

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD  
AGENDA**

**REGULAR MEETING**

**1:00 P.M.**

**MARCH 3, 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 process the official actions of the board. Conversation, discussion and testimony will be recorded and saved on record.

Access and ability to have needed information from the recordings (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  
LaMarr Anderson  
Jordan Rausa  
Patrick Johnson  
Marty Van Diest, Alt #1  
Gregory Pugh, Alt #2  
District #7, Vacant



**PLATTING DEPARTMENT**

Eileen Probasco, Acting 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*

**MARCH 3, 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. February 4, 2016

**3. UNFINISHED BUSINESS**

**4. PUBLIC HEARINGS**

- A. 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 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. *This was continued from the January 7, 2016 Platting Board Hearing and is moved from the February 18, 2016 Platting Board Hearing to March 3, 2016 Platting Board Hearing.* 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: Glacier View, Assembly District: #1: Jim Sykes
  
- B. 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 +/- . A variance from MSB 43.20.120, Legal Access, is requested to allow access to the proposed lots from a platted private road, E. Santa Fe Circle. This case was continued from January 7, 2016 public hearing. Located within E ½ Sec 26, T19N, R01E, 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

- C. JUSTIN HATLEY** (owners/petitioners): The request is for a variance from MSB 43.20.140, Physical Access, to allow a substandard intersection including a tangent and curve length less than required in the MSB Subdivision Construction Manual. The placement of the intersection is per MSB recommendation to better satisfy safe sight distances. If approved, the petitioner would be bringing in a preliminary plat to divide Tract 1, Dewy's Garden Addition #4 using this access for three lots. Located within E ½ SW ¼ Sec 07, T17N, R03E, S.M. AK, lying east of E. Maud Road. Community Council: Butte, Assembly District: #1: Jim Sykes
- D. P & J HOMES INC, ET AL** (owners/petitioners): The request is to divide Units 1-6 and Parcel B10 into 15 lots to be known as **BIRCHWOOD ESTATES**, containing 19.93 acres +/- . The parcel is currently configured as Birchwood Estates Condos, Units 1-6. Located within W ½ NE ¼ NW ¼ Sec 16, T18N, R01E, S.M. AK, lying south of E. Tex-Al Drive. Community Council: Fishhook, Assembly District: #6: Barbara Doty
- E. BLUE GLACIER LLC JESSE OLSEN** (owners/petitioners): The request is to create six lots, by redrawing lot lines, from Lots 1-6 Blue Glacier Subdivision, Plat No. 2015-12, to be known as **BLUE GLACIER NO. 2**, containing 15.402 acres +/- . Access is via N. Discover Hill Street and W. Shalynn Circle, both City of Wasilla owned and maintained streets. Located within SE ¼ NE ¼ Sec 05, T17N, R01W, S.M. AK, lying north of W. Shalynn Circle and West of N. Lucus Road. In the City of Wasilla, Assembly District: #4: Steve Colligan
- F. NORTHGATE ALASKA** (owners/petitioners): The request is to create four lots from Tract A-1, Finger Lake Southview Addition #3, Plat No. 88-5, to be known as **NORTHGATE**, containing 10.875 acres +/- . 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, R01E, S.M. AK, lying east of N. Keith Street and south of E. Bogard Road. Community Council: North Lakes, Assembly District: #6: Barbara Doty
- G. MARK & LESLIE DINKEL** (owners/petitioners): The request is to create six lots from parcels #1 and #2, MSB Waiver 94-27PWm, recorded at Book 786, Page 109, excepting therefrom all the portion deeded to the State of Alaska by deed recorded Book 70, Page 490, to be known as **DANDY BLUFFS**, containing 99.53 acres +/- . Access is via E. Fairview Loop Road and a 90' wide Public Use Easement to be granted. Petitioner is proposing to dedicate the 33' wide Section Line Easement to the State. Located within N ½ Sec 27, T17N, R01W, S.M. AK, lying south of E. Fairview Loop and S. Inlet Vista Circle. Community Council: Knik-Fairview, Assembly District: #3: George McKee
- H. JEFFREY CALLISON** (owners/petitioners): The request is to create three lots from Tax Parcel A4, to be known as **GRANITE CREEK MEADOWS**, containing 76.92 acres +/- . Access is via N. Glenn Highway and a 60' x 330' Public Use Easement to be granted. Petitioner is proposing to dedicate the easement of the N. Glenn Highway as right-of-way to the State. Located within N ½ Sec 24, T19N, R03E, S.M. AK, lying northeast of the N. Glenn Highway and the Matanuska River. Community Council: Sutton/Alpine, Assembly District: #1: Jim Sykes

## 5. MISCELLANEOUS

## 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](http://www.matsugov.us)), or at various libraries within the borough.