

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 10, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to platting@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. **HUGHES HOMESTEAD ADDITION NO. 3:** The request is to adjust the common lot line between Lots 1 & 2 of Hughes Homestead (Plat #2015-47), (Tax ID #'s 7405000L001 & 7405000L002), to be known as **Hughes Homestead Addition No. 3**, containing 23.00 acres +/- . The property is directly south of W. Hughes Homestead Road and directly north of Fish Creek; within the SW ¼ Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. (*Petitioner/Owner: Kenneth Hughes, Staff: Chris Curlin, Case #2025-162*)

B. **ORION:** The request is to create 2 lots from Lot 3, POSSIBLE (Plat #2003-168), (Tax ID#5456000L003) to be known as **Orion**, containing 35.14 acres +/- . The property is east of Big Beaver Lake and directly east of S. Wolf Road; within the N ½ of Section 9, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: David Fritcher & Rayma Hadley, Staff: Chris Curlin, Case #2025-149*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **December 10, 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