

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

OCTOBER 20, 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.

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

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
Stan Gillespie
LaMarr Anderson
Jordan Rausa
Patrick Johnson
Vacant Seat
Vacant Seat
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*

**OCTOBER 20, 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. October 6, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **CARL E. POORBOY** (owners/petitioners): The request is to create 8 lots from Parcels 1 & 3, Waiver 2005-194-PWm, to be known as **CP ESTATES**, containing 20 acres +/- . Access for all lots is from S. Goose Creek Road; maintained by Mat-Su Borough. Lots 2 & 3, Block 1 and Lots 2 & 3, Block 2 are flag lots, pursuant to MSB 43.20.300(D). Located within SW ¼ SE ¼ Sec 30, T16N, R03W, S.M. AK, lying directly east of S. Goose Creek Road and north of Point MacKenzie Road. Community Council: Point MacKenzie, Assembly District: #5: Dan Mayfield

- B. **STATE OF ALASKA, DNR** (owners/petitioners): The request is to vacate the 50' wide Section Line Easements within Lots 1, 2, and 20, **US Survey 3494**. The proposed alternate route consists of the two adjoining 50-foot wide Public Access Easements and 15, 20 & 30-foot wide Utility Easements to be dedicated within Lots 2, 3, 6, 8, 9, 11-16, 20, 21A & 21B. This will allow for better, more efficient use of the property. There exists a 50' wide easement upland from the lake and a 100' wide RS2477 trail through Lots 11-22A for public access. Located within Sec 18 & 19,

T06N, R07W, C.M. AK, lying at Dinty lake and west of Lake Louise Airport.
Community Council: Louise, Susitna, Tyone, Assembly District: #1: Jim Sykes

- C. **STATE OF ALASKA, DNR, DIVISION OF MINING LAND AND WATER** (owners/petitioners): The request is to divide Lot 2, ASLS 97-72, plat #2000-93, and Government Lot 4, into 4 lots to be known as **PRAIRIE HOME**, containing 69.18 acres +/- . The petitioner is dedicating the right-of-way for the Parks Highway, that portion of E. Whispering Birch Circle lying within the parent parcel and internal Public Access Easements. For Lots 1, 2 & 3, direct access to the Parks Highway is limited to a common access point and is subject to ADOT&PF Driveway Permitting at such time there is a change in land use, trip generation, or change in highway design which requires use of internal easements. For Lot 4, Access will be limited to E. Whispering Birch Circle. Located within Sec 31, T21N, R04W, S.M. AK, lying west of mile 79 Parks Highway and north of E. Whispering Birch Circle. Community Council: Willow, Assembly District: #7: Randall Kowalke
- D. **LARRY E. & MARY M. WEISHEIM** (owners/petitioners): The request is to create 18 lots from Lot 5, Paradise Lake, Plat No. 71-49, to be known as **PARADISE DREAMS MASTER PLAN**, containing 18.9 acres +/- . Access will be from newly constructed streets. The Master Plan will be in three phases. Petitioner is also proposing to eliminate a 10' wide utility easement on the west, north and east sides, as it will no longer be needed with the granting of 15' wide utility easements adjoining the new streets and south adjoining E. Paradise Lane. Located within Sec 25, T18N, R01W, S.M. AK, lying northwest of N. Wasilla-Fishhook, northeast of Paradise lake and south of E. Paradise Lane. Community Council: N/A, Assembly District: #6: Barbara Doty
- E. **RONALD R. & ALICE M. BICKLEIN; HARRY & JUDI DAVIDSON** (owners/petitioners): The request is to create 18 lots from Tax Parcel D3, to be known as **POUSTINIA NORTH MASTER PLAN**, containing 40 acres +/- . Access will be from newly constructed streets and E. Aspen Ridge Road. The Master Plan will be in five phases. Petitioner is also proposing to vacate the Public Use Easement, as it will no longer be needed with the construction of N. Happy Trail Place. Located within NE ¼ SE ¼ Sec 15, T18N, R01E, S.M. AK, lying directly east of Wolfe lake, west of N. Palmer Fishhook Road, northeast of N. Engstrom Road and north of E. Aspen Ridge Road. Community Council: Fishhook, Assembly District: #6: Barbara Doty

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

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

A. Introduction for the November 3, 2016 Platting Board Hearing (*Informational Only – Subject to change*)

- Button-Bower, Case 2016-133
- E. Valley Crest Drive Vac, Case 2016-139
- 2017 Meeting Schedule

8. BOARD COMMENTS

9. ADJOURNMENT

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.