

# 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*

**SEPTEMBER 3, 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](mailto: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. August 6, 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/APEALS

*(There is no Reconsideration/Appeals)*

#### 6. PUBLIC HEARINGS

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
  - A. **EUREKA TRAILHEAD, LLC:** The request is to divide Lot 1, US Survey 5809 into 33 lots and 1 tract, with interior private roads, to be known as **EUREKA TRAILHEAD ESTATES**, containing 159.96 acres +/- . The petitioner requests a variance from MSB 43.20.300(E)(4)(b) to allow the pole portion of six flag lots to be overlaid with Private Driveway Easements rather than Public Use Easements. The property is located at mile 132 of E. Glenn Hwy. (Tax ID #U05809000L01); lying within Sections 05 & 08, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale
  
- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
  - B. **MARK & MELISSA BAUER / HANSON LAND SOLUTIONS:** The request is to create five lots from Tax Parcel D16, to be known as **BAUER ESTATES**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale. Continued from August 6, 2020)
  
- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
  - C. **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 SE¼ SW¼ Section 3 and NW¼ 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.*
  - D. **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 ¼ NE ¼ 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.*
  - E. **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 ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ 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.

**F. 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 ¼ NW ¼ and NW ¼ NE ¼ 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.

**G. 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 17, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
  - Little Susitna Ridge, Case 2020-107
  - J & R Bulchitna N., Case 2020-113
  - 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 **September 3, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>. Please follow all public protocols in relation to the mandates regarding Covid-19.