

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD  
AGENDA**

**REGULAR MEETING**

**1:00 P.M.**

**APRIL 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 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**  
Fred Wagner, 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*

**APRIL 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. March 17, 2016

**3. UNFINISHED BUSINESS**

**4. PUBLIC HEARINGS**

**A. BONNIE B. GROVER, TRUSTEE & REVOCABLE TRUST** (owners/petitioners):

The request is to create six lots from Parcel #2, MSB Waiver 77-56, recorded as 77-123W, to be known as **SUNLIT FIELDS**, containing 5 acres +/- . Access will be from a newly created street, N. Sunlit Circle. Lots will be connected to the City of Palmer water system. Located within SW ¼ NE ¼ Sec 32, T18N, R02E, S.M. AK, lying west of N. Glenn Highway and south of E. Scott Road. Community Council: N/A, Assembly District: #2: Matthew Beck

**B. DOUGLAS & PAULA ABBAS AND WILLIAM & ELAINE LOEW**

(owners/petitioners): The request is to reconfigure Parcels B & C of MSB Waiver 83-126-PWm, recorded as 83-268W, into two lots to be known as **ABBAS ACRES**, containing 20 acres +/- . This action will resolve a structural encroachment over the common property line. Fly-in access to the unnamed lake exists. Located within NE ¼ SW ¼ Sec 33, T16N, R03W, S.M. AK, lying north of Point MacKenzie Road and west of S. Lewis Loop. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield

**C. STATE OF ALASKA, DNR** (owners/petitioners): The request is to vacate the 50' wide Section Line Easements within Lots 1, 2, 6, 12, 13 & 14, **US SURVEY 3504** and replace them with 100' wide Public Access Easements and Utility Easements along property lines to unencumber the potential building sites and allow for better, more efficient use of the

property. Located within Sec 01, T06N, R08W and Sec 06 & 07, T06N, R07W, C.M. AK, lying along the western shore of Lake Louise. Community Council: Louise/Susitna, Assembly District: #1: Jim Sykes

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