

**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*

**MARCH 11, 2020
CONFERENCE ROOM 110
REGULAR MEETING
8:30 A.M.**

1. INTRODUCTION

A. Introduction of Staff

2. PUBLIC HEARINGS

- A. KIRK AND KATHERINE ZERKEL:** The Request is to divide Tax Parcel C5 (Govt Lot 4) into two lots to be known as **ZERKEL ESTATES**, containing 35.95 acres +/- . This project is located east of Mile 3 of N. Palmer-Fishhook Road and east of N. Tazlina Drive (Tax ID #18N02E18C005); within Section 18, Township 18 North, Range 02 East, Seward Meridian. Community Council: Farm Loop and in Assembly District #1 Tim Hale
- B. DUSTIN CZECHOWICZ:** The request is to divide Tax Parcel B6 (Parcel A, MSB Waiver 75-49, recorded as 79-212W) into three lots, to be known as **TIMBER ARROW**, containing 4.34 acres +/- . This project is located southeast of the intersection of E. Palmer-Wasilla Highway and N. Vroman Drive (Tax ID #17N01E02B006); within Section 02, Township 17 North, Range 01 East, Seward Meridian. Community Council: Gateway and in Assembly District #2 Stephanie Nowers
- C. GARY B. JONES:** The request is to create one lot from Lots 2, 3 & 4, Block 4, On the Iditarod, Plat # 93-25 to be known as **ALASKAN GARDENS**, containing 7.68 acres +/- . This project is located directly west of S. Malemute Run Drive and northwest of S. Knik-Goose Bay Road (Tax ID #'s 4125B04L002, 4125B04L003 & 4125B04L004); within Section 24, Township 16 North, Range 03 West, Seward Meridian. Community Council: Knik-Fairview and in Assembly District #5 Dan Mayfield
- D. SCOTT & MICHELLE WIRTANEN:** The request is to divide Tax Parcel B5 into four lots to be known as **SILVER BLUFF ESTATES**, containing 9.64 acres +/- . All lots will share one common access point onto the Glenn Highway. This project is located southeast of N. Glenn Highway and east of N. Soapstone Road (Tax ID #18N02E10B005), within Section 10, Township 18 North, Range 02 East, Seward

Meridian. Community Council: Buffalo-Soapstone and in Assembly District #1 Tim Hale

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