

MATANUSKA-SUSITNA BOROUGH

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

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ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

July 16, 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. **REDINGTON ESTATES:** The request is to create three lots from Government Lots 3 & 4, and the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 18, Township 16 north, Range 2 west, to be known as **REDINGTON ESTATES**, containing 75.11 acres +/- . The property is located north of the Knik Arm, south of West Hazel Avenue, and directly east and west of South Knik Goose Bay Road (Tax ID # 16N02W18C003); within the SW $\frac{1}{4}$ Section 18, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Raymond R. Redington, Staff: Matthew Goddard, Case #2025-086)*
- B. **TRIPLE CROWN ESTATES RSB B1 L2:** The request is to create two lots from Lot 2, Block 1, Triple Crown Estates, Plat No. 75-65, refiled as Plat No. 2004-178 to be known as **LOT 2A & 2B**, containing 2.92 acres +/- . The property is located south and east of the Matanuska River, west of S. Old Glenn Highway, and north of S. Bodenburg Loop (Tax ID # 2041B01L002); within the SE $\frac{1}{4}$ Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Scott & Andrea Beatty, Staff: Matthew Goddard, Case #2025-087)*

- C. **MORNING LIGHT RSB B2 L7-8:** The request is to create one lot from Lots 7-8, Block 2, Morning Light Phase 1, Plat #2025-34, to be known as **LOT 7A**, containing 1.84 acres +/- . The parcel is located north of E. Tex Al Drive, east of N. Covington Street, and directly west of N. Radiant Dawn Circle (Tax ID#s 8610B02L007-L008); within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: David Sleeper, Staff: Fred Wagner, Case #2025-088)*
- D. **LOUGHLIN ESTATES:** The request is to create one lot from Lots 4-5, Block 2, Old Toby Town, Plat #76-82, to be known as **LOUGHLIN ESTATES**, containing 2.80 acres +/- . The parcel is located north of Lazy Lake, east of S. Lazy Lake Drive, and directly south of S. Old Toby Road (Tax ID#s 1218B02L004-L005); within Section 10, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Thomas & Maragaret Loughlin, Staff: Fred Wagner, Case #2025-089)*
- E. **FYFE:** The request is to create one lot from Lots 2 & 3, Block 4, Windsong Subd., Plat #76-110, to be known as **FYFE SUBDIVISION**, containing 1.072 acres +/- . The parcel is located northwest of S. Old Glenn Highway, south of the Knik River, east of S. River Drive, and directly south of E. Carolyn Court (Tax ID#s 1169B04L002 & L003); within Section 17, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1. *(Petitioner/Owner: Matanuska Susitna Borough, Staff: Fred Wagner, Case #2025-090)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 16, 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