

# 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 17, 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 [plattting@matsugov.us](mailto:plattting@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 20, 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. 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.

**B. JAY CHARLES DUKE:** The request is to divide Tax Parcels D12 & D13 (Parcels 1 & 2 of Waiver 82-39-PWm, recorded as 82-47W) into two lots to be known as **LITTLE SUSITNA RIDGE**, containing 58.5 acres +/- . The petitioner is dedicating a public cul-de-sac is necessary at the end of N. En Dove Road, where borough maintenance ends. Both proposed lots have road frontage on E. Needham Ave. The property is located directly north of E. Needham Ave. and one mile west of N. Wasilla-Fishhook Rd. (Tax ID #18N01E07D012 & 18N01E07D013); lying within the SE ¼ Section 07, Township 18 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.

**C. JACK STOEBNER:** The request is to divide Tract A of Supplemental Cadastral Survey recorded as Plat 82-9 into three lots to be known as **J & R BULCHITNA NORTH**, containing 129.70 acres +/- . Access to the lots is fly-in to Bulchitna Lake. The property is located along the northwest shore of Bulchitna Lake and west of Lake Creek (Tax ID #21N09W04A006), within Section 04, Township 21 North, Range 09 West, Seward Meridian, Alaska. In Community Council: Skewtna and in Assembly District #7 Tam Boeve

#### 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 October 1, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
  - Wasila Crk Est 2, Case 2020-116
  - Hidden Lk Est, Case 2020-123
  - Seaborne, Case 2020-124
  - ASDIP Sqaured, Case 2020-122
  - Stella Rdg, Case 2020-098 (Continued)

## 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 17, 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: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting). **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**