

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

MAY 5, 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
Amy Hansen
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2



PLATTING DEPARTMENT

Fred Wagner, Platting Officer
VickieLee Fenster, Platting Assistant
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*

**MAY 5, 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. April 21, 2016

3. UNFINISHED BUSINESS

- A. **ARCTIC DEVCO, INC.** (owners/petitioner): The request is to modify **THE RANCH MASTER PLAN PHASING** to allow development of an additional 20 lots prior to the completion of Trunk Road South with the agreement that all traffic related to these lots are directed to only use Nelson Road for ingress and egress from the Ranch Subdivision, containing 973.21 acres +/- . The lots to be developed would be located on the south side of Nelson Road and east of Machtetanz Elementary School. Located within Sec 17, 19, 20 & 21, T17N, R01E, S.M. AK, lying south and west of the Alaska Railroad and bisected by Wasilla Creek. Community Council: Gateway, Assembly District: #3: George McKee

4. PUBLIC HEARINGS

- A. **MATTHEW C. KNEPPER** (owners/petitioners): The request is to vacate an unconstructed 20' wide portion E. Radon Drive right-of-way and combine Lots 5, 8, 13A & 14, Barry's Finger Lake #2, Plat #61-56, to create a new lot to be known as **LOT 5A, BARRY'S FINGER LAKE #2**, containing 1 acre +/- . This case will be heard under MSB 43.15.065, Waiver of Standards for Re-Subdivision of Substandard Lots, as these lots were created in 1961, prior to borough incorporation. Current access is from a common driveway with adjoining Lot 6 onto E. Bogard Road. Located within Sec 33, T18N, R01E, S.M. AK, lying south of Bogard Road, east of Cottonwood Creek, with shoreline on Finger Lake. Community Council: North Lakes, Assembly District: #3: George McKee

- B. **NANCY MITCHELL & KENNETH R. ADAMS REVOCABLE TRUST** (owners/petitioners): The request is to create five lots from Lots 1, 2 and 6, Block 1, and Tract A, Sandy Shores, Plat No. 85-90, refiled as 85-188, to be known as **TRACTS A1-A5, SANDY SHORES**, containing 152.56 acres +/- . Access is water access from DeLyndia Lake. Located within SW ¼ Sec 02, NW ¼ Sec 11, NE ¼ Sec 10, and SE ¼ Sec 03, T17N, R05W, S.M. AK, lying on the western and southern shore of Delyndia Lake, southeast of Red Shirt Lake and northwest of Big Lake. Community Council: Big Lake, Assembly District: #5: Dan Mayfield
- C. **NORTHGATE ALASKA** (owners/petitioners): The request is to create a 60' wide, 300' long Public Use Easement with a T-turnaround, in the northeast corner of Tract B, Gemstone Estates, Phase 1, to be known as **N. NORTHGATE PLACE**. Located within NE ¼ NE ¼ Sec 31, T18N, R01E, S.M. AK, lying west of E. Bogard Road, east of N. Tait Drive and south of E. Seldon Road. Community Council: North Lakes, Assembly District: #3: George McKee
- D. **JOHNNIE & ANNETTE JOHNSON** (owners/petitioners): The request is to create two lots from Parcel No. 3, MSB Waiver 80-36-PWm, recorded as 89-78W, to be known as **WINDY RIDGE**, containing 4.98 acres +/- . Access is from N. Sandra J. Circle. Petitioner will be constructing a 60' T-turnaround. Located within NE ¼ SW ¼ Sec 20, T18N, R02E, S.M. AK, lying west of N. Glenn Highway and the Matanuska River, north of N. Palmer-Fishhook Road and west of N. Sandra J. Circle. Assembly District: #1: Jim Sykes
- E. **CRAIG RAPPE AND OLYMPIC INVESTMENTS LLC** (owners/petitioners): The request is to vacate the western portion of W. Olympic Circle and create four lots from Tract 2, Naomi, Plat No. 73-86 and Lot 3D, Olympic, Plat No. 2006-214, to be known as **OLYMPIC 2016**, containing 7.08 acres +/- . Lot 3D of Olympic is within the city limits of the City of Wasilla; Naomi is not within the city limits. Located within NW ¼ Sec 12, T17N, R02W, S.M. AK, lying south of W. Parks Highway, north of Alaska Railroad and west of Jacobsen Lake and directly west of S. Lamont Circle. Community Council: Meadow lakes, Assembly District: #4: Steve Colligan

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

- A. **ARC LAND DEVELOPMENT LLC** (owners/petitioners): The petitioner for **VISTA ROSE SUBDIVISION** requests reconsideration from plat conditions 5, 12 and 13. The preliminary plat of Vista Rose and variances from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access were approved by the Platting Board on March 17, 2016 contingent upon 15 conditions. The petitioner requests removal of those conditions that require construction of roads, sewer and water lines be completed prior to plat recordation, containing 4.71 acres +/- . 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. City of Wasilla, Assembly District: #4: Steve Colligan

7. AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)

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.