

# MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

## PLATTING BOARD

Jordan Rausa, Chairman  
LaMarr Anderson  
George Thompson  
Pio Cottini  
Dennis Vau Dell  
Wilfred Fernandez  
John Shadrach, Alt #2  
Justin Hatley, Alt #1  
Vacant, Seat #3



## PLATTING DIVISION

Fred Wagner, Platting Officer  
Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician  
Sloan Von Gunten, Platting Div. Specialist

*Video Conference in the  
Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

## MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA MAY 13, 2020

### 1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

### 2. APPROVAL OF MINUTES

- A. February 20, 2020
- B. March 5, 2020

**MSB Code 20-076** Due to state Mandate 9.1.2, all testimony will be taken telephonically; there will not be public attendance at the meeting.

### 3. AUDIENCE PARTICIPATION

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)
- B. **ALL PUBLIC HEARING TESTIMONY AND AUDIENCE PARTICIPATION** (Three minutes per person on Agenda Items being heard)

- Platting Board Chair to read Ex-Parte & Interest Memo.

### 4. UNFINISHED BUSINESS

- A. **RANDALL MARTIN:** The request is revise Martin Heights Master Plan and Phase 1, Plat 2017-64, to eliminate all but one lot and one tract, vacate the platted rights-of-way and eliminate a 15' wide utility easement to be known as **MARTIN HEIGHTS PHASE 2**, containing 16.96 acres +/- . The property is located east of N. Pittman Road, and south of W. Spence Lane (Tax ID #'s 7652000T00A, 7652000L001, 7652000L003, 7652000L004); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve

## 5. RECONSIDERATIONS/APPEALS

*(There is no Reconsideration/Appeals)*

## 6. PUBLIC HEARINGS

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

**A. HOWARD ALLEN & VICKI LOU JANNECK:** The request is create an offset cul-de-sac Public Use Easement adjacent to the 83' wide Section Line Easement and on Tax Parcel B16, to be known as **JANNECK PUE**, containing 5,500 sf +/- . The proposed Public Use Easement is located south of W. Beverly Lake Road and N. Fine Road intersection (Tax ID #118N02W35B016); within the S ½ SW ¼ and SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council Meadow Lakes and in Assembly District #7 Tam Boeve.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

**B. MARC E. & JENNIFER E. CANET:** The request is to create one lot from US Government Lot 48 (except the portion described at Two Jack Subdivision, Plat No. 73-83) and US Government Lot 56, to be known as **HIDEAWAY HEIGHTS**, containing 1.32 acres +/- . The project is located southwest of W. Parks Highway, west of N. Buckingham Palace Drive, on a peninsula in Nancy Lake, (Tax ID# 219N04W33D014 & D020); lying within NE ¼ NE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. Petitioner also proposes to vacate 33' wide Patent Reserves on all three sides of the lot. Community Council: Willow Area and in Assembly District #7 Tam Boeve.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

**C. HELEN SULLIVAN:** The request is to create two lots from Tax Parcel B3 (Parcel #3 of 40A Exemption 1995-3), to be known as **COTTONWOOD SLOUGH**, containing 79.9 acres +/- . Petitioner also proposes to create a 60' wide Public Use Easement with a temporary cul-de-sac. The project is located north of W. Fairview Loop and east of W. Roan Drive, (Tax ID# 217N01W29B003); lying within S ½ NW ¼ Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #3 George McKee.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

**D. JAMES & EVELYN SAMPSON & KATSUTAKA TANAKA:** The request is to create six lots from Tax Parcel B3 to be known as **SUMMIT VISTA PARK**, containing 40.02 acres +/- . The plat is located on the northeast corner of Bear Den Circle and Edgerton Parks Road intersection (Tax ID #19N01E32B003); within the NW ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and in Assembly District #6 Jesse Sumner

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

**E. ALBERT L. ALLEN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF LEE ALLEN:** The request is create a 3-Phase Master Plan of 36 lots from Tax Parcel A3, to be known as **6 MILE SUBDIVISION**, containing 39.87 acres +/- . Constructed access for the

subdivision lots will be from E. Mile 6 Road. The property is located northeast of mile 6, Palmer-Fishhook Road at the east end of E. Mile 6 Road (Tax ID #18N01E02A003); within the SW ¼ NE ¼ Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**F. LEONARD & MARY SCHULTZ:** The request is to divide Lots 1 & 2, C & R Acres, Plat 2010-21, into a 3-Phase Master Plan containing 22 lots within 38.36 acres, to be known as **C & R ACRES 2020**. The petitioner is also requesting to vacate that portion N. Buroker Circle lying within this property and replace it with a dedicated right-of-way. Located north of N. Palmer-Fishhook Road and west of N. Farm Loop (Tax ID #6963000L001 6963000L002); within the SW ¼ Section 19, Township 18 North, Range 02 East and SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Farm Loop and in Assembly District #1 Tim Hale

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**G. MERLE & PATRICIA SIKES and JOHN & MONICA JAMES:** The request is create a 2-phase master plan of 22 lots from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **NEW HOPE ESTATES MASTER PLAN**, containing 120 acres +/- . Private roads will provide access to the majority of the lots. A 60' wide public use easement extends from N. New Hope Farm Road within Hatcher View Estates to the private road. Owners are requesting to vacate a 33' road easement on Lot 1, Block 1, Hatcher View Est and include that lot in this subdivision to create a 1-acre+ lot and satisfy a 1985 Platting Board Resolution. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #18N01E03C017, 18N01E10B006, 18N01E10B007); within the SW ¼ SW ¼ Section 03 and N ½ NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner. Continued from March 5, 2020 Platting Board Hearing.

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(There is no Items of Business & Miscellaneous)*

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Sloan Von Gunten)*

- No Cases to be heard for May 21, 2020, Platting Board Meeting.
- Introduction for the June 4, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
  - No cases scheduled at this time

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **May 13, 2020** through video conference in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia

Avenue, Palmer, Alaska. . **The public hearing is rescheduled to May 13, 2020 due to borough facility closures in response to Covid-19.**

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail: [plating@matsugov.us](mailto:plating@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a “Hand Out” the day of the meeting. All public comments are due one (1) day prior to the meeting date, by 5:00 p.m.