

**MATANUSKA-SUSITNA BOROUGH  
ABBREVIATED PLAT AGENDA**

**PLATTING OFFICER**  
Fred Wagner

**PLATTING DIVISION  
ADMINISTRATIVE SPECIALIST**  
Sloan Von Gunten

**PLATTING ASSISTANT**  
VickieLee Fenster



**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*

**SEPTEMBER 7, 2016  
CONFERENCE ROOM 110  
REGULAR MEETING  
8:30 A.M.**

**1. INTRODUCTION**

A. Introduction of Staff.

**2. PUBLIC HEARINGS**

**A. PPJJ INVESTMENTS LLC, ELISHA CUSTOM HOMES LLC (owners/petitioners):**

The request is to adjust the lot line between Lots 12 & 13 **VAIL ESTATES ADD #1**, containing 1.89 acres +/- . Located east of Wolf Lake, north of E. Aspen Ridge Road, east of N. Vail Drive and southeast of E. Wolf Creek Road. Community Council: Fishhook, Assembly District: #6 Barbara Doty

**B. WILLIAM & JOELL CHURCH (owners/petitioners):** The request is to divide Parcel #2, MSB Waiver 95-61, into 2 lots to be known as **MAC TRACT**, containing 4.49 acres +/- . Located within N ½ NE ¼ SE ¼, Sec 06, T17N, R01W, S.M. AK, lying directly west of N. Church Road and directly north of W. Mission Hills Avenue. Community Council: Meadow Lakes, In City of Wasilla, Assembly District: #4: Steve Colligan

**C. BUDDY TWO INVESTMENTS (owners/petitioners):** The request is to divide Tract C, **SOUTHLAND SUBDIVISION** into 4 lots, containing 5.64 acres +/- . Located within the SE ¼ NE ¼, Sec 05, T16N, R02W, lying directly south of W. Shearwater Street and northwest of Knik-Goose Bay Road. Community Council: Knik-Fairview, Assembly District: #5 Dan Mayfield

**D. RISE SMITH (owners/petitioners):** The request is to divide Parcel B9 into 3 lots to be known as **THE THORNSTEAD** , containing 4.4 acres +/- . Access is from S. Bodenbug Spur. Located within W ½ NW ¼ NW ¼ NW ¼, Sec 34, T17N, R02E, S. M. AK, north of the Knik River, west of S. Old Glenn Highway, at the intersection of S. Bodenbug Loop and S Bodenbug Spur. Community Council: Butte, Assembly District: #1 Jim Sykes

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

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

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

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.