

**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*

**OCTOBER 5, 2016
CONFERENCE ROOM 110
REGULAR MEETING
8:30 A.M.**

1. INTRODUCTION

A. Introduction of Staff.

2. PUBLIC HEARINGS

- A. **BRIAN & ALISA KINCAID** (owner/petitioner): The request is to divide Tract A of Hatcher Pass Estates, Plat 2007-99, into 2 lots and 2 tracts to be known as **HATCHER PASS PARADISE**, containing 61.43 acres +/- . Tract A-1 is a flag lot and the pole portion of the lots overlays a public use easement (N. solid Rock Circle) granted on the Hatcher Pass Estates plat. Located within Sec 34, T19N, R01E, S.M. AK, lying north of E. Edgerton Parks Road and east of N. Mountain Trails Drive. Community Council: Fishhook, Assembly District: #6 Barbara Doty
- B. **ERIC QUAM** (owner/petitioner): The request is to combine Lots 1 & 2, Horseshoe Lake, Plat #72-11, into one lot to be known as **LOT 1A, HORSESHOE LAKE**, containing .94 acres +/- . Located within Sec 12, T17N, R04W, S.M. AK, lying on the north shore of Horseshoe Lake, south of Horseshoe Lake Road. Community Council: Big Lake, Assembly District: #5 Dan Mayfield
- C. **CEDRIC & JOANN KESSLER** (owner/petitioner): The request is to remove the common lot line between Lots 2 & 3, Block 4, Scotwood Estates Division 1, Plat 81-101 to create one lot to be called **LOT 2A, BLOCK 4, SCOTWOOD ESTATES DIVISION 1**, containing 1.93 acres +/- . Located within NW ¼ Sec 26, T18N, R01W, S.M. AK, lying north of Schrock Road and south of Memory Lake. Community Council: Tanaina (Inactive), Assembly District: #6: Barbara Doty
- D. **MICHAEL & SANDY SMITH** (owner/petitioner): The request is to create two new lots from Lot 1, David Smith (Plat 2015-104) and Parcel 4, Waiver 80-52-PWm, to be known as **SMITH-HAGEN Subdivision**, containing 46.60 acres +/- . The centerline of Cottonwood Creek will be the boundary line between proposed Lots 1 & 2. Located within SW ¼ Sec 15, T17N, R01W, S.M. AK, lying southeast of S. Knik-Goose Bay Road and E. Palmer-Wasilla Highway intersection. Community Council: (N/A) City of Wasilla, Assembly District: #4 Steve Colligan

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

- E. **EARL JOSEPH BOONE** (owner/petitioner): The request is to create three lots from Tract D, ASLS 87-50, Plat No. 89-11, to be known as **BOONE HOMESTEAD**, containing 39.39 acres +/- . This case is being heard under MSB 43.20.055(D) Replatting remote recreational parcels. Located within Sec 06, T20N, R09W, F.M. AK, lying northwest of Milepost #190 Parks Highway, northwest of the Alaska Railroad and northwest of the middle fork of the Chulitna River in the Broad Pass area. Community Council: N/A, Assembly District: #7: Randall Kowalke

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.