

**MATANUSKA-SUSITNA BOROUGH
ABBREVIATED PLAT AGENDA**

PLATTING OFFICER

Fred Wagner

PLATTING DIVISION

ADMINISTRATIVE SPECIALIST

Sloan Von Gunten



PLATTING STAFF

Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician

Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer

**JULY 22, 2020
REGULAR MEETING
8:30 A.M.**

1. INTRODUCTION

A. Introduction of Staff

2. PUBLIC HEARINGS

- A. JOHN & MICHELLE MOOSEY:** The request is to combine Lots 19 & 20, Block 4, Felton Add Palmer Townsite, Plat 18-235, into one lot to be known as **LOT 19A, BLOCK 4, FELTON ADD PALMER TOWNSITE**, containing 0.21 acres more or less. The property lies between S. Alaska St. and S. Bonanza St. (Tax ID: 5008B04L019-1) within the SW $\frac{1}{4}$ Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, within the City of Palmer and in Assembly District #2 Stephanie Nowers.
- B. JENNIFER L. ISHAM:** The request is to create one lot from Lots 6 & 7, Block 1, Bailey Heights, Plat No. 7-46, to be known as **LOT 6A, BAILEY HEIGHTS**, containing .41 acres +/- . The plat is located north of Palmer, east of N. Glenn Highway and west of the Matanuska River, (Tax ID # 53003B01L006/L007); within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: N/A and in Assembly District #1 Tim Hale.
- C. SHANE & LYNN HOUSER:** The request is to create two lots from Lot 1, Houser Acres, Plat No. 2017-136, to be known as **LOT 1A and LOT 1B, HOUSER ACRES**, containing 5.36 acres +/- . The plat is located east of S. Old Glenn Highway and south of E. McKechnie Loop, (Tax ID # 57706000L001); within the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Butte and in Assembly District #1 Tim Hale.
- D. ZOE MEADE / CARL BINGHAM:** The request is to create two lots from Tract B, US Survey 3290, to be known as **KNIK RIVER SUBDIVISION**, containing 28.05 acres +/- . The plat is located north of Knik River Road and south of Knik River (Tax ID # 4U03290T0BL00); within the NW $\frac{1}{4}$ Section 06, Township 16 North, Range 03 East, Seward Meridian, Alaska. Community Council: South Knik and in Assembly District #1 Tim Hale

- E. FRANK & ROSA GAMBOA and MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 19 and 20, Block 11, Windsong Subdivision, Plat 76-110, into 1 lot to be known as Lot 1, **GAMBOA SUBDIVISION**, containing 0.92 acres more or less. The property is located northwest of S. Old Glenn Highway and west of S. River Drive (Tax ID #1169B11L019 & 1169B11L020); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. Community Council: South Knik and in Assembly District #1 Tim Hale

The Abbreviated Plat Hearing will convene the public hearing at **8:30 a.m.** on **July 22, 2020**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. **Please follow all public protocols in relation to the mandates regarding Covid-19.**

Public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

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 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.
- **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 weather it passed or failed.
 - Decisions are final, unless reconsidered by the platting board MSB 43.35.005 or appealed to board of adjustments and appeals. MSB 43.35.015