

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

MARCH 17, 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 17, 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. March 3, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. HARVEY LONGENECKER** (owners/petitioners): The request is to create nine lots from Tract A, Rocking B Subdivision, Plat No. 2010-25 to be known as **LONGENECKER HOMESTEAD**, containing 150 acres +/- . Access is W. Carmel Road, S. Mud Shack Circle (both MSB maintained streets) and from a proposed cul-de-sac, approximately 700' long. Petitioner is proposing to dedicate the public use easement of S. Mud Shack Circle. Located within SW ¼ SW ¼, the NW ¼ SW ¼, and the NE ¼ SW ¼ Sec 32, T17N, R02W, S.M. AK, lying north of W. Carmel Road. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield

- B. CITY OF WASILLA** (owners/petitioners): The request is to create a 60' wide public use easement through Tax Parcel A6, to be known as **E. DEPOT ROAD**. Located within Sec 10, T17N, R01W, S.M. AK, lying across the Parks Highway from Wasilla Lake and east of S. Susitna Avenue. In the City of Wasilla, Assembly District: #4: Steve Colligan

- C. 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. Continued from the March 3, 2016 Platting Board Hearing.

D. ARC LAND DEVELOPMENT LLC (owners/petitioners): The request is to divide parcel #2 of MSB Waiver 76-67 into 2 tracts to be known as **VISTA ROSE SUBDIVISION**, containing 4.71 acres +/- . Variances are requested from MSB 43.20.120 & 43.20.140 to allow for sub-standard legal and physical access to the westernmost lot. City of Wasilla supports the proposed plan since the future development of the two lots will function as one development after construction. Located within SE ¼ NE ¼ Sec 04, T17N, R01W, S.M. AK, lying north of W. Nelson Avenue and directly west of N. Lucille Street. In the City of Wasilla, Assembly District: #4: Steve Colligan

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), or at various libraries within the borough.