

**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
VickieLee Fenster, Platting Assistant

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

**SEPTEMBER 28, 2016
CONFERENCE ROOM 110
REGULAR MEETING
8:30 A.M.**

1. INTRODUCTION

A. Introduction of Staff.

2. PUBLIC HEARINGS

- A. ROBERT YUNDT HOMES, LLC** (owner/petitioner): The request is to create two lots from Lot 5, Imperial Acres, Plat No. 71-36, to be known as **RENATE HAVEN ESTATES**, containing 2.4 acres +/- . Access is S. Candywine Road; street is owned and maintained by the Matanuska Susitna Borough. Lot 1 is a flag lot, pursuant to MSB 43.20.300(D). Located within Sec 13, T17N, R01W, S.M. AK, lying south of E. Fairview Loop and west of S. Candywine Road. Community Council: Knik-Fairview, Assembly District: #3 George McKee
- B. CAREY LYNN RENNER** (owner/petitioner): The request is to create two lots from Tract 6, Block 2, Church Addition #1, Plat No. 70-8, to be known as **CHURCH ADDITION 1 TRACTS 6A AND 6B**, containing 3.22 acres +/- . Access is S. Old Knik Road; street is owned and maintained by the Matanuska Susitna Borough. Located within Sec 19, T17N, R01W, S.M. AK, lying south of S. Knik-Goose Bay Road, west of W. Fairview Loop, and north of S. Old Knik Road. Community Council: Knik-Fairview, Assembly District: #5 Dan Mayfield
- C. CEDAR PARK PROPERTIES LLC** (owner/petitioner): The request is to divide Tract A-1, **CEDAR HILLS UNIT 2 PHASE 1** into three tracts, each over 400,000 sq feet, containing 89.26 acres +/- . The proposed tract lines follow the Master Plan phase lines so that a future development could use the approved Master Plan design. The Cedar Hills Unit 2 Master Plan was approved June 17, 1999 and the current expiration date is April 1, 2019. Any future lots within Cedar Hills will be served by City of Palmer water and wastewater system. Located within E ½ Sec 29, T18N, R02E, S.M. AK, lying west of the Glenn Highway and north of Marsh Road. Community Council: N/A (City of Palmer), Assembly District: #2 Matthew Beck

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), 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.