

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

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

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA JUNE 18, 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

(There is no Approval of Minutes)

3. AUDIENCE PARTICIPATION

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

B. Presentation from Emergency Services, Chief Cuthbert.

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There is no Reconsideration/Appeals)

6. PUBLIC HEARINGS

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

A. FOLSOM REVOCABLE TRUST / HANSON LAND SOLUTIONS: The request is create a 19-lot, 4-phase master plan from Tax Parcels D14, D16, D17 and Lot 2, Spring Pond Estates, Plat #2003-49, to be known as **FOLSOM ACRES**, containing 32.39 acres +/- . Interior roads to be dedicated and constructed and right-of-way dedicated for Hemmer Road. The plat is located on the southwest corner of W. Bogard Road and N. Hemmer Road (Tax ID #18N02E31D014, 18N02E31D016, 18N02E31D017, 5360000L002); within the SE ¼ Section 31, Township 18 North, Range 02 East, Seward Meridian, Alaska. Assembly District: #2 Stephanie Nowers

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

B. PACIFIC WESTERN PROPERTIES, LLC: The request is divide Tax Parcel C7 (Parcel 2 Waiver 77-76, recorded as 77-162W) into 22 lots to be known as **TERRACE RIDGE**, containing 23.3 acres +/- . The property is located northeast of the intersection of S. Clapp Road and W. Laurie Avenue. (Tax ID #17N01W18C007); within the NW ¼ SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard

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

C. ROCK, LLC: The request is divide Tax Parcel B9 (Tract 2 of Waiver 95-51-PWm, recorded at Book 830, Page 906) into a 2-phase Master Plan to be known as **TRIPLE B COMMERCIAL TRACTS**, creating 6 lots from 20 acres+/- . The property is located southeast of the intersection of W. Parks Highway. and S. Vine Road (Tax ID #17N02W11B009); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4, Ted Leonard

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

D. JOSHUA BRUNNHOELZL: The request is to create four lots from Tax Parcel C3 (Parcel #3 of 40A Exemption recorded August 8, 2006 at reception #2006-022535-0), to be known as **BROKEN TREE RIDGE**, containing 39.8 acres +/- . Petitioner proposes to create a 27’ wide Public Use Easement east adjoining the 33’ wide Section Line Easement on the west boundary and also a dedicated cul-de-sac at the terminus of E. Hook Drive. The plat is located north of N. Bull Moose Drive and east of E. Hook Drive (Tax ID# 218N01W23C003); lying within NW ¼ SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner

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)

- Introduction for the July 2, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Bauer Estates, Case 2020-074

9. BOARD COMMENTS

10. 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**. See MSB 15.39.010 for definition of “**Interested Party**.” 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, <http://www.matsugov.us>, in the Borough Clerk’s office, or at various libraries within the Borough.*

THE PLATTING BOARD WILL CONVENE AT 1:00 P.M. on June 18, 2020 in the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska. . **Please follow all public protocols in relation to the mandates regarding Covid-19.** The Borough Building is open for public participation for the platting board meetings.

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: platting@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.