

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Kinneen



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel

PLATTING ASSISTANT  
Connor Herren

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

### REGULAR MEETING

8:30 A.M.

September 18, 2024

**Public Participation:** 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. UNFINISHED BUSINESS:

*(None)*

### 3. PUBLIC HEARINGS:

- A. **TEXAS RSB B5 L15&16:** The request is to create one lot from Lots 15 and 16, Block 5, Texas, Plat 63-15, to be known as **LOT 15A**, containing .61 acres +/- . The plat is located directly south of Stepan Lake and directly north of W. Fort Worth Drive, (Tax ID's 6314B05L015 & 6314B05L016) located within the S ½ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Ronald Peterson & Sharon Hart, Staff: Chris Curlin, Case #2024-091)*
- B. **RADFORS RETREAT 2024:** The request is to create two lots from Lots 3 & 4 of Radford's Retreat (Plat# 2006-200), to be known as **RADFORDS RETREAT 2024**, containing 7.05 acres +/- . (Tax ID's 5966000L003, 5966000L004) The property is located directly east of S. Foothills Boulevard and directly north of W. Lone Duck Trail; within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District # 5. *(Petitioner/Owner: Stepham Radford, Staff: Chris Curlin, Case #2024-104)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 18, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## 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