

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

March 19, 2025

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. **LOT 8A BURKE SHORE ADD No 3:** The request is to create one lot from Lots 8 and 9, Block A, Burke Shore Addn. No.3, Plat 63-4, to be known as **LOT 8A Burke Shore Addn. No. 3**, containing .98 acres +/- (Tax ID's 6053B0AL008 & 6053B0AL009). The plat is located directly north of W. Northshore Drive, located within the SE ¼ Section 20, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Paul & Lorraine Wyles, Staff: Chris Curlin, Case #2025-017)*
- B. **QUESTED:** The request is to create 1 lot from Block 7, Lots 1, 2, and 3 of Windsong Subdivision, Plat No. 76-110, to be known as **QUESTED SUBDIVISION**, containing 1.56 acres +/- (Tax ID# 1169B07L001, L002, L003) The plat is located directly North of E. Baker Boulevard, directly East of S. River Drive, and West of E. Wycoff Drive; located within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. *(Petitioner/Owner: Gerad Quested, Staff: Wyatt Anderson, Case #2025-022)*

- C. **KROSTEK ACRES:** The request is to create two lots from Parcel 1, MSB Waiver 95-11-PWm, recorded in Book 804 at Page 290 to be known as **KROSTEK ACRES**, containing 8.85 acres +/- (Tax ID# 18N02E19C009) The property is located directly north of N. Palmer-Fishhook Road and west of N. Farm Loop; within Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District #1. (*Petitioner/Owner: William Krostek, Staff: Chris Curlin, Case #2025-028*)
- D. **ASA HILLS:** The request is to create four lots from Lot 21, Block 3, North Country Estates, (Plat#79-295), to be known as **ASA HILLS**, containing 3.70 acres +/-, (Tax ID#1628B03L021). The property is located directly north of W. Harvest Loop and east of W. Pipestone Drive; within Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Kova, LLC, Staff: Chris Curlin, Case #2025-029*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **March 19, 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:** 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