

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 3, 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. 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. John Shadrach, District Seat #3
Ms. Barbara Doty, Alternate
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
Ms. Cheryl Scott, Platting Technician
Ms. Kimberly McClure, 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.

- Changed the order of the cases being heard, 6B to be first then 6A.

GENERAL CONSENT: The agenda was approved with changes without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for May 5, 2021.

GENERAL CONSENT: The minutes for May 5, 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. MCKINLEY VIEW RSB L/12-15:** The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as Lots 12A, 13A, 14A and 15A, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID#s 56212000L012-L015); within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7: Tam Boeve.
(Owner/Petitioner: Jess Adams, Donald & Irene Glaser, and Dean & Kimberly Cagle; 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 31 public hearing notices were mailed out on May 12, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-056/057/058.
- Staff recommends a continuance for the petitioner and surveyor to resolve issues of right-of-way dedication and additional information on the platting action.

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

The petitioner and/or the petitioner's representative was not present for an overview.

Chair Anderson:

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

The petitioner and/or the petitioner's representative was not present at the hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to continue the preliminary plat for McKinley View RSB L/12-15 and the 30' wide ROW Vacation for 6 months or earlier to complete submittal requirements. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion to continue McKinley View RSB L/12-15 passed with all in favor.

TIME: 1:08 P.M.

CD: 0:08:25

B. QUINN'S LANDING: The request is to create 6 lots from Lot 3, Paper Subdivision, Plat #66-3 to be known as **QUINN'S LANDING**, containing 6.66 acres +/- . Access to all lots is proposed by dedication and construction of an interior street. The property is located directly east of S. Talkeetna Spur approximately ½ mile south of S. Comsat Road (Tax ID #2888000L003); lying within the NE ¼ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7: Tam Boeve. (*Owner/Petitioner: Lynette Stull & Don Lee; Surveyor: Lounsbury; Staff: Cheryl Scott*)

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 42 public hearing notices were mailed out on May 12, 2021.

Ms. Cheryl Scott:

- Gave an overview of the case, #2021-048.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to modify finding #12 to add wordage.

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

Mr. Joshua Varney, 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. Joshua Varney, 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 Cottini moved to approve the preliminary plat for Quinn's Landing, with 16 recommendations and modifying finding #12. The motion was seconded by Platting Member Vau Dell. There are 12 findings of facts.

Discussion ensued on the design of the plat and usable area for lot 6.

FINDINGS OF FACT:

- Modify #12: . . . buildable area on lot 6. "In addition two public objections were received after the staff report was submitted."

VOTE: The motion passed with all in favor.

TIME: 1:39 P.M.

CD: 0:39:06

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 17, 2021. We are still waiting on the Assembly's approval for the thousand hour hiring of another Platting Technician. Announced to the board that Ms. Cheryl Scott will be moving to O & M for a new position and we will be looking for another full time Platting Technician.


Ms. Von Gunten introduced Ms. Kimberly McClure to the platting board and updated the board on the changes being made to the assembly chambers regarding the monitors on the Dias.

9. BOARD COMMENTS

- Platting Member Vau Dell welcomed the new platting technician.
- Platting Member Leonard wished Ms. Scott well on her new adventure.
- Platting Member Fernandez thanked Ms. Scott for her work as a platting technician.
- Platting Member Cottini wished Ms. Scott well in her new position in O & M.
- Platting Member Bush thanked staff for their work.
- 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 1:50 p.m. (CD: 0:48:18)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: July 1, 2021