

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Amy Otto-Buchanan
Matthew Goddard
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PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **May 1, 2024**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **NORTHERN LIGHTS ELK RANCH:** The request is to create three lots from Government Lots 1,2,3, and 4, and the S ½ of the N ½ . (Tax ID's 18N01E04B001 & 18N01E04A002) to be known as **Northern Lights Elk Ranch**, containing 319.64 acres +/- . The property is located directly east of N. Russet Road, north of the Little Susitna River, and south of E. Edgerton Parks Road; within the N ½ Section 04, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. *(Petitioner/Owner: Cook Raevsky Ezra LK LLC, Staff: Chris Curlin, Case #2024-042)*

B. **FENNER'S:** The request is to create three lots from Lot 12, Riddel's Original (Plat # 66-12), to be known as **FENNER'S**, containing 5.01 acres +/- . The property is located directly north of E. Spruce Avenue, east of N. Lucille Street, and directly west of N. Douglas Drive (Tax ID # 1050000L012); within the SW ¼ Section 34, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and Assembly District # 6. *(Petitioner/Owner: John Fenner, Staff: Chris Curlin, Case #2024-046)*

- C. **EPHESIANS 2:8 ESTATES**: The request is to create one lot from Lots 5 & 6, Himalayan Ridge, Plat No. 2020-116, to be known as **EPHESIANS 2:8 ESTATES**, containing 1.962 acres +/- . The parcel is located east and north of E. Maud Road and directly east of N. Yeti Street (Tax ID#s 8068000L005/L006); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Morgan & Paul Duclos, Staff: Amy Otto-Buchanan, Case #2024-049*)
- D. **DEONE LOTS 2A & 2B**: The request is to create two lots from Lot 2, DEONE, (Plat# 2003-57) to be known as **DEONE Lots 2A & 2B**, containing 9.13 acres +/- . (Tax ID# 5364000L002); The property is located directly east of S. Knik Goose Bay Road and directly south of E. Palmer Wasilla Highway; within the N ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District # 1. (*Petitioner/Owner: Southcentral Foundation, Staff: Chris Curlin, Case #2024-052*)
- E. **SUN VALLEY FERRIS**: The request is to create two lots from Lot 13B, Sun Valley Lot 13A and 13B, Block 4 (Plat # 99-47) to be known as **Sun Valley Ferris**, containing 4.0 acres +/- . The property is located directly east of N. Doro Drive, south E. Blue Mountain Lane, and west of N. Sun Valley Drive, (Tax ID # 4861B04L013B); within the S ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. (*Petitioner/Owner: Linda Ferris, Staff: Chris Curlin, Case #2024-054*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 1, 2024**, in **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