

# AGENDA

## MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

### PLATTING BOARD

LaMarr Anderson  
Pio Cottini  
Dennis Vau Dell  
Wilfred Fernandez  
John Shadrach  
Dan Bush  
Alan Leonard  
Barabara Doty, Alternate  
Amanda Salmon, Alternate



### PLATTING DIVISION

Fred Wagner, Platting Officer  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician  
Kimberly McClure, Platting Technician  
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**APRIL 15, 2021  
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 required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

**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:** (Audio only)

**Attention:** For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear "Joining conference" when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- 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 your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting's main phone line for directions. 907-861-7874

**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. March 18, 2021

**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/APPEALS**

*(There are no Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- Platting Board Chair to read the Ex-Parte & Interest Memo.

A. **JM ASSETS, LP:** The request is to create 92 lots and three tracts, by a two-phase Master Plan, from the East ½ of Section 26 (Tax Parcel A1), to be known as **WILLOW CREEK AIRPARK MASTER PLAN**, containing 320.32 acres +/- . The plat is located west of W. Parks Highway, north of W. Gratiot Drive and west of W. Sharen Drive, (Tax ID # 220N05W26A001); within Section 26, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7: Tam Boeve.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

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

**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 Wednesday, May 5, 2021 Platting Board Hearing *(Informational Only – Subject to change)*
  - Larson Estate, Case 2021-039/040

**9. BOARD COMMENTS****10. ADJOURNMENT**

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **April 15, 2021** 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.**



MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 18, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 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. 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. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1  
Mr. Wilfred Fernandez, District Seat #6, Vice Chair  
Ms. Barbara Doty, Alternate  
Vacant, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Leda Borys, Acting Platting Clerk  
Ms. Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Dan Bush.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

Chair Anderson inquired if there were any changes to the minutes for February 18, 2021.

GENERAL CONSENT: The minutes for February 18, 2021 were approved as written 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)*

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 18, 2021****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. MEMORY HILLS 2:** The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as Memory Hills 2, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, (Tax ID # 57997000T00E-1); within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6 Jesse Sumner. (Owner/Petitioner: Thornock Family Investments LLC; Surveyor: Keystone; 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.

Ms. Borys provided the mailing report:

- Stating that 84 public hearing notices were mailed out on February 24, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-012.
- Would like to modify recommendation #5.
- 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. Gary LaRusso, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concern on the development of the subdivision with increased traffic and safety issue: Ms. Lavinia Harris.

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.

Mr. Gary LaRusso, the petitioner's representative, gave a brief summary of the project and answered questions from the platting board.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
MARCH 18, 2021**

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Shadrach moved to approve the preliminary plat for Memory Hills 2, with 7 recommendations, modifying recommendation #5. The motion was seconded by Platting Member Vau Dell.

**RECOMMENDATIONS:**

- Modify #5: "... Lot 7 has been absorbed into adjacent lots, or reconfigure to meet requirements."

**VOTE:** The motion passed with all in favor by general consent. There are 7 findings of fact.

**TIME: 1:15 P.M.**

**CD: 0:15:38**

**B. TY RIVER RAVEN WOODLANDS:** The request is to create six lots, from Parcels 1A and 2A, MSB Waiver 2007-220-PWm, recorded at 2007-032695-0, rerecorded as 2008-009661-0, Tax Parcels B5 and B6, to be known as **TY RIVER RAVEN WOODLANDS**, containing 38.38 acres +/- . The plat is located east of N. Glenn Highway and west of Matanuska River (Tax ID # 118N02E21B005/B006); within the NW ¼ Section 21, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and Assembly District #1: Tim Hale. (*Owner/Petitioner: Dori S. McDannold; Surveyor: Keystone; 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.

Ms. Borys provided the mailing report:

- Stating that 7 public hearing notices were mailed out on February 24, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-014.
- 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. Gary LaRusso, 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.

**MATANUSKA-SUSITNA BOROUGH  
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Mr. Gary LaRusso, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Leonard moved to approve the preliminary plat for TY River Raven Woodlands, and the variance from MSB 43.20.300(E)(6)(b) Flag Lot width, with 6 recommendations. The motion was seconded by Platting Member Shadrach.

**VOTE:** The motion passed with all in favor by general consent. There are 9 findings of fact.

**TIME: 1:26 P.M.**

**CD: 0:26:27**

**C. ALDEMAN 2 ROW VACATION & PUE:** The Adleman ROW Vacation & Public Use Easement request is to vacate a majority of W. Caleb Circle, a 60-foot wide Public Use Easement (PUE), recorded in 2004. Replacement PUEs include a t-turnaround approximately 250-feet west of W. Caleb Circle and S. Mack Drive intersection and a 1750-foot long, 60-foot wide PUE heading west from W. Mill Site Circle and S. Mack Drive intersection, ending in a cul-de-sac. The vacation is requested to remove structural and other encroachments from the existing PUE. The replacement easements provide alternate access to areas affected by the vacation. The property is south and east of S. Clapp Street and west of S. Mack Drive (Tax ID # 17N01W18B005, 17N01W18B008, 17N01W18B010, 17N01W18B011, 17N01W18B012); lying within the S ½ NW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #4: Robert Yundt. (*Owner/Petitioner: Cyrus Aldeman; Caleb Aldeman, Charles & Kathy Aldeman; Surveyor: Denali North; Staff: Fred Wagner*)

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.

Ms. Borys provided the mailing report:

- Stating that 29 public hearing notices were mailed out on February 24, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-015/016.
- Would like to add a new finding and remove finding #4.
- Staff recommends approval of the case with the changes to findings of fact and conditions.

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



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Mr. Wayne Whaley, 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. Wayne Whaley, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

Platting Member Bush tried to make a motion. He withdrew his motion.

**MOTION:** Platting Member Shadrach moved to approve the vacation of a portion of W. Caleb Circle, the public use easement recorded at 2004-032118-0 and to grant replacement Public Use Easements for Aldeman, with 6 Recommendations, adding finding #5 and remove recommendation #4. The motion was seconded by Platting Member Leonard.

Amended

**MOTION:** Platting Member Vau Dell moved to amend the motion to add another recommendation stating: Install emergency service approved lots at all gates. The motion was seconded by Platting Member Shadrach.

Discussion on the recommendation made by Vau Dell.

**TIME: 2:06 P.M.**

**CD: 01:06:12**

**BREAK**

**TIME: 2:11 P.M.**

**CD: 01:11:27**

Amended

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

**FINDINGS:**

- Add #5: The petitioners provided the public use easement for W. Caleb Circle in 2004 to provide right-of-way for a possible future subdivision.

**RECOMMENDATIONS:**

- Remove #4.
- Add #6: Install emergency service approved lots at all gates.

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**VOTE:** The motion passed with all in favor by general consent. There are 5 findings of fact.

**TIME: 2:20 P.M.**

**CD: 01:20:31**

**D. STANLEY AND SONS:** The request is to combine Lots 5A & 10A, Mountain Village Plaza, Plat 82-48, into one lot to be known as Lot 1, Stanley and Sons, containing 2.19 acres +/- . The petitioner is also requesting to eliminate two 15' wide platted utility easements, replacing them with two new utility easements along the west, north, and east sides of the new lot to coincide with a new utility design plan. The property is located northwest of the intersection of S. Mountain Village Circle and E. Sun Mountain Avenue (Tax ID #2304B02L005A, 2304B02L010A); lying within the SW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4: Robert Yundt. (*Owner/Petitioner: Stanley & Sons, LLC; Surveyor: Bristol; Staff: Fred Wagner*)

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.

Ms. Borys provided the mailing report:

- Stating that 67 public hearing notices were mailed out on February 24, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-018/019.
- 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. Frank Paulson, 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. Frank Paulson, the petitioner's representative, agrees with all the recommendations.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Leonard moved to approve the preliminary plat for Stanley and Sons and the modification of the platted utility easement, with 8 recommendations. The motion was seconded by Platting Member Shadrach.

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Discussion on the utility easements.

VOTE: The motion passed with all in favor by general consent. There are 7 findings of fact.

TIME: 2:28 P.M.

CD: 01:28:43

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

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

- No session at this time.

**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 April 1, 2021. We will continue session on Title 43 white board list after the April 1<sup>st</sup> meeting. We will be interviewing the applicants that have applied for the Platting Tech job in the next week or so.

**9. BOARD COMMENTS**

- Platting Member Leonard thanked staff for their work.
- Platting Member Bush had no comments.
- Platting Member Vau Dell commented on his surgery. Asked about the teams meeting email that was sent out previously.
- Platting Member Shadrach had no comments.
- Platting Member Anderson asked about the May meeting schedule.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:43 p.m. (CD: 01:42:43)

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LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

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LEDA BORYS,  
Acting Platting Board Clerk

Minutes approved: \_\_\_\_\_

6A





**MATANUSKA-SUSITNA BOROUGH**  
**• PLATTING DIVISION •**  
 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
 PHONE 861-7874

**MEMORANDUM**

Date: April 15, 2021

To: Platting Board

From: Fred Wagner, Platting Officer

**RE: Willow Creek Airpark MSP** **Case #: 2021-031**

The petitioners have requested a continuance until May 6, 2021. The continuance is being requested to allow the petitioner to respond to requirements associated with development. Platting Staff has no objection.

**Suggested motion: *"I move to continue the public hearing for Willow Creek Airpark MSP until May 6, 2021."***