

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 5, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:04 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
Ms. Barbara Doty, Alternate

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Ms. Amanda Salmon, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

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 April 1, 2021.

GENERAL CONSENT: The minutes for April 1, 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 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. WILLOW CREEK AIRPARK MASTER PLAN:** 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. Continued from the April 15, 2021 platting board hearing. (*Owner/Petitioner: JM Assets, LP; Surveyor: Edge; Staff: Fred Wagner*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Mr. John Aschenbrenner presented information on a phone call regarding a conversation with Platting Member Doty and general information regarding recusing oneself;
- Platting Member Doty stated she will recuse herself in regards to researching information on airports on her own if the board wishes her to. She has no gain or interest regarding the case;
- The platting board asked questions to Platting Member Doty and Mr. Aschenbrenner;
- The platting board allowed Platting Member Doty to sit and act on the case.

Ms. Von Gunten provided the mailing report:

- Stating that 22 public hearing notices were mailed out on March 24, 2021.
- Stated to the platting board members the process in making a motion and amendments.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-031.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to modify or add a new recommendation regarding the road construction for N. Artic Cat Street.

Discussion between the platting board and staff on the modification or adding a new recommendation on N. Artic Cat Street. More questions came up regarding the case as the platting officer answered the boards comments.

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

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the added traffic: Ms. DJ McBride, RSA #16.

The following person spoke regarding their concerns about the proposed development. Concerned on the added traffic and fire service safety: Ms. Tam Boeve.

The following person spoke regarding their concerns about the changes to the trails in the area as they are used for mushing dog sleds. Is concerned on the aviation fuel and the changes to the environment in regards to the airport. Artic Cat Road floods every year and the drainage needs to be redone, if the roadway is to be improved. Is also concerned on the runway boundary and measurements: Ms. Susan Terry.

The following person is against the development of the property. Is very concerned on the airport regarding commercial usage: Mr. Bob Chlupach.

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. Scott Jewel, the petitioner, clarified the trails and roadway placement.

Mr. Mark Aimonetti, the petitioner's surveyor, explained the improvements to the roadways, drainage, and development.

Mr. Dan Steiner, the engineer, explained the drainage issues on the roadways.

The petitioner, the surveyor, and engineer answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Willow Creek Airpark Master Plan, with 15 recommendations. The motion was seconded by Platting Member Bush.

Mr. Vau Dell stated an amended motion to modify recommendation #7, but there was confusion on the motion by staff. Clarification on the recommendations regarding the roads was stated by Staff.

Discussion ensued on writing the amended motion.

TIME: 2:28 P.M.

CD: 01:25:47

Break to write up and clarify the recommendation.

**TIME: 2:35 P.M.
CD: 01:32:45**

Amended

MOTION: Platting Member Vau Dell moved to amend the motion to add recommendation #16. The motion was seconded by Platting Member Shadrach.

RECOMMENDATIONS:

- Add #16: Construct N. Artic Cat Street from Phido to the N. Gratiot Drive intersection per MSB Residential Collector Standards.

Amended

VOTE: The amended motion to add recommendation #16 passed with all in favor by general consent.

Main Motion

VOTE: The motion passed with all in favor by general consent. There are 11 Findings of Fact.

**TIME: 2:36 P.M.
CD: 01:34:27
BREAK
TIME: 2:48 P.M.
CD: 01:45:08**

B. LARSEN ESTATES: The request is to create three lots from Lots 1-1 and 1-2, Block 3; Lots 5 & 6, Block 4; Lots 8 & 9, Block 4; and Lots 4-7, Block 5, Texas Subdivision, Plat No. 63-15, to be known as Larsen Estates, containing 3.62 acres +/- . The plat is located northwest of Stepan Lake, southeast of Big Beaver Lake, and east of S. Beaver Lake Road (Tax ID#s 56314B003L001-1/L001-2, 56314B04L005, L006, L008, L009, 56314B05L004-L007); within Section 09, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5: Mokie Tew. Petitioner proposes to vacate a section of W. Alamo Road and is applying for a variance from MSB 43.20.060(C) Legal access, as S. Melozzi Hot Springs Road is 30' wide. (*Owner/Petitioner: Bruce M. Green and Francine Schilmoeller Larsen Trust; Surveyor: Frontier; Staff: Ms. 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. Von Gunten provided the mailing report:

- Stating that 55 public hearing notices were mailed out on April 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-039/040.
- Staff recommends approval of the case with findings of fact and conditions.

Mr. John Aschenbrenner:

- Asked staff for clarification on the Right-of-Way Vacation and the design drawing.

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

Mr. Shane Stragier, the petitioner's surveyor, 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. Shane Stragier, the petitioner's surveyor, does have concerns regarding recommendation #4 and #8.

Ms. Francine Larsen, the petitioner, gave an explanation of the figuration of the lots. Is confused on the Variance and the Right-of-Way being taken on her lots and what can be changed on the design. Would like to go over more design ideas with platting staff and her surveyor.

Chair Anderson asked the petitioner if she would like to continue the case to a date certain or to continue with not date to help her in redesigning her case.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Doty moved to continue the preliminary plat for Larsen Estates for 6 months or until assigned a date to be heard. The motion was seconded by Platting Member Vau Dell.

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

Due to the continuance, the public hearing is re-opened, per Roberts Rules of Order.

TIME: 3:30 P.M.

CD: 02:27:39

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 Wednesday, May 19, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer as time allows.

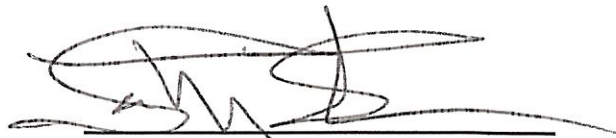
Ms. Von Gunten did not have any comments.

9. BOARD COMMENTS

- Platting Member Dotty had no comments.
- Platting Member Leonard had no comments.
- Platting Member Bush asked staff about opening documents, some programs are not working correctly.
- Platting Member Shadrach had no comments.
- Platting Member Vau Dell had no comments.
- Platting Member Anderson had no comments.

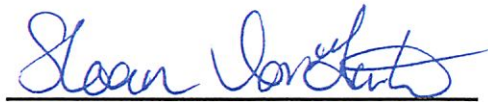
10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:33 p.m. (CD: 2:30:48)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: June 3, 2021