

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*

**AUGUST 20, 2020
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; with Conference ID #7854; You will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

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. July 16, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

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. MERLE & PATRICIA SIKES and JOHN & MONICA JAMES: The request is create a 2-phase master plan of 21 lots and 2 road tracts 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+/. Petitioner is requesting private roads within the subdivision. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #1280B01L001, 18N01E03C017, 18N01E10B006, 18N01E10B007); within the SE¹/₄ SW¹/₄ Section 3 and NW¹/₄ Section 10, Township 18 North, Range 1 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

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

B. HANS AXELSSON & HENRICK WESSEL: The request is to divide Tax Parcel A2 into 12 lots, to be known as **WESSEL HEIGHTS ESTATES**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¹/₄ NE ¹/₄ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve

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

C. JERRY HARMAN: The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately ¹/₂ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¹/₄ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner

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

D. IGOR & NATALIYA ZHUCHKOV: The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTER PLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road (Tax ID # 218N01W21A007); within the NE ¹/₄ NW ¹/₄ and NW ¹/₄ NE ¹/₄ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner

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

E. GERALDINE T. ESTABROOK ESTATE, CHARLES P. MICHAEL, LOTTIE MICHAEL, PATRICIA HUDSPETH: The request is to create a total of 144 parcels, 141 lots and three tracts, by a six phase Master Plan, from Lot 2, Annie Subdivision, Plat No. 2018-61, to be known as **UPTOWN ESTATES MASTERPLAN**, containing 89.6 acres +/- . The property is located southeast of N. Wasilla-Fishhook Road and east of N. Peck Street (Tax ID # 57774000L002); within the NW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: None and in Assembly District #4 Ted Leonard

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 September 3, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
 - Eureka Trailhead Estates, Case 2020-106
 - Bauer Estates (Continued), 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 **August 20, 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.**

Public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>. 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 12:00 p.m.