

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 4, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

- Mr. Pio Cottini, District Seat #1
- Mr. LaMarr Anderson, District Seat #2
- Mr. Dan Bush, District Seat #4
- Mr. Dennis Vau Dell, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Vice Chair (attended via TEAMS)
- Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

- Mr. John Shadrach, District Seat #3
- VACANT, District Seat #7
- VACANT, Alternate

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- Ms. Peggy Horton, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Justin Hatley.

**C. APPROVAL OF THE AGENDA**

Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

Chair Anderson inquired if there were any changes to the minutes for January 7, 2021.

GENERAL CONSENT: The minutes for January 7, 2021 were approved without objections.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)**

**A. Persons to Be Heard (*There are no persons to be heard*)**

**4. UNFINISHED BUSINESS: Quasi-Judicial Matters  
(*There is no Unfinished Business*)**

**5. RECONSIDERATIONS/APPEALS**

*(There is no Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS: Quasi-Judicial Matters**

*Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

A. **ADAM'S RIB:** The request is to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94, to be known as Adam's Rib, containing 29.27 acres +/- . The plat is located north of E. Scott Road, and east of N. Rib Road, (Tax ID # 54760000T001-C); within the SE ¼ SE ¼ Section 30, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and Assembly District #1 Tim Hale. (*Owner/Petitioner: Hansini LLC, Surveyor: Hanson, Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record,
- Platting Member Cottini recused himself from Adam's Rib.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 11 public hearing notices were mailed out on January 13, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-174.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Craig Hanson, the petitioner's representative, did not want to give an overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Curt Holler, the engineer, agrees with all recommendations and answered questions from the board.

Point of Order was called, as questions by Platting Member Vau Dell were not appropriate. The surveyor has the right to say he cannot answer a question by the platting board.

The Chair Rules that the Point of Order is well taken.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Fernandez moved to approve the preliminary plat for Adam's Rib, with 9 recommendations. The motion was seconded by Platting Member Hatley.

Discussion by the platting board on the roadway.

**VOTE:** The motion passed with 4 in favor by roll call vote. (Fernandez, Bush, Hatley, and Anderson) and 1 against (Vau Dell). There are 8 Findings of fact.

**TIME: 1:22 P.M.**

**CD: 0:21:30**

**BREAK**

**TIME: 1:27 P.M.**

**CD: 0:25:50**

**Platting Board Member Cottini returned to his seat.**

**B. BRITTANY ESTATES ADD 1 PH 3 RSB TRC C-1:** The request is to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1 Phase 3, Plat No. 2005-80, to be known as Tract C-1-A and Tract C-1-B, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers. Continued from the January 7, 2021 platting board hearing. (*Owner/Petitioner: Chinook Holdings, LLC; Surveyor: Besse; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 291 public hearing notices were mailed out on December 16, 2020 from the original platting board hearing on January 7, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-169.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Rick Besse, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Rick Besse, the petitioner's representative, agrees with all recommendations and had no comments.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Brittany Estates Addition 1 Phase 3 RSB Tract C-1 and the variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, with 7 recommendations. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed with all in favor by general consent. There are 8 Findings of fact.

**TIME: 1:42 P.M.**

**CD: 0:40:24**

**C. VIEW POINTE AT THE RANCH ADD 1 MASTER PLAN:** The request is to create a 120-lot, 4-phase Master Plan from Tracts B, C, F, & G, View Pointe at the Ranch, Plat 2020-93, to be known as View Pointe at the Ranch Addition 1 Master Plan, containing 72.83 acres +/- . The lots will be served by a community water system. The property is located west of South Trunk Road Extension and north of the Alaska Railroad right-of-way (Tax ID # 8049000T00B, 8049000T00C, 8049000T00F, 8049000T00G); lying within the S ½ Section 16 and NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #3: George McKee.  
*(Owner/Petitioner: Arctic Devco, Inc.; Surveyor: Besse Surveying; Staff: Peggy Horton)*

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Platting Member Hatley recused himself from the case.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 83 public hearing notices were mailed out on January 13, 2021.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-189.
- Asking for a continuance to February 18, 2021.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to continue the Master Plan for View Pointe at the Ranch Addition 1 to February 18, 2021. The motion was seconded by Platting Member Vau Dell.

**VOTE:** The motion passed with all in favor by general consent.

**TIME: 1:48 P.M.**

**CD: 0:46:54**

**Platting Member Hatley returned to his seat.**

**D. JAYS LANDING:** The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner. Continued from January 7, 2021 platting board hearing. (*Owner/Petitioner: D.E. Southfork LLC; Surveyor: Besse Surveying; Staff: Peggy Horton*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Hatley recused himself from the case.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 176 public hearing notices were mailed out on December 16, 2020 from the original platting board hearing on January 7, 2021.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-170.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to modify finding #7.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Ms. Barbara Doty, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the land use and objects to the commercial use on the southern lots of the property: Ms. Janis Bishop.

The following person spoke regarding the case and is in agreement to the project: Ms. Patricia Livingston.

Chair Anderson

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Ms. Barbara Doty, the petitioner's representative, gave clarification on the project and the property use. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Jays Landing, with 6 recommendations and modifying finding #7. The motion was seconded by Platting Member Bush.

Discussion ensued by the platting board on land development and doing a platting action.

**FINDINGS:**

- Modify #7: There were no borough department or outside agency objections. There was one public objection to this plat.

**VOTE:** The motion passed with 4 in favor by roll call vote. (Bush, Fernandez, Anderson, Cottini) and 1 against (Vau Dell). There are 7 findings of fact.

**TIME: 2:16 P.M.**

**CD: 01:15:32**

**Platting Member Hatley returned to his seat.**

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

## **8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on February 18, 2021. Updated the board on Title 43 White Board List and will put on the February 18, 2021 agenda.

Ms. Von Gunten updated the board on a new platting board member, Mr. Leonard, sitting in District 7 seat. Provided information on the upcoming APA Conference. The clerk will research information regarding procedures that the chair would like to do.

**9. BOARD COMMENTS**

- Platting Member Fernandez had no comments.
- Platting Member Cottini commented on the white board list.
- Platting Member Bush thanked everyone for their input.
- Platting Member Vau Dell had no comments.
- Platting Member Hatley thanked everyone in working with them, as he will be resigning in the next month or so.
- Platting Member Anderson thanked the board for their work for the day.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:27 p.m. (CD: 01:26:55)

  
LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

*Sloan VonGunten*

SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved: March 4, 2021*