

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

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



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*

**OCTOBER 15, 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 8573#; 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. September 17, 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

A. 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

B. EUREKA TRAILHEAD, LLC: The request is to divide Lot 1, US Survey 5809 into 33 lots, to be known as **EUREKA TRAILHEAD ESTATES**, containing 159.96 acres +/- . The petitioner requests the platting board reconsider its approval dated September 3, 2020 to allow for public roads instead of private and removal of the variance request. The property is located at mile 132 of E. Glenn Highway (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

6. PUBLIC HEARINGS

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 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. Continued from the September 3, 2020 Platting Board Hearing.

B. CYPHER LIVING TRUST: The request is to create five lots from Lot 2, Rancho Santa Fe Estates, Plat No. 2004-213, to be known as **RANCHO SANTE FE 2020**, containing 24.77 acres +/- . The property is located east of N. Palmer-Fishhook Road and accessed by E. Santa Fe Circle, a private road, (Tax ID # 55644B01L002); within the SE ¼ Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner.

C. DANIEL T. LUCAS AND HEIRS OF MARGARET B. LUCAS: The request is to create six lots from Lots 1 & 2, Ravens Ridge, Plat No. 2006-215, to be known as **RAVENS RIDGE 2020**, containing 7.47 acres +/- . The property is located west of S. Glenn Highway, south of E. Palmer-Wasilla Highway, and north of S. Margaret Court, (Tax IDs # 55981000L001 & L002); within the SE ¼ NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2 Stephanie Nowers.

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 November 5, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
 - Flash Point Acres 1, Case 2020-136
 - Mile 6 MSP & PUE, Case 2020-039

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **October 15, 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. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**