

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

JUNE 2, 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*

**JUNE 2, 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. May 19, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **DENNIS BYLER** (owners/petitioners): The request is to create twelve lots and one tract from Tax Parcel B4, to be known as **WOODLAND GLADE MASTER PLAN**, containing 22.51 acres +/- . Petitioner will be constructing interior streets for access from W. Conner Court. Petitioner will also dedicate 30' wide right-of-way on the southern boundary and construct W. Dora Circle to Borough residential street standards for a distance of 223'. Petitioner is also applying for variances from MSB 43.20.140 Physical Access and MSB 43.20.060 Dedication to the public. Located within S ½ NW ¼ SE ¼ NW ¼, SW ¼ SE ¼ NW ¼, SW ¼ NE ¼ SE ¼ NW ¼, W ½ SE ¼ SE ¼ NW ¼ of Sec 35, T17N, R02W, S.M. AK, lying west of W. Lupine Lane and W. Fairview Loop. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield

- B. **MARK & ANITA SOQUET AND CARL & LILLIAN STRUBHAR** (owners/petitioners): The request is to create a Public Use Easement within Lot 2, Strubhar, the NE ¼ SE ¼ Section 33 and the NW ¼ SW ¼ Section 34, along the section line common to Sections 33 & 34, to be known as **SOQUET PUE**. The public use easement is of various widths due to topographic constraints. Located within S ½ of Sec 33 & 34, T16N, R04W, S.M. AK, lying north of W. Point Mackenzie Road. Community Council: Pt. Mackenzie, Assembly District: #5: Dan Mayfield

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

6. MISCELLANEOUS

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

7. RECONSIDERATIONS/APPEALS

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.