

**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

Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer

**AUGUST 26, 2020
REGULAR MEETING
8:30 A.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

1. INTRODUCTION

A. Introduction of Staff

2. PUBLIC HEARINGS

A. NORTHGATE ALASKA: The request is to create two lots from Tract B, Gemstone Estates, Phase 1, Plat No. 2006-91, to be known as **NORTHGATE ALASKA**, containing 58.99 acres +/- . The plat is located west of N. Tait Drive and south of E. Seldon Road, (Tax ID # 55890000T00B); within the N ½ Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly District #3 George McKee

B. HOWARD ALLEN JANNECK JR. & VICKI LOU JANNECK: The request is to create two lots from Parcel #4, MSB Waiver #84-77-PWm. Resolution Serial No. 84-175W, to be known as **PEACEFUL MEADOWS**, containing 106.57 acres +/- . The plat is located southeast of W. Beverly Lake Road and north of W. Karen Street, (Tax ID # 218N02W35B016); within the SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council: Meadow lakes and in Assembly District #7 Tam Boeve

C. NORTHLAND HOMES, LLC; JUSTIN & AMANDA MORGAN AND MORRIS & SHARRON MORGAN: The request is to adjust the common lot line between Lot 1, North Country Estates Add #2, Phase 1, Plat 84-267, and Lot 4A, Block 5, North Country Estates, Plat 98-28, to be known as **LOTS 1A & 4B, NORTH COUNTRY ESTATES**, containing 1.95 acres more or less. Located directly north and west of the intersection of S. Lakewood Drive and W. Harvest Loop (Tax ID# 2863000L001, 3636B05L004A);

within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: N/A and in Assembly District #4 Ted Leonard

The Abbreviated Plat Hearing will convene the public hearing at **8:30 a.m.** on **August 26, 2020**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>. **Please follow all public protocols in relation to the mandates regarding Covid-19.**

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