

# MATANUSKA-SUSITNA BOROUGH

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

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PLATTING ASSISTANT  
Vacant

## ABBREVIATED PLAT AGENDA CONFERENCE ROOM 119 350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING**

**8:30 A.M.**

**WEDNESDAY, MAY 12, 2021**

To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattting@matsugov.us](mailto:plattting@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. **EDWARD & JEANIE OLSON:** The request is to create two lots from Tract 4, MSB Waiver 2004-157-PWm, recorded at Reception No. 2004-023436-0, to be known as **MACKEN GOOSE**, containing 17 acres +/- . The plat is located west of the intersection of W. Point McKenzie Road and S. Knik-Goose Bay Road (Tax IDs # 215N03W04A016); within the NE ¼ NE ¼ Section 04, Township 15 North, Range 03 West, Seward Meridian, Alaska. In the Point McKenzie Community Council and in Assembly District #5: Mokie Tew.
- B. **KEN & BETH KINCAID:** The request is to create four lots from Tract B, Granite Ridge Ph 1, Plat No. 2016-14, to be known as **GRANITE RIDGE 2021**, containing 4.51 acres +/- . The plat is located west of N. Farm Loop and south of E. Granite Ridge Road (Tax ID #57507000T00B); within the SE ¼ NW ¼ Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1: Tim Hale
- C. **SAM GOLDMAN:** The request is to create two lots from Lot 2, Block 1, Ridgecrest, Plat No. 73-20, to be known as **JOYCE LENORE WOODS**, containing 2.27 acres +/- . The plat is located south of N. Meadow Lakes Loop, west of N. Theodore Drive and east of N. Prospect Drive (Tax ID #56442B01L002); 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: Tam Boeve.

- D. **LEANN MASON, STEVEN ANDERSON, ERIC & JUDITH PEARSON:** The request is to adjust the common lot line between Tax Parcel A4 and Lot 5 of Butte Meadows, plat #71-69, to eliminate a structural setback violation, to be known as **LUCILLE LANDING**, containing 15.08 acres +/- . The property is located directly east of S. Bodenbug Loop and south of E. Peaceful Lane (Tax ID # 17N02E22A004 & 2003000L005); within the NE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1: Tim Hale.
- E. **CHRIS ZELLO & SERGEY KHARCHENCKO:** The request is to combine Lots 1 & 2, Block 1, **Birch Park Addition No. 1**, Plat #73-23 into one lot to be known as **LOT 1A**, containing 1.96 acres +/- . The property is located at the intersection of W. Big Lake Road and W. Birch Lake Drive on the east side (Tax ID # 6298B01L001 & 6298B01L002); within the SE ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5: Mokie Tew.
- F. **SHIRLEY LUNGARO AND CORA B. LEE:** The request is to create two lots from Tract D, Shennum Subdivision, Plat No. 2000-2 to be known as **LUNGARO LOTS**, containing 18.44 acres +/- . The property is located directly east of E. Montana Creek Road and south and east of E. Helena Avenue (Tax ID # 4945000T00D); within the NW ¼ Section 34, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7: Tam Boeve.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 12, 2021**, in **Conference Room 119** 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 participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or 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

## 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