

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
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

February 5, 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 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. **MATTHEW MAHONEY ESTATES:** The request is to create one lot by eliminating the common lot line between Lot 8, Block 1, Silverleaf Estates, Ph. II, Plat #2000-136 and Lot 9, Block 1, Silverleaf Estates Ph IV, Plat #2005-21 to be known as **MATTHEW MAHONEY ESTATES**, containing 2.01 acres +/- . The property is located east of N. Church Road, north of W. Spruce Avenue, and west of Emerald Lake (Tax ID # 5076B01L008 & 5674B01L009); within the SW ¼ Section 32, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Matthew Mahoney, Staff: Matthew Goddard, Case #2024-121)*
- B. **MOWGLI POINT:** The request is to create three lots from Parcel 3, MSB waiver No. 99-67 PwM, to be known as Mowgli Point, containing 37.76 acres +/- . The property is located directly east of N. Steen Road, west of E. Wolf Creek Road, and directly north of Wolfe Lake (Tax ID# 18N01E16D008); within Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Turkey Land, LLC, Staff: Chris Curlin, Case #2025-002)*

- C. **MONROE ACRES RSB L3-4:** The request is to create 1 Lot from Lots, 3 &4, Monroe Acres, Plat No. 83-558, by eliminating the common lot line between Lots 3&4, to be known as **LOT 3A**, containing 4.27 acres +/- . The property is located south of the Knik River, south and west of E. Knik River Road, and West of Pioneer Ridge Trailhead (Tax ID # 2640000L003 / L004), Located within the NW ¼ Section 09, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: Larry Swihart, Staff: Wyatt Anderson, Case #2025-003*)
- D. **GREENSWAY:** The request is to create two lots from Parcel C9 (SW1/4 SE1/4 SW1/4, Sec 35, T18N, R1E, SM, excepting that portion conveyed to ADOT&PF by deed recorded January 30, 1981 in Book 227 at Page 88 and excepting that portion conveyed to ADOT&PF by deed recorded April 13, 2018 under Serial Number 2018-007234-0), to be known as **GREENSWAY**, containing 8.79 acres +/- . The property is located west of N. 49th State Street, east of N. Trunk Road, and directly north of E. Palmer Wasilla Highway (Tax ID #18N01E35C009); within the SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: Louis Green & Bryce Warnke-Green, Staff: Matthew Goddard, Case #2025-004*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 5, 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