

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 17, 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. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair (by Teams)
Mr. Alan Leonard, District Seat #7
Ms. Amanda Salmon, Alternate

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Ms. Barbara Doty, 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 John Shadrach.

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 May 19, 2021.

GENERAL CONSENT: The minutes for May 19, 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)*

Gary LoRusso, presented his concerns on the borough code and procedures.

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

Platting Member Salmon arrived at the platting board meeting.

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. **TOBIN:** The request is to create four lots from Tax Parcels A9 and B11, to be known as Tobin, containing 42.2 acres +/- . The plat is located east of N. Sitze Road; (Tax IDs # 18N01W17A009/B011); within the NW ¼ NE ¼ and the NE ¼ NW ¼, Section 17, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/Petitioner: Timothy G. & Tina B. Tobin; Surveyor: Bull Moose; 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 19 public hearing notices were mailed out on May 26, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-027.
- 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.

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

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on emergency services comments in the case packet: Mr. Gary LoRusso.

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.

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 Shadrach moved to approve the preliminary plat for Tobin, with 9 recommendations. The motion was seconded by Platting Member Fernandez. There are 8 findings of facts.

VOTE: The motion passed with all in favor by name call vote.

TIME: 1:16 P.M.

CD: 0:16:23

B. BRUNS LAKE OVERLOOK MASTER PLAN: The request is to create 56 lots, by a four phase Master Plan, from Tax Parcel B4, to be known as Bruns Lake Overlook Master Plan, containing 67.74 acres +/- . The plat is located south of W. Parks Highway and east of S. Sylvan Road (Tax ID# 17N02W15B004); within Section 15, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/Petitioner: Dennis Byler; Surveyor: Dennis Byler; 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 143 public hearing notices were mailed out on May 26, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-061.
- 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.

The following person spoke regarding their concerns on public safety and the emergency service's code: Mr. Brett Westcott.

The following person spoke regarding their concerns on access for exiting the subdivision during an emergency situation. Concerned about the development being too large and does not want to see duplexes being built in their area: Mr. Paris Holbroom.

The following person spoke regarding their concerns on road access and traffic road safety. Commented on Buttercup Road and emergency services ability to access the roadways in the area: Ms. Joy Bruns.

The following person spoke regarding their concerns on the thinned tree line, with emergency service access and fire suppression. Gave a description of the area's living conditions and businesses: Mr. Dale Bruns.

The following person spoke regarding their concerns on the railroad and safety issues applied with the railroad: Ms. Wendy Marshall.

The following person commented on the fire code and about their concerns for safety regarding fires. Would like to see additional access roads to the subdivision: Ms. Michelle Torrez.

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 LoRusso, the petitioner's representative, went over a handout on the roads and gave a summary on the roadways and the case action being done. 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 Shadrach moved to approve the preliminary plat for Bruns Lake Overlook Master Plan, with 8 recommendations. The motion was seconded by Platting Member Fernandez. There are 7 findings of facts.

Discussion ensued on fires and evacuation.

Mr. John Aschenbrenner, MSB Deputy Attorney, presented borough code, state code, and fire code. Explained what the codes mean and what decisions that platting board members can make.

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

TIME: 2:36 P.M.

CD: 01:36:10

BREAK

TIME: 2:48 P.M.

CD: 01:48:05

C. JANA ESTATES PHASE 2: The request is to create one lot and nine tracts from Lots 2, 3 & 4 and Tract D, Block 2, Phase I Jana Estates, Plat # 87-35, to be known as Jana Estates Phase 2, containing 126.7 acres +/- . The plat is located west of Big Lake, directly north of W. Susitna Parkway, directly west of S. Jay Sedor Street, and directly east of S. Kenaka Bena Loop, (Tax ID # 2778000T00D / 2778B02L002/3/4); within Section 34, Township 17 North,

Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Owner/Petitioner: Nancy Ann Nolfi-Dodge & Adrian Peter Nolfi; Surveyor: Keystone; 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. Von Gunten provided the mailing report:

- Stating that 103 public hearing notices were mailed out on May 26, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-065.
- 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, 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 Leonard moved to approve the preliminary plat for Jana Estates Phase 2, with 7 recommendations. The motion was seconded by Platting Member Vau Dell. There are 8 findings of facts.

Amended

MOTION: Platting Member Shadrach moved to amend the motion to add recommendation #8. The motion was seconded by Platting Member Cottini.

Discussion ensued on adding a recommendation on access from Winterset Drive and on the cul-de-sac at the end of the road.

RECOMMENDATIONS:

- Add #8: Redesign the preliminary plat so that tracts D-3 through D-9 shall access the existing Winterset Drive.

Amended

VOTE: The motion passed with 5 in favor (Anderson, Salmon, Shadrach, Leonard, Cottini) and 2 against (Fernandez, Vau Dell).

Main Motion

VOTE: The motion passed with all in favor by name call vote.

TIME: 3:26 P.M.

CD: 02:26:08

BREAK

TIME: 3.37 P.M.

CD: 02:36:36

D. GOODWIN ESTATES PHASE 1: The request is to vacate the 33-foot wide Section Line Easement lying within Tract A, Goodwin Estates Phase 1 (Plat #2020-73) and the 33-foot wide Section Line Easement lying west of E. Tex-Al Drive within Tax Parcel A1. The vacation of these Section Line Easements facilitates the connection of E. Tex-Al Drive, a major proposed connecting collector route between N. Wasilla-Fishhook and N. Palmer-Fishhook Roads. The plat is located directly south of E. Tex-Al Drive, west of N. Trinity View Drive and north of Dandy Lake, (Tax ID # 18N01E15A001); within Sections 10 & 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Mary Susanne Goodwin; Surveyor: Hanson; Staff: Fred Wagner*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Cottini recused himself as his company is involved with the case.

Ms. Von Gunten provided the mailing report:

- Stating that 57 public hearing notices were mailed out on May 26, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-066.
- 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.

The petitioner and/or the petitioner's representative passed on the 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, gave an explanation on the action being brought to the board. 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 Shadrach moved to approve the vacation of the 33 foot section line easements within Tract A Goodwin Estates Phase I and Tax Parcel A1, with 9 recommendations. The motion was seconded by Platting Member Leonard. There are 9 findings of facts.

Discussion ensued on the vacation of the section line and Tex-A1 Road.

VOTE: The motion passed with 5 in favor (Leonard, Anderson, Fernandez, Salmon, Shadrach) and 1 against (Vau Dell).

Platting Member Cottini returned to his seat.

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. Platting is in the process of looking for a full time technician and also a part time tech position.

Ms. Von Gunten introduced the platting assistant, Mr. Matthew Goddard, who will be starting next week.

9. BOARD COMMENTS

- Platting Member Cottini thanked staff for their work.
- Platting Member Shadrach commented on the platting process.
- Platting Member Vau Dell had no comments.
- Platting Member Leonard had no comments.
- Platting Member Salmon thanked staff for their work.
- Platting Member Fernandez 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 3:59 p.m. (CD: 02:58:45)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: July 15, 2021