-226 to be known as **NEIINE DEN SUBDIVISON**, containing 2.26 acres +/- . The property is located north of N Glenn Highway, east of North Jonesville Mine Road, and south of East Mcpherson Avenue (Tax ID # 4004B06L004 / L020); within the NE ¼ Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council #2 and in Assembly District #1. *(Petitioner/Owner: Chickaloon Village, Staff: Cayman Reynolds, Case #2025-131)*
- B. **TWIGG:** The request is to create two lots by adjusting the common lot line between Lot 1A, Block 19, Talkeetna Townsite, Plat #98-17, and Lot 2, Block 19, Talkeetna Townsite, US Survey 1260 to be known as **TWIGG**, containing 0.40 acres +/- . The property is located north of E Second Street, west of S Talkeetna Spur, and directly south of E First Street (Tax ID # 7000B19L002 & 4794B19L001A); within the SE ¼ Section 24, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Duronda Twigg, Staff: Matthew Goddard, Case #2025-127)*
- C. **TWIN BIRCHES:** The request is to create one lot from Lots 26-28, Block 1, Bailey Heights, Plat #7-46, to be known as **TWIN BIRCHES**, containing 1.00 acres +/- . The parcel is located east of N. Glenn Highway and directly west of N. Hilltop Drive (Tax ID#s 3003B01L026-

L028); within Section 28, Township 17 North, Range 02 East, Seward Meridian, Alaska.
(Petitioner/Owner: Matanuska-Susitna Borough, Staff: Fred Wagner, Case #2025-129)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 15, 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