

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Sloan Von Gunten



PLATTING TECHNICIANS
Cheryl Scott
Amy Otto-Buchanan
Kimberly McClure

PLATTING ASSISTANT
Vacant

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 119
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

WEDNESDAY, MAY 19, 2021

To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@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. **SCOTT WELLS & KATIE ROUSEY:** The request is to create two lots from Lots 1-3, AA Cobb, Plat #18-89, Tax Parcels A7 and A9 to be known as **EAGLE'S ROOST ESTATES**, containing 2.72 acres +/- . The property is located directly north of S. Glenn Highway and south of Matanuska and Kepler Lake (Tax ID #6084000L001, 6084000L002, 6084000L003, 17N01E23A007 & 17N01E23A009); lying within the NE ¼ Section 23, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #2 Stephanie Nowers.

B. **ROLAND & LORI KENNERSON:** The request is to create two lots from Lot 1, Block 2, Weswood Shores, Plat #85-92 to be known as **KENNERSON**, containing 5.83 acres +/- . The property is located directly north of E. Palmer-Wasilla Hwy, south of Finger Lake, east of N. Legacy Lane and west of E. Schelin Spur (Tax ID # 3077B02L001); within the NE ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In South Lakes Community Council and Assembly District #3: George McKee.

C. **ESTATE OF THOMAS E. WILLIAMS, KIMBERLY SNEDEKER, PERSONAL REPRESENTATIVE:** The subdivision was originally approved on 1/27/2021 and is being reheard to show the entire boundary of the proposed subdivision, which includes Tax Parcel D3. The request is the same; creating two lots from Tax Parcels A13 Section 27 and D3 Section 22 to be known as **REINDEER FLATS**, containing acres 152.30+/- . The property is located within S. Bodenburg Loop (Tax ID # 17N02E27A013 and 17N02E22D003); within the NE ¼ Section 27 and SE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1: Tim Hale.

D. **KG ENTERPRISES, LLC/WILLIAM LONG:** The request is to create two lots from Lot 1, **Happy Valley Subdivision**, Plat No. 99-136 to be known as **LOTS 1A & 1B**, containing 14.93 acres +/- . The property is located directly west of S. Trunk Road, directly east of S. Jensen Road and north of E. Gateway Drive (Tax ID # 54928000L001); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #3: George McKee.

E. **THEODORE & LOIS WALDEN:** The request is to combine Lots 1 & 2, Block 15, **Memory Lake Estates Unit 1**, Plat #72-58 into one lot to be known as **LOT 1A**, containing 1.0 acres +/- . The property is located directly north of E. Black Bear Drive and directly west of N. Grey Wolf Drive (Tax ID # 1077B15L001 & 1077B15L002); lying within the NE ¼ Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6: Jesse Sumner.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **May 19, 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 plating@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