

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

JANUARY 7, 2016

The *borough staff recommendations* related to petitions being considered by the platting board will be available at least five days prior to the scheduled consideration. It is the responsibility of the petitioner to review the recommendations prior to consideration.

The Platting Division shall transcribe official actions of the board. Conversation, discussion and testimony will be recorded and saved on tape.

Access and ability to have needed information from the tapes (ex. appeals) will be made available to the petitioner by the Platting Division upon request.

All decisions as to approval or disapproval of a subdivision, vacation, elimination, public use easement, variance, right-of-way, or airport acquisition plat by the platting board shall be final unless a *petition for reconsideration* is submitted to the Platting Division within fifteen days of the date of the written *notification of platting board action*, or an appeal filed with the board of adjustments and appeals in accordance with MSB 15.39.

PUBLIC HEARING PROCEDURES

1. Chair states item to be addressed.
2. **Public Hearing Notices:** Secretary states number of public hearing notices sent out, date sent, and responses thereto.
3. **Staff Report:** The Platting Technician gives an overview of the project for the platting board and the public.
4. **Chair opens the public hearing:** The Chair may ask petitioner to give a short overview prior to public input.
5. **Public Testimony:** Members of the public are invited to sign in and testify before the board. Board members may have questions for the person testifying. Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Chairman.
6. **Public hearing is closed by the chair.** No further public input is appropriate.
7. **Petitioner Comments:** Petitioner, or his/her representative, comes before the board to discuss staff recommendations and compliance with Title 43 and other applicable regulations. Testimony is limited to five (5) minutes. The time limit may be extended at the discretion of the Chairman.
8. **Motion, Discussion & Vote:** Motion is made and seconded by board members. No further unsolicited input from petitioner is appropriate.

Platting board discusses motion and votes; four affirmative votes are necessary for approval of the proposed action. Decisions are final, unless reconsidered by the platting board or appealed to board of adjustments and appeals.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD AGENDA**

PLATTING BOARD

Jay Van Diest, Chairman
Tait Zimmerman, Vice Chairman
Stan Gillespie
Jordan Rausa
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2
District #2, Vacant
District #6, Vacant
District #7, Vacant



PLATTING DEPARTMENT

TBA, Platting Officer
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

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

**JANUARY 7, 2016
ASSEMBLY CHAMBERS
REGULAR MEETING
1:00 P.M.**

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Administrative Specialist)
- B. Pledge of Allegiance
- C. Approval of the Agenda

2. APPROVAL OF MINUTES

- A. December 17, 2015

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **NORTHGATE ALASKA** (owners/petitioners): The request is to create four lots from Tract A-1, Finger Lake Addition #3, Plat No. 88-5, to be known as **NORTHGATE**, containing 10.875 acres +/- . Lot 2 is a flag lot, allowed under MSB 43.20.300(D). Petitioner is requesting the vacation of the 15' wide Screening Easement to dedicate 20' of right-of-way for N. Keith Street. Located within NW ¼ NW ¼ Sec 33, T18N, R01W, S.M. AK, lying east of N. Keith Street and south of E. Bogard Road. Community Council: North Lakes, Assembly District: #6: Barbara Doty. Continued from the October 15, 2015 Platting Board Meeting.
- B. **HANSINI, LLC** (owners/petitioners): The request is to subdivide parcel 1, MSB 40 acre exemption, 2012-65-EXM @ 2012-017830-0 into a 32 lot, two-phase master plan to be known as **VAIL ESTATES ADDITION 2**, containing 39.98 acres +/- . Located within W ½ NW ¼ SW ¼ Sec 15, T18N, R01E, S.M. AK, lying west of E. Wolf Creek Road and north of N. Tahoe Drive. Community Council: Fishhook, Assembly District: #6: Barbara Doty
- C. **TERRY OLSON** (owners/petitioners): The request is to divide Lot 1, Block 1, Rancho Santa Fe Estates (Plat #2004-213) into 5 lots to be known as **OLSON ESTATES**, containing 46.91 acres +/- . Access is via E. Santa Fe Circle, a private road. Located within E ½ Sec 26, T19N, R01EW, S.M. AK, lying north of E. Santa Fe Circle and east of

N. Palmer-Fishhook Road. Community Council: Fishhook, Assembly District: #6:
Barbara Doty

- D. **STATE OF ALASKA DEPT. OF NATURAL RESOURCES** (owners/petitioners): The request is to obtain preliminary approval for the state to offer up to 30 Remote Recreational Cabin Sites (RRCS) for staking, the area to be known as **MONUMENT CREEK RRCS**, containing 5,180.00 acres +/- . Each staking area will be between 10-20 acres and access will be by fly-in or boat only. Additional legal access to, within, and through the project area is via travel across unreserved state owned land, along section line easements, or other easements reserved in conveyance to third parties. Located within Sec 01-06, 11 & 12, T19N, R08E and Sec 06 & 07, T19N, R09E and Sec 33 & 35, T20N, R08E, S.M. AK, lying south of the Matanuska River. Community Council: Out of Area, Assembly District: #1: Jim Sykes
- E. **MATANUSKA SUSITNA BOROUGH** (owners/petitioners): The request is to create a plat of Government Lot 3 to comply with the State of Alaska requirement that the land be surveyed so the borough can receive patent to the land through the Municipal Entitlement Process, to be known as **ASLS 2014-24**, containing 30.89 acres +/- . Located within SW ¼ Sec 19, T20N, R08E, S.M. AK, lying north of Mile 91 N. Glenn Highway. Community Council: Glacier View, Assembly District: #1: Jim Sykes. Continued from the Abbreviated Plat Hearing of the Platting Officer December 2, 2015.
- F. **KURT & JEANNETTE NEWCOMB** (owners/petitioners): The request is to subdivide Parcel A of MSB Waiver 2000-94-PWm, recorded at Book 1080, Page 181, into 4 lots to be known as **TIDEWATER ESTATES**, containing 9.58 acres +/- . Located within SW ¼ SW ¼ Sec 02, T16N, R02W, S.M. AK, lying south of S. Hayfield Road. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield

5. MISCELLANEOUS

- A. Work Session on proposed amendments and changes to Title 43.

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

9. BOARD COMMENTS

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (www.matsugov.us), or at various libraries within the borough.