

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 15, 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. John Shadrach, District Seat #3
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7
Ms. Amanda Salmon, Alternate

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1
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
Ms. Kimberly McClure, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Amanda Salmon.

C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda

- Move item 6D to 6B on the agenda.

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 June 17, 2021.

GENERAL CONSENT: The minutes for June 17, 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)*

The following person spoke regarding his concern on the public notice mailings in regards to the borough code: Mr Eric Jensen.

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. LATITUDE NORTH ESTATES MASTER PLAN:** The request is to create 25 lots, by three phases, from Tax Parcel D3, to be known as Latitude North Estates Master Plan, containing 41.587 acres +/- . The plat is located south of the intersection of W. Big Lake Road and W. Parks Highway (Tax ID # 17N03W12D003); within the E ½ SE ¼ Section 12, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7. (Owner/Petitioner: Latitude North Construction LLC; Surveyor: Farmer; 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 41 public hearing notices were mailed out on June 23, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-084.
- The Petitioner would like to continue the case to August 19, 2021 for correct information and engineer report.

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

The Petitioner and/or the petitioner's representative did not give 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.
- 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 Latitude North Estates Master Plan to August 19, 2021. The motion was seconded by Platting Member Fernandez.

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

B. ARYAS COVE: The request is to create two lots from Tax Parcel B8 (Government Lot 15) to be known as Aryas Cove, containing 6.58 acres +/- . The proposed lots will have water access from Flat Lake. The property is located approximately 1 ½ miles north of W. Susitna Parkway and directly northwest of Flat Lake (Tax ID # 17N04W28B008); lying within the W ½ Section 28, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Owner/Petitioner: Stanley & Janet Beaty, Charlene Moss & Kurt Owen; Surveyor: Denali North; Staff: Kimberly McClure*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Vau Dell had a business with the owners a few years ago, and is not in any business with them at this time.
- There was no objection noted by the platting board, Mr. Vau Dell can hear the case.

Ms. Von Gunten provided the mailing report:

- Stating that 34 public hearing notices were mailed out on June 23, 2021.

Ms. Kimberly McClure:

- Gave an overview of the case, #2021-087.
- 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 giving an 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.

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 Fernandez moved to approve the preliminary plat for Aryas Cove, with 10 recommendations. The motion was seconded by Platting Member Leonard. There are 6 findings of facts.

VOTE: The motion passed in favor by general consent.

TIME: 1:17 P.M.

CD: 01:08:10

C. VALLEY RIDGE: The request is to create 72 lots and 3 tracts with a 4-phase master plan from Tax Parcels A3, A4 & B9 to be known as Valley Ridge, containing 135.9 acres +/- . Interior streets to be constructed providing access to all lots. The property is located in the City of Wasilla, south of Lucille Lake, west of S. Endeavor Street and north of S. Knik-Goose Bay Road (Tax ID # 17N01W17A003, 17N01W17A004 & 17N01W17B009); lying within the N ½ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and is in Assembly District #4. (*Owner/Petitioner: Liberty Development, LLC; 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 127 public hearing notices were mailed out on June 23, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-085.
- 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 about safety & road traffic. Commented on Endeavor Street and would like to see more bike trails in their own areas. There needs to be a stop light at the intersection if the subdivision is being made: Mr. Daniel Feltz.

The following person objected to the development of the subdivision because of heavy development. Is concerned on safety and traffic on the roadway: Mr. David Aanerud.

The following person spoke regarding their concerns about KGB Road and Endeavor Street. Agrees that there should be a stop light added to this development. Is concerned about the infrastructure of the road standards: Mr. Jack Slater.

The following person spoke regarding their concerns about the traffic increase with the new development: Mr. David Kline.

The following person spoke regarding their concerns about the development and the traffic added to the road count. Asked if Tillicum Avenue will be part of the road work and if it is dedicated: Ms. Vicki Turner.

The following person spoke regarding their concerns about the development near Tillicum Avenue and W. Lake Lucille Road. Concerned on emergency service's comments regarding the roads: Ms. Jennifer Messick

The following person spoke regarding their concerns about infrastructure on the roads and development: Mr. Richard Baskett

The following person spoke regarding their concerns about the road and street development: Mr. Carl Dollick.

The following person spoke regarding their concerns about increase traffic and new development: Mr. Wayne Bredberg.

The following person spoke regarding their concerns about different road issues and how to change and fix those concerns: Mr. Eric Jensen.

The following person spoke regarding their concerns about RS 2477 Trail in Section 8 and if the trail will be affected: Mr. Kevin Baker.

The following person spoke regarding their concerns about Lake Lucille Drive as it is very narrow and needs to be improved: Ms. Merle Frank.

The following person spoke regarding their concerns about development near her property and the effects it will cause: Ms. Sue Scott.

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. Bill Kramer, the petitioner, gave a summary of the project. Is talking with DOT on the road development and adding a stop light at the intersection of the roads. City of Wasilla has the final say on the development of the roads. Answered questions from the Platting Board.

Mr. Gary LoRusso, the petitioner's representative, explained more about the development of the subdivision. 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 Valley Ridge Master Plan, with 13 recommendations. The motion was seconded by Platting Member Shadrach. There are 8 findings of facts.

Amended

MOTION: Platting Member Fernandez moved to amend the motion to add Finding #9. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Add #9: There were 14 objections received in response to the public notice after the staff report had been prepared.

Discussion ensued by the platting board.

Call the Question

MOTION: Platting Member Vau Dell called the question. The motion was seconded by Platting Member Salmon.

Call the Question

VOTE: Call the question passed with all in favor by general consent.

Amended

VOTE: The motion to add finding #9 passed with all in favor.

TIME: 2:30 P.M.

CD: 01:29.26

BREAK

TIME: 2:37 P.M.

CD: 01:36:45

Amended

MOTION: Platting Member Shadrach moved to amend the motion to modify recommendation #5. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add #5: Add a plat note to state tracts A & B are open space and cannot be resubdivided.

Amended

VOTE: The motion to modify recommendation #5 passed with all in favor.

Amended

MOTION: Platting Member Vau Dell moved to amend the motion to modify finding #2. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #2: There were no objections to the plat from any outside agencies or borough departments.

Amended

VOTE: The motion to modify finding #2 passed with all in favor.

Amended

MOTION: Platting Member Fernandez moved to amend the motion to add finding #10. The motion was seconded by Platting Member Salmon.

Discussion by the board on adding finding #10 and the wordage.

FINDINGS:

- Add #10: At the time of public hearing the board acknowledged that there were 8 members of the public that testified.

Amended

VOTE: The motion to add finding #10 passed with all in favor by general consent.

Discussion on putting a number to a motion when making a finding or recommendation.

Amended

MOTION: Platting Member Fernandez moved to amend the motion to change the number from 8 to 12 on finding #10. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #10: At the time of public hearing the board acknowledged that there where 12 members of the public that testified.

Amended

VOTE: The motion to change finding #10 passed with all in favor by general consent.

Discussion ensued by the board on road access and development

Main

VOTE: The motion to approve the preliminary plat for Valley Ridge Master Plan passed with 5 in favor (Shadrach, Fernandez, Leonard, Anderson, Salmon) and 1 against (Vau Dell). There are 10 finding of facts and 13 Recommendations with changes and modifications.

TIME: 2:53 P.M.

CD: 01:53:01

D. LAURIE MEADOWS: The request is to create 21 lots and 1 tract from Tax Parcel C8 (Parcel 3, Waiver 77-76-PWm), to be known as Laurie Meadows, containing 26.0 acres +/- . Laurie Avenue will be extended providing access to the subdivision and interior roads constructed to provide access to all lots. The property is located south and east of S. Clapp Street, west of S. Mack Drive and north of S. Knik-Goose Bay Road (Tax ID # 17N01W18C008); lying within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Owner/Petitioner: Pacific Western Properties, LLC; Surveyor: Frontier; 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 42 public hearing notices were mailed out on June 23, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-082.
- 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 giving an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the development over the mineral rights on the property: Mr. Caleb Aldeman.

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. Jesse Sumner, the petitioner's representative, gave a description on the project 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 Laurie Meadows, with 8 recommendations. The motion was seconded by Platting Member Fernandez. There are 7 findings of facts.

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

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 August 5, 2021. Gave an update of hiring a full time technician and also a part time tech position.

Ms. Von Gunten asked the board to speak more into the microphones when speaking. Informed the board to let the clerk know if they cannot make a meeting at least 3 days prior to the meeting so an alternate can attend.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Salmon had no comments.
- Platting Member Vau Dell had no comments.
- Platting Member Fernandez had no comments.
- Platting Member Shadrach had no comments.
- Platting Member Anderson thanked staff and the board for their work.

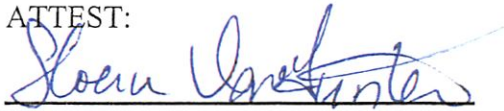
10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:06 p.m. (CD: 02:05:45)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: August 19, 2021