

**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*

**NOVEMBER 9, 2016  
CONFERENCE ROOM 110  
REGULAR MEETING  
8:30 A.M.**

**1. INTRODUCTION**

A. Introduction of Staff.

**2. PUBLIC HEARINGS**

- A. **ROSS & CANDACE KOPPERUD** (owner/petitioner): The request is to divide Parcel 2, Waiver 78-6-PWm, into three lots to be known as **KOPPERUD KIDS**, containing 9.28 acres +/- . Located within SE ¼ Sec 35, T18N, R02E, S.M. AK, lying north of Smith Road and east of the Old Glenn Highway. Community Council: Lazy Mountain, Assembly District: #1 Jim Sykes
- B. **THOMAS ROSEN** (owner/petitioner): The request is to divide Tract 8, Fairview Estates, Plat 72-62 into 2 lots to be known as **LOTS 1 AND 2, FAIRVIEW ESTATES 3**, containing 28.52 acres +/- . A single access point for both lots from W. Fairview Loop is shown on the plat. Located within Sec 28, T17N, R01W, S.M. AK, lying north of W. Fairview Loop and east of W. Clydesdale Drive. Community Council: Knik-Fairview, Assembly District: #3 George McKee
- C. **LATITUDE NORTH CONSTRUCTION, LLC** (owner/petitioner): The request is to divide Parcel 6, Waiver 2013-108-PWm, into 2 lots and 1 tract to be known as **TEX-AL ESTATES**, containing 16.77 acres +/- . Located within NW ¼ NE ¼ Sec 17, T18N, R01E, S.M. AK, lying on the southeast corner of Wasilla-Fishhook Road and Tex-Al Drive intersection. Community Council: Fishhook, Assembly District: #6 Barbara Doty

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.