

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 19, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:03 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. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Alan Leonard, District Seat #7
Ms. Barbara Doty, Alternate
Ms. Amanda Salmon, Alternate

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
Mr. Wilfred Fernandez, District Seat #6, Vice Chair

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 LaMarr Anderson.

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 15, 2021.

- Correction to wordage on page 1 under Approval of Minutes.

GENERAL CONSENT: The minutes for April 15, 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

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. WOLF RIDGE MASTER PLAN:** The request is to create 34 lots from Tax Parcel A29, by a three phase Master Plan, to be known as Wolf Ridge Master Plan, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. This case was previously heard and approved by the Platting Board on April 1, 2021. *No changes are proposed, other than changing the subdivision to a three-phase Master Plan. (Owner/Petitioner: Axel Bodnar and Sarah Forss; Surveyor: HLS; 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. Von Gunten provided the mailing report:

- Stating that 59 public hearing notices were mailed out on April 28, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-021.
- Staff recommends approval of the case with findings of fact and conditions.
- Recommendation 3e was accidentally not typed in the staff report. The technician stated recommendation 3e into the record.

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.
- 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 Mr. Simon Gilliland, the Engineer, presented their case and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Vau Dell moved to continue Wolf Ridge Master Plan due to fire code. The motion was seconded by Platting Member Doty.

Discussion ensued by the board in asking Platting Member Vau Dell why he wished to continue the case. Discussion on the fire code, and what the fire code actually applies and what it does not apply to in a platting action.

VOTE: The motion failed with 6 against (Cottini, Bush, Leonard, Anderson, Salmon, Doty) and 1 in favor (Vau Dell).

Main

MOTION: Platting Member Cottini moved to approve the preliminary plat for Wolf Ridge Master Plan with 7 recommendations. The motion was seconded by Platting Member Leonard. There are 9 findings of fact.

Main

VOTE: The motion passed with 6 in favor (Cottini, Bush, Leonard, Anderson, Salmon, Doty) and 1 against (Vau Dell).

TIME: 1:31 P.M.

CD: 0:28:54

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. NEBESNY HEIGHTS: The request is to create 18 lots from Tax Parcel B3, to be known as Nebesny Heights, containing 35.82 acres +/- . The plat is located west and south of N. Pittman Road and north of Fireweed Fields (Tax ID# 218N01W30B003); within Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7: Tam Boeve. . (Owner/Petitioner: Anatoly D. Muzechuk; 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. Von Gunten provided the mailing report:

- Stating that 62 public hearing notices were mailed out on April 28, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-045.
- 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 LoRusso, 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. Gary LoRusso, the petitioner's representative, presented their case. Agrees with all the recommendations 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 Nebesny Heights, with 9 recommendations. The motion was seconded by Platting Member Vau Dell. There are 8 findings of facts.

Main

VOTE: The motion passed with all in favor.

TIME: 1:52 P.M.

CD: 0:50:22

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no 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 June 3, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer as time allows. The borough has approved a thousand hour hiring of another Platting Technician.

Ms. Von Gunten greeted the new alternates to the platting board. Any new information will be sent out as it comes in.

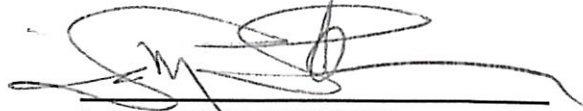
9. BOARD COMMENTS

- Platting Member Dotty asked about next months schedule.
- Platting Member Cottini thanked the staff for their work.
- Platting Member Leonard had no comments.
- Platting Member Bush commented on borough staff's work and the updates on COVID.

- Platting Member Salmon thanked the board.
- Platting Member Vau Dell had no comments.
- 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 1:56 p.m. (CD: 0:54:58)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: June 17, 2021