

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

December 15, 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 15, 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. December 1, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

- A. **JAMES & CHERILYN COOPER** (owners/petitioners): The request is to create 27 lots from Tract 1, Jim-N-I (Plat 2015-125), to be known as **JIM-N-I ADDITION 1 MASTER PLAN**, containing 33.9 acres +/- . This is a four phase master plan. Access will be from newly constructed streets. Located within NE ¼ Sec 19, T18N, R01E, S.M. AK, lying east of Wasilla-Fishhook Road, south of Pamela Drive and west of Sorrelwood Street. Community Council: N/A, Assembly District: #6: Barbara Doty

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

B. **WALTER NEWMAN AND ERIC & KELLY MOXLEY** (owners/petitioners): The request is to adjust the right-of-way of W. Lauren Drive, due to an encroachment of the right-of-way setback of a structure on Lot 1. The right-of-way will be adjusted north, thus changing lot lines of Lots 1, 10 and 11, Hilltop Estates, Plat No. 2005-164. The new lots will be known as **LOTS 1A, 10A & 11A, HILLTOP ESTATES**, containing 12.3 acres +/- . The petitioner will also be vacating an existing 15' wide utility easement on the north side of W. Lauren Drive and replacing it with a 15' wide utility easement north adjoining the new right-of-way line. Located within Sec 17, T19N, R04W, S.M. AK, lying east of W. Parks Highway and west of N. Kacey Circle and N. Jesse Circle. Community Council: Willow, Assembly District: #7: Randall Kowalke

- *Does any board member need to disclose ex-parte contact or financial gain conflict for this case.*

C. **AGIM DELOLLI** (owners/petitioners): The request is to divide Tract A Creekside Heights, Plat #2007-49, into 2 lots to be known as **LOTS 1 & 2, CREEKSIDE HEIGHTS 2016**, containing 8.44 acres +/- . The petitioner is requesting a variance from MSB 43.20.300, Lot and Block deign, to allow for the creation of Lot 1 with a flag pole width of less than 30 feet. Lot 1 has 60' of road frontage on S. Creekside Circle, but the pole portion narrows to 25 feet. This petitioner is also requesting a variance from MSB 43.20.140, Physical Access, waiving construction of E. Brome Avenue for access to Lot 2. If approved Lot 2 would not have access to a constructed public road. Located within Sec 17, T17N, R01E, S.M. AK, lying west of Wasilla Creek, north and east of the E. Brome Avenue and S. Creekside Circle. Community Council: Gateway, Assembly District: #3: George McKee

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

5. ITEMS OF BUSINESS & MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

A. Introduction for the January 5, 2017 Platting Board Hearing (*Informational Only – Subject to change*)

- Snider RSB L/20, Case 2016-168
- Gothberg Add 1 RSB L/A-C, Case 2016-101
- Jim-N-I Add 1 MSP, Case 2016-146
- ASLS 2015-11. Case 2016-110

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.