

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.

November 13, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **UDORN ESTATES:** The request is to create one lot by eliminating the common lot line between Lots 1 & 2, Block 4, Adventure Estates, Plat #76-50, to be known as **UDORN ESTATES**, containing 1.872 acres +/- . The property is located east of N. Lucus Road, west of N. Lucille Street, and directly south of W. Spruce Avenue (Tax ID # 1190B04L001 / L002); within the NW ¼ Section 04, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Bernadette M. Rupright, Staff: Matthew Goddard, Case #2024-113)*

B. **MERIDIAN PARK EAST:** The request is to create four lots from Tract C, Country Field Estates VI, Plat No. 2001-72 to be known as **MERIDIAN PARK EAST**, containing 26.37 acres +/- . The property is located west of N. Luke Street, north of E. Palmer-Wasilla Highway, and directly east of N. Seward Meridian Parkway (Tax ID #5126000T00C); within the SW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Meridian Park Medical Holding, LLC, Staff: Matthew Goddard, Case #2024-122)*

- C. **SUN VALLEY FERRIS II:** The request is to adjust the lot line between Lot 13B-1 and 13B-2, Sun Valley Ferris, Plat 2024-54, to be known as **SUN VALLEY FERRIS II**, containing 4.0 acres +/- . The parcel is located directly east of N. Doro Drive, south of E. Blue Mountain Lane, and west of N. Sun Valley Drive (Tax ID #s 58510000L013B-1 / L013B-2); within Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. (*Petitioner/Owner: Linda Ferris, Staff: Chris Curlin, Case #2024-123*)
- D. **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1:** The request is to create two lots from Lot 2, Block 1, Country Field Estates II (Plat# 97-96), to be known as **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1**, containing 3.60 acres +/- . (Tax ID 4682B01L002) The property is located directly north of E. Country Fair Drive and east of N. Jen Circle; within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District # 4. (*Petitioner/Owner: Rachel Allen, Staff: Chris Curlin, Case #2024-125*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 13, 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