

AGENDA

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

April 6, 2017

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
Roger Purcell
Dennis Vau Dell
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*

**APRIL 6, 2017
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. March 2, 2017

3. UNFINISHED BUSINESS

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

- A. **CITY OF WASILLA, CHRIST FIRST UNITED METHODIST CHURCH, AND ALLEN & JANICE SWARZBACKER** (owners/petitioners): The request is to realign the intersection of S. Knik-Goose Bay Road and W. Fairview Loop by vacating a portion of W. Fairview Loop, dedicating additional right-of-way and replatting 6 existing lots into 3 lots and 1 tract, to be known as **OLD KNIK ROAD**, containing 19.70 acres +/- . The request also includes eliminating a portion of a 15' platted utility easement (Plat 70-8) within that portion being dedicated as right-of-way. Located within Sec 09, T17N, R01W, S.M. AK, lying at the intersection of W. Fairview Loop and S. Old Knik Road and southeast of S. Knik-Goose Bay Road. Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield. The case was continued from the September 1, 2016 platting board hearing.

4. PUBLIC HEARINGS

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 April 20, 2017 Platting Board Hearing (*Informational Only – Subject to change*)
 - No Cases at this time

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.

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 2, 2017, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by Chair Jay Van Diest.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Jay Van Diest, District #1 (Chair)
Mr. LaMarr Anderson, District #2
Mr. Stan Gillespie, District #3
Mr. Dennis Vau Dell, District #5
Mr. Patrick Johnson, District #6
Mr. Roger Purcell, District #7

Platting Board member excused or absent:

Mr. Marty Van Diest, Alternate 1 - Excused
Mr. Gregory Pugh, Alternate 2 - Excused
Mr. Jordan Rausa, District #4 (Vice Chair) - Absent

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician
Ms. Cheryl Scott, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Jay Van Diest inquired if there were any changes to the agenda.

- A presentation from Development Services to be given at the beginning of the meeting.

GENERAL CONSENT: The agenda was approved with changes without objection.

2. APPROVAL OF MINUTES

None

3. UNFINISHED BUSINESS

None

PRESENTATION:

- Tauunie Boothby, from Development Services, gave a FEMA presentation to the platting board.

Mr. Anderson arrived at the meeting.

4. PUBLIC HEARINGS

A. WIND SHADOW ESTATES

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 57 public hearing notices were mailed out on February 8, 2017, to this date there has been no returns, 1 objection, 1 non-objection, and 1 concern.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2016-165.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Lucille Frey

- Had her property surveyed, and is concerned about traffic coming onto the easement that is on her property.

Chair Jay Van Diest

- Closed the public hearing.

Tendra Nicodemus (Petitioner's Representative)

- Would like to add a sentence to recommendation #6.

MOTION:

- Johnson moved to approve the preliminary plat for Wind Shadow Estates. The motion was seconded. Add sentence to recommendation #6 and modify finding #4.

DISCUSSION:

- Discussion on the difference between an easement and a right-of-way with a dedication or without a dedication.

RECOMMENDATIONS:

- Add to #6: or negotiate with MEA regarding placement of utility easement serving lots 4 & 6.

FINDINGS:

- Modify #4: One non-objection and one concern was received from the general public in response to the Notice of Public Hearing.

VOTE:

- The motion passed with all in favor. There are 9 findings.

TIME: 1:52 P.M.

CD: 0:50:32

B. OVERLOOK BUSINESS PARK PLAT NOTE

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 92 public hearing notices were mailed out on February 8, 2017, to this date there have been 3 returns, no objections, 1 non-objection, and no concerns.

Cheryl Scott, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-007.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Jeff Hatt (Petitioner)

- The City of Wasilla has seen the proposed draft with driveways and approves the removal of the plat note.
- Agrees with the recommendations.

MOTION:

- Johnson moved to approve the request to remove plat note #9 and replace it with the standard land use plat note for Overlook Business Park. The motion was seconded. Add finding #8.

FINDING:

- Add #8: The City of Wasilla had no objections or concerns.

VOTE:

- The motion passed with all in favor. There are 8 findings.

TIME: 2:04 P.M.

CD: 01:02:06

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

- There will be 4 cases to be heard at the next platting board meeting.
- There are no cases at this time for April 6, 2017. Will notify the board members about a work session or cancel the April 6, 2017 meeting.
- The Administrative Specialist reminded the board that the platting board packet will be mailed to each member and they will be responsible for their own books.

8. BOARD COMMENTS

- Gillespie will be gone for the Meetings of April 20th and May 4th.
- Purcell will be gone for the Meeting for March 16th.
- Jay Van Diest appreciated the FEMA presentation.

9. ADJOURNMENT

- With no further business to come before the Platting Board, Chairman Jay Van Diest adjourned the meeting at 2:10 p.m. (CD: 01:09:02)

Jay Van Diest, Chairman

Attest:

Sloan Von Gunten
Administrative Specialist

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MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

MEMORANDUM

Date: April 6, 2017

To: Platting Board

From: Peggy Horton, Platting Technician

RE: Old Knik Road Case #2016-091

The Platting Board continued this case to April 6, 2016 to allow for a redesign. That redesign is progressing, but not ready for public hearing yet. The petitioner and the Platting Staff have agreed to a 6-month continuance to allow for the redesign to progress; therefore, staff requests a continuance until October 5, 2017, with an option to proceed earlier if all parties are prepared.

Suggested motion: "I move to continue the public hearing for Old Knik Road, located within Section 19, Township 17 North, Range 1 West, Seward Meridian, Alaska, until October 5, 2017 with the option to proceed earlier if all parties are prepared."