

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
Amy Otto-Buchanan
Kimberly McClure
Vacant

PLATTING ASSISTANT
Matthew Goddard

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

JULY 7, 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. **JOYCE PHILBIN:** The request is to create two lots from Tax Parcel D4 (Parcel #2, MSB Waiver 6-40, unrecorded) to be known as **PHILBIN ESTATES**, containing 20 acres +/- . The plat is located west of S. Fern Street and east of S. Lavender Lane (Tax ID #17N01W21D004); within the S ½ NE ¼ SE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.
- B. **KR&W MANAGEMENT/RYAN McKAY:** The request is to combine **Lots 11 & 12, Block 1, TIERRA VERDE**, Plat No. 72-57 into one lot to be known as **LOT 11A**, containing 2.85 acres +/- . The property is located north of W. Hollywood Road, along S. Sylvan Lane and W. Cielo Court (Tax ID # 6315B01L011 & 6315B01L012); lying within the W ½ W ½ Section 22, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.
- C. **DAMIAN KUZMIN:** The request is to create two lots from **Lot 11 LANGDON SUBDIVISION**, Plat #W-67, to be known as **Lot 11A & 11B**, containing 4.58 acres +/- . The property is located east of S. Fern Street, north of E. Leota Street and along S. Ruth Street (Tax ID # 1040B02L011); lying within Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 7, 2021**, 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 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