

**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*

**JANUARY 29, 2020  
CONFERENCE ROOM 110  
REGULAR MEETING  
8:30 A.M.**

**1. INTRODUCTION**

A. Introduction of Staff

**2. PUBLIC HEARINGS**

**A. MAYNARD TAYLOR:** The request is to divide ASLS 77-040 (Plat #79-112) into two lots to be known as **TAYLOR POND**, containing 4.99 acres +/- . This project is located west of Oilwell Road and south of Petersville Road (Tax ID #17440000000), within Section 34, Township 25 North, Range 08 West, Seward Meridian. Assembly District #7 Tam Boeve

**B. HANSON LAND SOLUTIONS / KENDALL ELDRIDGE:** To subdivide Tract A, ASLS 82-086 (Plat #84-16) into three lots to be known as **ELDRIDGE SUBDIVISION**, containing 39.63 acres +/- . This project is located north of Petersville Road and east of Seventeen Mile Creek (Tax ID #2714000T00A), within Section 23, Township 26 North, Range 07 West, Seward Meridian. Community Council: Trapper Creek and in Assembly District #7 Tam Boeve

**C. TIMOTHY JAMES & MEGHAN KATHRYN DELAND:** The request is to create two lots from Lot 6, Block 3, Lepak Subdivision, Phase 1, Plat No. 82-91, to be known as **DELAND ESTATES**, containing 2.1 acres +/- . The project is located east of E. Outer Springer Loop, west of the Matanuska River and north of E. Lawalter Road and directly east of N. Deland Street (Tax ID # 52329B03L006), within the NW ¼ NW ¼ Section 10, Township 17 North, Range 02 West, Seward Meridian. Assembly District #2 Stephanie Nowers

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 Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3 minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **Public hearing is closed by the Officer.** No further public input is appropriate.
- **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 for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken weather it passed or failed.
  - Decisions are final, unless reconsidered by the platting board MSB 43.35.005 or appealed to board of adjustments and appeals. MSB 43.35.015