

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.

November 5, 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. **CASWELL LAKES SUBDIVISION LOT 714A:** The request is to create one lot from Lots 714, 715, and 716 Caswell Lakes Subdivision, Plat 68-10 to be known as **Caswell Lakes Subdivision Lot 714A**, containing 1.52 acres +/- . The plat is located north of Caswell Lakes Road, south of South Tussle Circle, and west of Bendapole Road, located within the NE ¼ Section 14, Township 22 North, Range 04 West, Seward Meridian, Alaska. Tax account # 6070000L0714 / 715 / 716. Community Council #12 Susitna and Assembly District #7. *(Petitioner/Owner: Barbara Parker, Staff: Cayman Reynolds, Case #2025-143)*
- B. **ABF ESTATES PHASE 2:** The request is to create two lots from Tract A, ABF Estates, Plat No. 2013-93 to be known as **ABF Estates Phase 2**, containing 17.6 acres +/- . The property is located south and east of S. Knik Goose Bay Road, west of W. Fairview Loop, and directly north of W. Marble Way (Tax ID #7228000T00A); within the SE ¼ Section 24, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Valley Rental LLC, Staff: Matthew Goddard, Case #2025-144)*
- C. **49SK:** The request is to create one lot from Lots 22, 23, and 24, Double “B” Ranch Subdivision, Plat 68-7, to be known as **49SK**, containing 3.30 acres +/- . The plat is located south of E Palmer-Wasilla Highway, directly west of N Double B Street, and east of North Branding Iron Lane, located within the NE ¼ Section 4, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Jennifer Thorne, Staff: Cayman Reynolds, Case #2025-145)*

- D. **VAN ABEL ESTATES:** The request is to create two lots from Lot 1 of Franklin-Van Abel Subdivision, Tax ID #8557000L001, to be known as **Van Abel Estates**, containing 17.50 acres +/- . The plat is located directly north of N Florence Drive, directly west of John Lake, and south of West Lansing Street, located within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Jeffrey & Marsha Van Abel, Staff: Cayman Reynolds, Case #2025-148*)

4. **ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **November 5, 2025**, in the **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