

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 14, 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. **JOHN & YVETTE DELAQUITO:** The request is to adjust the common lot line between Lots 3 & 4, US Survey 3484, to be known as **LAKE LOUISE LODGE**, containing 7.54 acres +/- . Located east of S. Lake Louise Road and on the south shore of Lake Louise (Tax ID # U03484000L03 /L04); lying within Sections 27 & 28 , Township 6 North, Range 8 West, Copper River Meridian, Alaska. In the Louise, Susitna & Tyone Lake Community Council and in Assembly District #1.
- B. **HANSON LAND SOLUTIONS/BARRY FAMILY TRUST:** The request is to create two lots from Tax Parcel D4 (40-Acre Exm 1994-8-Exm recorded at Book 775 Page 675), to be known as **BARRY'S SPRING CREST**, containing 40.00 acres +/- . The property is located west of Niklason Lake, west of E. Sun Crest Drive and northeast of N. Spring Creek Drive (Tax ID # 18N02E20D004); lying within Section 20 , Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.
- C. **MARC GROSS & MATANUSKA-SUSITNA BOROUGH:** The request is to combine Lots 21 & 22, Block 11, Windsong Subdivision, Plat No. 76-110 to be known as **LOT 1, BLOCK 11, GROSS SUBDIVISION**, containing 1.836 acres +/- . The property is located north of S. Old Glenn Highway and east of E. Wycoff Drive (Tax ID # 1169B11L021 & 1169B11L022); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 14, 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