

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 18, 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, Chair
- Mr. John Shadrach, District Seat #3
- Mr. Dan Bush, District Seat #4
- Mr. Dennis Vau Dell, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Vice Chair
- Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

- Mr. Justin Hatley, Alternate
- VACANT, Alternate

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Alan Leonard.

**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 21, 2021.

- Correction to misspelled names and wordage.

GENERAL CONSENT: The minutes for January 21, 2021 were approved with changes, 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 are 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. 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; Staff: Peggy Horton)*

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

Ms. Peggy Horton:

- Gave an overview of the case, #2020-189.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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. Steve Eng, the petitioner's engineer, gave a brief summary of the soils report and answered any questions from the platting board.

Mr. Rick Besse, the petitioner's representative, would like to change the wordage to recommendation #12 and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

**MAIN**

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for View Pointe at the Ranch Addition 1 Master Plan, with 17 recommendations. The motion was seconded by Platting Member Vau Dell.

Staff gave modified wordage for finding #11 and recommendation #12.

**Amended**

**MOTION:** Platting Member Cottini moved to amend the motion to modify finding #11 and recommendation #12. The motion was seconded by Platting Member Shadrach.

**FINDINGS:**

- **Modify #11:** . . . "The engineer stated the water system would need to tie into the well within The Ranch for Phase 2 of this project."

**RECOMMENDATIONS:**

- **Modify #12:** Construct the water lines, provide two as-built drawings, and provide ADEC certificate to operate for the water system extension within each phase.

Platting Member Vau Dell had a question for staff on recommendation #2, and staff replied to his question.

**Amended**

**VOTE:** The amended motion to modify finding #11 and recommendation #12 passed with all in favor by general consent.

**MAIN**

**VOTE:** The motion passed with all in favor by general consent. There are 15 findings of fact.

**TIME: 1:53 P.M.**

**CD: 0:50:05**

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

**A. Special Meeting Session on Title 43 White Board List**

- Ms. Peggy Horton and Fred Wagner provided an introduction on the past white board list items that are completed and provided a new list of items for the platting board.
- Staff would like the board members to read over the white board packet before the next meeting so everyone will be ready to discuss the items.

**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 March 4, 2021. Will start on the white board items at the next meeting.

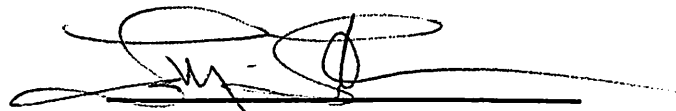
Ms. Von Gunten recognized Ms. Horton as she will be moving into a new position in the planning department. The Platting Board thanked her for her service. Updated the board on the upcoming APA Conference. Borough staff will be looking for a new Platting Technician in the following months.

**9. BOARD COMMENTS**

- Platting Member Leonard had no comments.
- Platting Member Fernandez welcomed the new platting member Mr. Leonard.
- Platting Member Cottini welcomed Mr. Leonard to the platting board.
- Platting Member Bush had no comments.
- Platting Member Vau Dell thanked staff.
- Platting Member Shadrach welcomed Mr. Leonard.
- Platting Member Anderson thanked staff and the board for their work.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:15 p.m. (CD: 01:13:29)

  
LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

Sloan Von Gunten  
SLOAN VON GUNTEN,  
Platting Board Clerk

Minutes approved: March 18, 2021