

**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*

**FEBRUARY 26, 2020
CONFERENCE ROOM 110
REGULAR MEETING
8:30 A.M.**

1. INTRODUCTION

A. Introduction of Staff

2. PUBLIC HEARINGS

A. MATANUSKA-SUSITNA BOROUGH: The request is to divide Tax Parcel D15 (Parcel 1 of MSB Waiver 84-12-PWm, recorded as 84-33W), into two lots to be known as **STRINGFIELD**, containing 65.62 acres +/- . Pioneer Peak Elementary School is located on proposed Lot 2. No alteration to school property is proposed. This project is located north of the Palmer-Wasilla Highway, bisected by N. Stringfield Road (Tax ID #18N01E34D015), within Section 34, Township 18 North, Range 01 East, Seward Meridian. Community Council: Gateway and in Assembly District #1 Tim Hale

B. MATANUSKA-SUSITNA BOROUGH: The request is to create 4 lots from a combination of Lots 7, 8, & 9, Block 4 and Lots 9, 14, 15, 16, 18, & 19, Block 5, Windsong Subdivision, Plat 76-110, to be known as **MSB-WINDSONG I**, containing 4.87 acres +/- . This project is located northwest of S. Old Glenn Highway and east of S. River Drive (Tax ID # 1169B4L007, 1169B04L008, 1169B04L009, 1169B05L009, 1169B05L014, 1169B05L015, 1169B05L016, 1169B05L018, 1169B05L019); located within the SE ¼ Section 08 and NE ¼ Section 17, Township 16 North, Range 02 East, Seward Meridian. Community Council: South Knik and in Assembly District #1 Tim Hale

C. MATANUSKA-SUSITNA BOROUGH: The request is to create 4 lots from a combination of Lots 3 & 4, Block 2 and Lots 1, 2, 3, 4, 8, 9, & 47, Block 10, Windsong Subdivision, Plat 76-110, to be known as **MSB-WINDSONG II**, containing 4.86 acres +/- . This project is located northwest of S. Old Glenn Hwy and along S. River Dr. (1169B02L003, 1169B02L004, 1169B10L001, 1169B10L002, 1169B10L003, 1169B10L004, 1169B10L008, 1169B10L009, 1169B10L047); located within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian. In the Community Council: South Knik and in Assembly District #1 Tim Hale

D. SERGEI PROKOSHEV: The request is to divide Lot 5, Block 1, Rambling Hills Estates, Phase 1, Plat 2004-86, into two lots to be known as **STARS AND STRIPES**, containing 3.66 acres +/- . This project is located west of S. Foothills Boulevard and north of W. Lollybrock Drive (Tax ID #5549B01L005); within the NE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian. In Community Council: Knik-Fairview and in Assembly District #5 Dan Mayfield

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 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