

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 2, 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. 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:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Dennis Vau Dell.

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 August 5, 2021.

GENERAL CONSENT: The minutes for August 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. SNOWSHOE WOODS: The request is to create 26 lots from Tax Parcel D1, to be known as Snowshoe Woods, containing 115.21 acres +/- . Petitioner will construct interior streets and cul-de-sacs to residential street standards. The plat is located west of S. Talkeetna Spur and north of E. Powers Road (Tax ID # 26N04W31D001); located within the SE ¼ of the SW ¼, S ½ of the NE ¼ of the SW ¼, the SW ¼ of the SE ¼ and the NW ¼ of the SE ¼, Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Owner/Petitioner: All Aspects Construction, LLC; Surveyor: Frontier; 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 August 11, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-114.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Pierre Stragier, 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.

Mr. Pierre Stragier, the petitioner's representative, explained the changes being made to the plat design layout. Answered questions from the Platting Board.

Platting Member Fernandez arrived at the hearing. Time: 1:20 p.m.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Snowshoe Woods with 10 recommendations. The motion was seconded by Platting Member Shadrach.

Discussion ensued by the board on the roadways and access to the lots.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

- Mr. Fernandez abstained his vote due to coming to the meeting late and was not present for the case submitted to the board.

TIME: 1:25 P.M.

CD: 0:25:02

B. TWIN HAVEN: The request is to create 12 lots from Parcel #4, MSB Waiver 2008-018-PWm, recorded at Reception No. 2008-006714-0 (Tax Parcel A7), to be known as Twin Haven, containing 40 acres +/- . The plat is located south of W. Carmel Road and west of S. Knik Knack Mud Shack Road, southwest of the intersection (Tax ID # 16N02W06A007); located within the NE ¼ NE ¼, Section 06, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Owner/Petitioner: Fedosey Efimov; 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 25 public hearing notices were mailed out on August 11, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-116.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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, gave a handout on the case to the board and explained the layout of the subdivision. Answered questions from the board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Twin Haven with 7 recommendation. The motion was seconded by Platting Member Fernandez.

VOTE: The motion passed with all in favor. There are 8 findings of fact.

TIME: 1:48 P.M.

CD: 0:48:54

C. SUNLIGHT RIDGE MASTER PLAN: The request is to create 27 lots from Tax Parcel B3, S ½ NW ¼ Section 29 and Lot 12, Block 2, Sunlight, Plat No. 2021-72, by a four phase Master Plan, to be known as Sunlight Ridge Master Plan, containing 80 acres +/- . The plat is located north and east of W. Fairview Loop (Tax ID #s 17N01W29B003/C013); located within the S ½ NW ¼, Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Owner/Petitioner: Helen Sullivan; 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 119 public hearing notices were mailed out on August 11, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-117.
- 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 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 Sunlight Ridge Master Plan, with 8 recommendations. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

TIME: 2:00 P.M.

CD: 01:00:17

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 September 16, 2021. (There is no meeting for September 16, 2021 as there are no cases to be heard.)

Ms. Von Gunten had no announcement at this time.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Shadrach had no comments.
- Platting Member Cottini had no comments.
- Platting Member Vau Dell asked about the Title 43 White Board List.
- Platting Member Fernandez had no comments.
- Platting Member Bush 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 2:05 p.m. (CD: 01:02:56)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNten,
Platting Board Clerk

Minutes approved: October 7, 2021