

**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

**SEPTEMBER 2, 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. GREG FRANCOIS & CHERYL STEVENSON: The request is to create one lot from Lots 1 & 2, Block 1, Vail Estates Addition #1, Plat #2015-121 to be known as **LOT 1A, BLOCK 1, VAIL ESTATES ADDITION #1**, containing 1.92 acres +/- . The property is located south of Wolf Creek Road and north of Aspen Ridge Road (Tax ID # 7462B01L001 & 7462B01L002); within the SE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner

B. JOHN TWELVETREES: The request is to create one lot from Lots 4 & 5, Block 3, Hatcher View, Plat No. 77-7, to be known as **LOT 4A HATCHER VIEW**, containing 1.85 acres +/- . The plat is located north of N. Wasilla Fishhook Road and northeast of N. McCassey Drive (Tax ID #s 51280B03L004-L005); within the SW ¼ Section 03, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council Fishhook and in Assembly District #6 Jesse Sumner

C. LANIKAI ESTATES, LLC: The request is to create four lots from Tax Parcel A7, to be known as **LANIKAI ESTATES**, containing 20 acres +/- . The plat is located north of N. Farm Loop, west of N. Britchenstrap Drive, and west of E. Wagonwheel Drive (Tax ID # 118N02E18A007); within the E ½ NW ¼ NE ¼ and the E ½ SW ¼ NE ¼ Section 18, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and in Assembly District #1 Tim Hale

The Abbreviated Plat Hearing will convene the public hearing at **8:30 a.m.** on **September 2, 2020**, in the **Assembly Chambers** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. **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