

**MATANUSKA-SUSITNA BOROUGH  
ABBREVIATED PLAT AGENDA**

**PLATTING OFFICER**  
Fred Wagner

**PLATTING DIVISION  
ADMINISTRATIVE SPECIALIST**  
Sloan Von Gunten



**PLATTING STAFF**  
Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician

*Conference Room 110 of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**APRIL 6, 2016  
CONFERENCE ROOM 110  
REGULAR MEETING  
8:30 A.M.**

**1. INTRODUCTION**

A. Introduction of Staff.

**2. PUBLIC HEARINGS**

- A. JASON & AMANDA KLEIN** (owners/petitioners): The request is to create three new lots from Government Lot 4 to be known as **KLEIN ESTATES**, containing 40 acres +/- . Located within Sec 31, T16N, R03W, S.M. AK, lying north of W. Pt. MacKenzie Road and west of Goose Creek. Community Council: Pt. MacKenzie, Assembly District: #5: Dan Mayfield
- B. N & S INVESTMENTS** (owners/petitioners): The request is to create three lots from Tract B-1, Block 1, Meridian Park II, Plat No. 2014-140, to be known as **LOTS 11 & 12 AND TRACT B-1-A MERIDIAN PARK II**, containing 18.62 acres +/- . Located within SE ¼ NE ¼ Sec 01, T17N, R01W, S.M. AK, lying west of N. Seward Meridian Parkway, south of E. Bogard Road, west of Mud Lake and east of Wasilla Lake on the southern shore of Cottonwood Creek. Community Council: N/A, Assembly District: #4: Steve Colligan
- C. CASEY & JENNIFER MCMANUS** (owners/petitioners): The request is to create two lots from Lot 2, Block 5, Shadowood Valley Unit #1, Plat No. 73-74, to be known as **SPARTAN**, containing 1.27 acres +/- . Lots are served by City of Wasilla Water. Located within SE ¼ SE ¼ Sec 04, T17N, R01W, S.M. AK, lying west of N. Lucille Street and north of W. Nelson Avenue. In the City of Wasilla, Assembly District: #4: Steve Colligan. This was continued from the March 23, 2016 platting board hearing.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party* pursuant to MSB 15.39.010. An *interested party* means (a) the applicant before the Platting Officer; or (b) any person affected by the decision who appeared before the Platting Officer and made oral or written presentation. The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the borough Internet home page ([www.matsugov.us](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

*\*Public Hearing Procedures are located on the back side of the Agenda\**

## PUBLIC HEARING PROCEDURES

1. Platting Officer states item to be addressed.
2. **Public Hearing Notices:** Secretary states number of public hearing notices sent out, date sent, and responses thereto.
3. **Staff Report:** The Platting Officer gives an overview of the project.
4. **Platting Officer opens the public hearing:**
5. **Public Testimony:** Members of the public are invited to sign in and testify before the platting officer. Public Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Platting Officer.
6. **Public hearing is closed by the Platting Officer.** No further public input is appropriate.
7. **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. The time limit may be extended at the discretion of the Platting Officer.
8. **Motion to Approve:** Motion to approve is made by the Platting Officer. No further unsolicited input from petitioner is appropriate.