

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.

December 3, 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. **ORTOLANO ESTATES:** The request is to create one lot from Lots 9 & 10 Stevens Lake Subdivision, Plat 2006-165, to be known as **Ortolano Estates**, Tax ID 5942B01L009 / L010, containing 4.06 acres +/- . The plat is located south of Willow Fishhook Road, directly north of West Bow Tie Loop, and north of Stevens Lake, located within the NE ¼ Section 16, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Robert Ortolano, Staff: Cayman Reynolds, Case #2025-159*)

B. **ARRC #1 LOT 2A BLOCK 6:** The request is to create one lot from Lots 2 & 3 ARRC #1 Subdivision, Plat 3-124, Block 6, to be known as **ARRC #1 Lot 2A, Block 6**, containing 0.3 acres +/- . The plat is located directly west of South Alaska Street, south of West Cottonwood Avenue, and north of West Cedar Avenue, located within the SW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska, in Assembly District #2. (*Petitioner/Owner: Smoke & Pins Holdings LLC, Staff: Cayman Reynolds, Case #2025-163*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **December 3, 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:** 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