

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
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Matthew Goddard  
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PLATTING ASSISTANT  
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## ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING** **8:30 A.M.** **November 20, 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. **GLACIER HEIGHTS 2024:** The request is to adjust the common lot line between Lots 3A & 3B, Block 4, Glacier Heights Add No 1, Plat #2020-32, to be known as **GLACIER HEIGHTS 2024**, containing 4.4 acres +/- . The property is located north and west of Carnegie Creek, south of E. Jensen Road, and east of N. Palmer-Fishhook Road (Tax ID #7998B04L003A / L003B); within the SE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Ken Hendrickson & Mark Long, Staff: Matthew Goddard, Case #2024-126)*
- B. **CHRIS LOTS 1 & 2:** The request is to create two lots by adjusting the common lot line of Lots 1 & 2, Chris Subdivision, Plat No. 99-23 to be known as **CHRIS LOTS 1 & 2**, containing 2.00 acres +/- . The property is located north of E. Parks Highway, south and east of E. Palmer Wasilla Highway, and directly east of S. August Circle(Tax ID # 4844000L001 / L002); within the NE ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Hanson Land Solutions, Sergey & Artem Litvin, Staff: Matthew Goddard, Case #2024-127)*

- C. **PEMBERLEY ESTATE:** The request is to create one lot from Lots 11 and 12, Block 13, Memory Lake Estates – Unit 1, Plat 72-58, to be known as **PEMBERLEY ESTATE**, containing 1 acre +/- (Tax ID's 1077B13L011&1077B13L012) The plat is located directly north of E. Red Fox Drive and directly east of N. Red Fox Circle. Located within the NE ¼ Section 26, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and Assembly District #6. (*Petitioner/Owner: Jimmy & Rana Chalder, Staff: Chris Curlin, Case #2024-128*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 20, 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