

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

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Amy Otto-Buchanan  
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Vacant

PLATTING ASSISTANT  
Matthew Goddard

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

**REGULAR MEETING**

**8:30 A.M.**

**JULY 21, 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](mailto: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. **OLEG BUELLER & DINA BUELLER:** The request is to create two lots from Lot 8, Block 1, **Ridgecrest**, Plat No. 73-20 to be known as **LOTS 8A & 8B**, containing 2.18 acres +/- . The property is located directly north of W. Sunrise Drive, east of N. Prospect Drive and south of W. Hoot Hollow Circle (Tax ID # 6442B01L008); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7.
- B. **DEAN WILSON:** The request is to combine Lots 1C & 1D, Knapp Estates, Plat #2011-80, into 1 lot to be known as **WILSON RANCH**, containing 5.32 acres +/- . The property is located east of S. Old Glenn Highway, north of E. Maud Road and west of N. Smith Road (Tax ID # 7061000L001C/L001D); lying within Section 02, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1.
- C. **RYAN & AMBER LAULAINEN/JEREMY & ELAINE RIDLON:** The request is to create two lots from Tax Parcel D3 (Parcel 2, MSB Waiver 79-163-PWm, recorded as 19-464W) to be known as **EXCURSION HILLS ESTATES**, containing 30 acres +/- . The property is located east of N. Palmer-Fishhook Road, and directly north of E. Falk Road (Tax ID # 18N01E11D003); lying within Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **July 21, 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 [plattng@matsugov.us](mailto:plattng@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