

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.

JUNE 9, 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. **PRECISION FRONTIERS LLC:** The request is to create two lots from Lot 7, Block 2, Winding Brook Estates, Plat No. 74-51, to be known as **WINDING BROOK HEIGHTS**, containing 2.11 acres +/- . The plat is located south of E. Palmer-Wasilla Highway and west of N. Winding Brook Loop (Tax ID #53051B02L007); within the NE ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2: Stephanie Nowers.
- B. **GOLDMAN GLOBAL LLC:** The request is to create four lots from Tax Parcel D10 (Parcel #1, MSB Waiver 2003-276-PWm, Reception No. 2003-038789-0), to be known as **ADALYNN ACRES**, containing 3.99 acres +/- . The plat is located north of W. Parks Highway and west of N. Church Road (Tax ID #217N01W06D010); within the SE ¼ Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4: Robert Yundt.
- C. **MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 1-4 & 6-8, Block 8 and Lots 3 & 4 Block 9, **Windsong Subdivision, Plat #76-110** into 4 lots to be known as **MSB-WINDSONG III**, containing 5.00 acres +/- . The property is located north of S. Old Glenn Highway, directly east of S. River Drive and directly south of E. Wycoff Drive, (Tax ID #1169B08L001/002/003/004/006/007/008 & #1169B09L003/004); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale.

- D. **MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 18, 19, 22, 23, 30, 31, 32 & 33, Block 10, **Windsong Subdivision, Plat #76-110** into 4 lots to be known as **MSB-WINDSONG IV**, containing 4.35 acres +/- . The property is located north of S. Old Glenn Highway, directly south of S. River Drive and directly north of E. Wycoff Drive, (Tax ID #1169B10L018/019/022/023/030/031/032/033); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale.
- E. **MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 31-34, Block 3, and Lots 15 & 16, Block 11, **Windsong Subdivision, Plat #76-110** into 3 lots to be known as **MSB-WINDSONG V**, containing 2.76 acres +/- . The property is located north of S. Old Glenn Highway and adjacent to S. River Drive, (Tax ID #1169B03L031-34 & #1169B11L015/016); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale.
- F. **MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 6-9, Block 7, and Lots 6 & 7, Block 9, **Windsong Subdivision, Plat #76-110** into 3 lots to be known as **MSB-WINDSONG VI**, containing 2.77 acres +/- . The property is located north of S. Old Glenn Highway, north of E. Baker Boulevard and south of E. Wycoff Drive, (Tax ID #1169B07L006-009 & #1169B09L006/007); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale.
- G. **MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 17, 18, 23, 24 & 25 Block 4, **Windsong Subdivision, Plat #76-110** into 2 lots to be known as **MSB-WINDSONG VII**, containing 2.55 acres +/- . The property is located north of S. Old Glenn Highway, south of E. Georgia Boulevard and west of E. Sundance Court, (Tax ID #1169B04L017, L018, L023, L024, L025); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **June 9, 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 plattin@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