

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 1, 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. 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 (by Teams)

Platting Board members absent and excused were:

- Mr. Pio Cottini, District Seat #1
- Mr. John Shadrach, District Seat #3
- Ms. Amanda Salmon, Alternate
- 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 Officer Fred Wagner.

**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 June 3, 2021.

GENERAL CONSENT: The minutes for June 3, 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. ALLIANCE COUNTRY ESTATES:** The request is to create 27 lots from Tax Parcel D2 (Parcel #2, MSB 40-Acre Exemption 2016-30-EXM, recorded as 2017-003166-0), to be known as Alliance Country Estates, containing 40 acres +/- . The plat is located south of N. Pittman Road and south of N. Edenfield Road (Tax ID# 18N02W24D002); within Section 24, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/Petitioner: Alliance Construction LLC; 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 39 public hearing notices were mailed out on June 9, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-069.
- 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. Ellery Gibbs, the petitioner's representative, gave a brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the temporary cul-de-sac with safety concerns for children playing in the street: Mr. Randy Harford.

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. Ellery Gibbs, the petitioner's representative, presented the case and will be talking with DPW on the subject of the cul-de-sac and the road design during the construction meeting. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Fernandez moved to approve the preliminary plat for Alliance Country Estates, with 8 recommendations. The motion was seconded by Platting Member Bush. There are 7 findings of facts.

**VOTE:** The motion passed with 4 in favor (Fernandez, Anderson, Bush, Leonard) and 1 against (Vau Dell).

**TIME: 1:31 P.M.**

**CD: 0:30:29**

**B. S. BIRCH BARK DRIVE PUE VACATION:** The request is to vacate a 90' X 230' portion of the Public Use Easement of S. Birch Bark Drive, within Lot 5, Block 3, containing 11.19 acres, Hi-450 Phase III, Plat No. 2002-134, to be known as S. Birch Bark Drive Public Use Easement Vacation. The vacation is located north of S. Hi-450 Road, north of Sheep Creek and east of S. Parks Highway (Tax ID# 5288B03L005); within Section 07, Township 23 North, Range 03 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Owner/Petitioner: Patrick Sinnett & Bonnie Harris-Sinnett; Surveyor: R & K Surveyors; 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 28 public hearing notices were mailed out on June 9, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-070.
- 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. Bob Barnett, 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. Bob Barnet, the petitioner's representative, gave an explanation & summary on why the need to vacate a portion of the PUE. 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 Fernandez moved to approve the vacation of a 90' X 230' portion of S. Birch Bark Drive Public Use Easement, with 7 recommendations. The motion was seconded by Platting Member Bush. There are 6 findings of facts.

Amended  
MOTION: Platting Member Vau Dell moved to amend the motion to modify finding #6. The motion was seconded by Platting Member Bush.

FINDING:  
• Modify #6: There were 4 objections from the public in response to the Notice Public Hearing.

Amended  
VOTE: The amended motion passed in favor by general consent.

Discussion on the dimensions for the vacation.

Amended  
MOTION: Platting Member Bush moved to amend the motion to change the dimension of the vacation of 90' to 140' portion of the PUE. The motion was seconded by Platting Member Vau Dell.

More Discussion on the vacation portion of the public use easement.

Amended  
VOTE: The amended motion to change the vacation dimensions passed with 4 in favor (Anderson, Bush, Leonard, Fernandez) and 1 against (Vau Dell).

Main Motion  
VOTE: The amended motion to change the vacation dimensions passed with 4 in favor (Vau Dell, Anderson, Bush, Fernandez) and 1 against (Leonard).

**TIME: 2:08 P.M.**

**CD: 01:08:10**

C. **WOLF ESTATES MASTER PLAN**: The request is to create 14 lots, by three phases, from Tax Parcels D4 and D5, to be known as Wolf Estates Master Plan, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 18N01E16D004/D005); located within the NE ¼ SE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: WM Construction, LLC; 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 74 public hearing notices were mailed out on June 9, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-077.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to correct finding #8 wordage stating: There were no objections from the public in response to the Notice of Public Hearing.

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 giving 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, explained the development of the subdivision and the traffic count. 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 Wolf Estates Master Plan, with 7 recommendations. The motion was seconded by Platting Member Vau Dell. There are 8 findings of facts.

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

**TIME: 2:28 P.M.**

**CD: 01:28:11**

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(There are 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 July 15, 2021. Gave an update of hiring a full time technician and also a part time tech position.

Ms. Von Gunten had no announcements.

**9. BOARD COMMENTS**

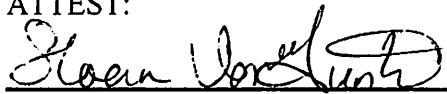
- Platting Member Leonard had no comments.
- Platting Member Bush thanked staff for their work.
- Platting Member Vau Dell said happy independence day to everyone.
- Platting Member Fernandez asked staff if the board can help in any way due to being short staffed.
- Platting Member Anderson thanked staff and the board for their work.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:33 p.m. (CD: 01:33:38)

  
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LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

  
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SLOAN VON GUNTEN,  
Platting Board Clerk

SLOAN VON GUNTEN,  
Platting Board Clerk

Minutes approved: 8-5-2021