

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

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

October 29, 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. **POINT MACKENZIE RAIL EXTENSION:** The request is to create four lots from Tracts 10 & 13, Alaska State Land Survey No. 80-111, Plat No. 82-80 to be known as **Point Mackenzie Rail Extension**, containing 1,197.29 acres +/- . The property is located directly east of S. Guernsey Road, south of W. Holstein Avenue, and west of W. Point MacKenzie Road (Tax ID # 2097000T010 / T013); within Sections 19, 30, & 31, Township 15 North, Range 04 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and in Assembly District #5. (*Petitioner/Owner: Matanuska-Susitna Borough, Staff: Matthew Goddard, Case #2025-138*)
- B. **LITTLE SUSITNA RIDGE ADDITION 1:** The request is to create two lots from Tract A Little Susitna Ridge Subdivision, Plat 2021-69, and to be known as **Little Susitna Ridge Addition 1**, containing 52.90 acres +/- . The plat is located south of Little Susitna River, directly north of East Needham Avenue, and east of East Fishers Drive, located within the SE ¼ Section 7, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1(*Petitioner/Owner: Jay Duke, Staff: Cayman Reynolds, Case #2025-139*)
- C. **WHIT'S WOODS:** The request is to create two lots by adjusting the common lot line between Lots 6 & 7, Ridgecrest Subdivision, Plat No. 73-20 to be known as **Whit's Woods**, containing 4.29 acres +/- . The property is located east and south of N Meadow Lakes Loop, west of N Pittman Road, and directly north of W Sunrise Drive (Tax ID # 6442B01L006 / L007); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian,

Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

(Petitioner/Owner: Sidney Whitaker, Holly Whitaker & Kay Lanz, Staff: Matthew Goddard, Case #2025-140)

- D. MASSAY MANOR:** The request is to create one lot from TRACT A and TRACT B, ASLS 73-004 Subdivision, containing 5.16 acres +/- . Also to create a second lot from ASLS 72-051 and TRACT A ASLS 70-015, containing 0.53 acres +/- . Both to be known as **Massay Manor**. The first plat is located directly south of Oil Well Road, and west of South Sister Road, and north of Sister Lake. The Second plat is located within Sister Lake on an island. Both plats are located within the NE ¼ Section 11, Township 24 North, Range 07 West, Seward Meridian, Alaska. In Assembly District #7 *(Petitioner/Owner: Donna Massay, Staff: Cayman Reynolds, Case #2025-141)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **October 29, 2025**, in the **CONFERENCE ROOM 110** 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