

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

CONFERENCE ROOM 110
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

October 22, 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. **TALKEETNA TOWNSITE RSB:** The request is to create one lot from Lots 4A & 5A, Talkeetna Townsite, Plat No. 93-40 to be known as LOT 4A-1 BLOCK 12, containing 0.38 acres +/- . The property is located north of East Main Street, east of South A Street, and West of South Terminal Avenue (Tax ID # 4139B12L004A / L05A); 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: William Stearns, Staff: Cayman Reynolds, Case #2025-133*)
- B. **SUTTON ESTATES 2025:** The request is to create three lots from Lot 1, Sutton Estates, Plat No. 72-34 to be known as SUTTON ESTATES 2025, containing 27.84 acres +/- . The property is located south and east of N. Glenn Highway, north of the Matanuska River, and south of N. Moki Drive (Tax ID # 4009B04L003); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. (*Petitioner/Owner: Hanson Land Solutions / Alan & Rebecca Hohn, Staff: Matthew Goddard, Case #2025-137*)
- C. **LUCAS 2025:** The request is to create one lot from Lots 7 and 7A, Lucas Subdivision, Plat #70-24, and Lot 8A, Lucas Lot 8A, Block 7, Plat #2022-92 to be known as LUCAS 2025, containing 0.9 acres +/- . The plat is located south of W Fireweed Avenue, directly north of W Fern Avenue, and east of S Glenn Highway, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. (*Petitioner/Owner: James R Sissel, Staff: Cayman Reynolds, Case #2025-136*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **October 22, 2025**, in **CONFERENCE ROOM 110** 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:** The 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:** The 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