

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
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Kayla Kinneen



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Matthew Goddard  
Chris Curlin  
Wyatt Anderson

PLATTING ASSISTANT  
Connor Herren

## **ABBREVIATED PLAT AGENDA** ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**January 8, 2025**

**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. **STONEFIELD:** The request is to create one lot from MSB Waiver #1999-31-PWm, to be known as **STONEFIELD**, containing 29.22 acres +/- . The property is located directly south of E. Palmer-Wasilla Highway, west of S. Seward Meridian Parkway (Tax ID's 9148000U001, 9148000L000, 9258000L000, & 9258000U002); within the NW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. *(Petitioner/Owner: Petro 1, LLC, Greenstreet Investments, Inc, Ascension Alaska LLC, Staff: Chris Curlin, Case #2024-136)*
- B. **SWIFTWATER PH I RSB B5 L15 & Tr A:** The request is to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to be known as **Lot 15A & Tract A1**, containing 44.85 acres +/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street (Tax ID # 3191B05L015 & 3191000T00A); within the SE ¼ Section 18, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: (Petitioner/Owner: Casey Cabana, Kevin Cabana & CVT Investment Trust, Staff: Matthew Goddard, Case #2024-137)*

- C. **SIMONSON ESTATES:** The request is to create two lots from Block 3, Lot 3, Wasilla Creek Estates, Plat No. 86-17 to be known as **SIMONSON ESTATES**, containing 4.63 acres +/- . The property is located south of E. Hermann Avenue, north of N. Tazlina Drive, and directly east of N. Showers Street (Tax ID # 3177B03L003); within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Kelvin & Tess Simonson, Hanson Land Solutions, Staff: Matthew Goddard, Case #2024-138)*
- D. **COTTINI HOMESTEAD:** The request is to create four lots from Tax Parcel C3, Sec. 11 T. 18N R. 01E S.M., AK. (Tax ID 18N01E11C003) to be known as **COTTINI HOMESTEAD**, containing 52.93 acres +/- . The property is located directly west of N. Palmer-Fishhook Road, and directly north of E. Tex-Al Drive; of N. within the SW ¼ & SE ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. *(Petitioner/Owner: Pio Cottini, Staff: Chris Curlin, Case #2024-139)*
- E. **LONNIE T AND ANNA B AT EAGLE REST:** The request is to create four lots from Parcel 2, MSB 40AC Exemption #2022-108 containing 40.00 acres +/- , (Tax ID# 17N02W06A004). To be known as **Lonnie T and Anna B at Eagle Rest Subdivision**. The property is located directly west of N. Carousel Way, directly west of W. Easy Street, and north of the Alaska Railroad; within the NE ¼ Section 6, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. *(Petitioner/Owner: Wanda Sternhagen, Staff: Chris Curlin, Case #2024-140)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **January 8, 2025**, 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