

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

December 1, 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 Swand Jones Building
350 E. Dahlia Avenue, Palmer*

**DECEMBER 1, 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. November 17, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. SKIP EVANS (owners/petitioners): The request is to divide Parcel 1, MSB Waiver 81-54-PWm, recorded as 81-80W into 6 lots, to be known as **EVANS**, containing 9.64 acres +/- . S. Gardener's Lane and the temporary cul-de-sac will be constructed further north to provide physical and legal access to proposed Lot 6. Currently the buildings on Lots 1 and 4 do not meet the structural setback requirements of MSB 17.55. MSB 43.10.060 allows for approval of a plat of property if the plat will solve one or more violations of borough code. Moving the temporary cul-de-sac north will resolve the setback violations on Lot 4. Located within Sec 06, T25N, R04W, S.M. AK, lying west of S. Tralkeetna Spur, north of E. Woodpecker Avenue at the intersection of W. Gardner's Lane. Community Council: Talkeetna, Assembly District: #7: Randall Kowalke

B. MARC & JEAN DOBKOWSKI (owners/petitioners): The request is to divide Government Lots 5 & 6 into 10 lots to be known as **DOBKOWSKI SUBDIVISION**, containing 64 acres +/- . Located within Sec 04, T16N, R04W, S.M. AK, lying east of

Diamond Lake and south of W. Susitna Parkway. Community Council: Big Lake, Assembly District: #5: Dan Mayfield

- C. ESTHER BAKER & LEONARD J. GRAU JR.** (owners/petitioners): The request is to divide Parcel 1 & 2, MSB Waiver 78-69, recorded as 78-175W, into 3 lots and 1 Tract to be known as **TD BUSINESS PARK**, containing 13.93 acres +/- . Lot 1 will be served by Wasilla municipal water and sewer. Dedication of S. Robert Street and a Public Use Easement extending to E. Palmer-Wasilla Highway is proposed and will provide public right-of-way from the existing signalized intersection to the proposed lots and to the entrance to Home Depot. Located within Sec 10, T17N, R01W, S.M. AK, lying north at the intersection of E. Palmer-Wasilla Highway and S. Roberts Street, east of Knik-Goose Bay Road. Community Council: N/A (City of Wasilla), Assembly District: #4: Steve Colligan

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

5. ITEMS OF BUSINESS & MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

- A. MSB PLATTING STAFF ON BEHALF OF JASON SLOTEN AND JUSTIN HATLEY** (owners/petitioners): The request is to reconsider the Platting Board's approval of Dewy's Garden Addition 5, due to a mistake by Platting Staff with regards to access limitations. Dewy's Garden Addition 5 was approved on October 6, 2016, written decision October 12, 2016, containing 48.18 acres +/- . The reconsideration will allow the "public driveway easement" to be granted by the property's owner as a public use easement. This will provide for adequate public access to the lots. Located within E ½ SW ¼ Sec 06, T17N, R03E, S.M. AK, lying northeast of E. Maud Road. Community Council: Butte, Assembly District: #1: Jim Sykes

7. PLATTING STAFF & OFFICER COMMENTS

- A.** Introduction for the December 15, 2016 Platting Board Hearing (*Informational Only – Subject to change*)
- Hill Top Estates RSB L/1, 10-11 & Vacation, Case 2016-142/143/144
 - Creekside Hts 2016, Case 2016-159
 - Jim-N-I Addition MSP, Case 2016-146

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.