

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

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

November 6, 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 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. **CARNEY HOMESTEAD:** The request is to create four lots from Parcels 1 & 2, MSB Waiver #83-133, Recorded as 83-292w and Tax Parcel B14 (SW1/4, NW1/4 Section 14) to be known as **CARNEY HOMESTEAD**, containing 47 acres +/- . The property is located east of W. Schrock Road, directly north of E. Carney Road and it is bisected by the Little Susitna River (Tax ID # 18N01W14B014, 18N01W15A022 / A023); within the NW ¼ Section 14 and the NE¼ Section 15, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Dan Carney, Staff: Matthew Goddard, Case #2024-119)*

B. **WILLOW BROOK MANOR:** The request is to create one lot from Lots 6 and 7, Block 6, Willow Brook Estates, Plat 73-31, to be known as **WILLOW BROOK MANOR**, containing 3.64 acres +/- . (Tax ID's 6414B06L006 & 6414B06L007) The plat is located north of W. Tuxedo Avenue and directly east of N. Pyrite Avenue, located within the SE ¼ Section 8, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District #7. *(Petitioner/Owner: David Johnson, Staff: Chris Curlin, Case #2024-120)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 6, 2024**, in **CONFERENCE ROOM 110** 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