

**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

**Lower Level Conference Room of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer**

**OCTOBER 28, 2020  
REGULAR MEETING  
8:30 a.m.**

Ways to participate in Platting Board meetings:

**IN PERSON:** Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@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. PUBLIC HEARINGS**

- A. **MARION ANTONI, LINDA ANTONI & GARY ANTONI:** The request is to create four lots from Tract A-1, Antoni Estates, Addition 1, Plat #2017-54, Tax Parcel B4 and B5 to be known as **ANTONI ESTATES ADDITION 2**, containing 83.58 acres +/- . The property is located west of Schrock Road, north of Scheelite Drive and south of Wilmington Drive (Tax ID #'s 18N01W27B004, 18N01W27B005 & 7646000T00A-1); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner.
- B. **PAUL & TRUDI GITTLEIN, AMBER MAYBERRY:** The request is to create two lots from Tax Parcel A6 and Lot 16, Block 6, Lot 1, Riverdell Estates, Plat #75-54 to be known as **AK SALMON**, containing 41.15 acres +/- . The property is located south of Marble Way, east of English Bay Drive and north of Roan Drive (Tax ID #'s 17N01W30A006 & 6573B06L016); within the NE ¼ Section 30, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #3 George McKee
- C. **DONNA PLISGA:** The request is to create two lots from Tax Parcel A10 to be known as **FLINTLOCK ESTATES**, containing 10.0 acres +/- . The property is located south of King Arthur Drive and west of Gunflint Trail (Tax ID # 18N02W31A010); within the NE ¼ Section 31, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

- D. **PETE & LINDA MAE YANNIKOS:** The request is to create three lots from Lot 2, Yannikos Subdivision, Plat No. 2008-103, to be known as **YANNIKOS ADDITION #1**, containing 4.51 acres +/- . The plat is located north of Palmer, east of N. Glenn Highway and west of the Matanuska River, (Tax ID # 56850000L002); within the NW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: None and in Assembly District #1 Tim Hale
- E. **2 BLIND MICE LLC:** The request is to create two lots from Lot 5, Block 1, C'Bell Subdivision, Plat No. 76-49, to be known as **LILLIAN MEADOWS**, containing 2.37 acres +/- . The plat is located north of N. Palmer Fishhook Road at the end of N. C'Bell Circle, (Tax ID # 51176B01L005); within the SE ¼ SE ¼ Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and in Assembly District #1 Tim Hale

The Abbreviated Plat Hearing will convene at **8:30 a.m.** on **October 28, 2020**, in the **Lower Level Conference Room** 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 for public participation.**

## 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