

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 6, 2022, 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. 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
Ms. Kimberly McClure, 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 December 2, 2021.

GENERAL CONSENT: The minutes for December 2, 2021 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

VOTE FOR CHAIR AND VICE CHAIR FOR 2022 YEAR.

Chair Anderson moved to the Platting Board for a motion to nominate a new chair for the 2022 platting board year.

MOTION: Platting Member Vau Dell moved to nominate Platting Member Fernandez as the Chairman for 2022. The motion was seconded by Platting Member Shadrach.

VOTE: The motion to nominate Platting Member Fernandez as Chairman for 2022 passed with all in favor by general consent.

Chair Fernandez moved to the Platting Board for a motion to nominate a new vice chair for the 2022 platting board year.

MOTION: Platting Member Fernandez moved to nominate Platting Member Leonard as the Vice Chairman for 2022. The motion was seconded by Platting Member Anderson.

VOTE: The motion to nominate Platting Member Leonard as Vice Chairman for 2022 passed with all in favor by general consent.

Chairman Fernandez had to leave the meeting. Vice Chairman Leonard continued the meeting as the Chair.

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. DELLINGER ESTATES RSB L/1:** The request is to create two lots from Lot 1, Dellinger Estates, Plat No. 2004-84, to be known as Lots 1A & 1B, containing 18.6 acres +/- . The proposed lots have access from E. Valley Crest Drive, a 50' unmaintained right-of-way. The property is located west of S. Glenn Highway and east of High Ridge Lake (Tax ID #5547000L001); lying within the SW ¼ Section 07, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Owner/Petitioner: Greg Dellinger; Surveyor: Bull Moose; Staff: Kimberly McClure)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Cottini noted that he was hired by the Dellingers in 2004. He has had no other business since that time and does not have any interest on the current project.

- There was no objection noted by the platting board for Platting Member Cottini to serve on this case.

Ms. Von Gunten provided the mailing report:

- Stating that 22 public hearing notices were mailed out on December 15, 2021.

Ms. Kimberly McClure:

- Gave an overview of the case, #2021-176.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

Vice Chair Leonard 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 on the case.

Vice Chair Leonard:

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

Mr. Ellery Gibbs, the petitioner's representative, agrees with all the recommendations and answered questions from the Platting Board.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Anderson moved to approve the preliminary plat for Dellinger Estates RSB L/1 with 8 recommendations. The motion was seconded by Platting Member Shadrach.

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

B. MCKINLEY VIEW RSB L/12-15 & 30' WIDE ROW VACATION: 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 # 6212000L012-L015); lying within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. Continued from June 3, 2021 platting board hearing.
(Owner/Petitioner: Jess Adams; Donald & Irene Glaser; Dean & Kimberly Cagle; Surveyor: Hanson Land Solutions; Staff: Amy Otto-Buchanan)

Vice Chair Leonard:

- 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 from the June 3, 2021 platting board meeting.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-056/057/058.
- The petitioner requests a continuance to February 3, 2022 for petitioner to resolve issues of the right-of-way dedication.

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

The Petitioner passed on giving an overview.

Vice Chair Leonard:

- 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 will present his case at the February 3, 2022 meeting.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue McKinley View RSB L/12-15 and 30' wide ROW Vacation to February 3, 2022. The motion was seconded by Platting Member Bush.

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

C. TRANQUIL WOODS: The request is to create four lots from Tract A, Riverwood Subdivision, Plat No. 88-15, to be known as Tranquil Woods, containing 20.52 acres +/- . Petitioner will be granting a Public Use Easement on all three flag lots for common access from N. Glenn Highway. The plat is located east of N. Glenn Highway at Milepost 51 and west of the Matanuska River (Tax ID #3444000T00A); lying within the SW ¼ Section 16, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1. (*Owner/Petitioner: The PJ Scrup Trust; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Vice Chair Leonard:

- 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 23 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-179.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

TIME: 1:56 P.M.

CD: 0:56:48

BREAK

TIME: 2:01 P.M.

CD: 01:01:27

Vice Chair Leonard 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 of the case.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the vice 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.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Tranquil Woods with 7 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

D. STERLING ESTATES MASTER PLAN: The request is to create 28 lots from Tract A-3, Crocker Creek Phase II, Plat No. 2005-24, in a two phase Master Plan, to be known as Sterling Estates Master Plan, containing 31.66 acres +/- . The plat is located south of S. Knik-Goose Bay Road and east of S. Meyer's Circle (Tax ID #5677000T00A-3); lying within the SE ¼ Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/Petitioner: Sterling Cook; Surveyor: Denali North; Staff: Amy Otto-Buchanan*)

Vice Chair Leonard:

- 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 268 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-180.
- Staff recommends approval of the case with findings of fact and conditions with modification to finding #6.
- Answered questions from the platting board.

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

Mr. Wayne Whaley, the petitioner's representative, gave a brief overview of the case.

Vice Chair Leonard:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the property value, traffic safety, and the planes from the private runway flying over houses in the subdivision: Ms. Rayann Kambarn.

Vice Chair Leonard:

- There being no one else to be heard, the vice chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Wayne Whaley, the petitioner's representative, addressed the design changes of the master plan and answered questions from the platting board.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Sterling Estates Master Plan with 9 recommendations. Modifying finding #6 and recommendation #4d. The motion was seconded by Platting Member Bush.

Discussion ensued by the platting board on recommendation 4d and the SCM requirements for intersection angles.

Platting Member Vau Dell asked if the motion should be split. The platting board agreed in not splitting the motion.

FINDINGS OF FACT:

- Modify #6: There was 1 objection from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS:

- Modify #4d: Redesign intersection angle of W. Vanderberg Drive and S. Cook Circle and the intersection angle of W. Sterling Drive and S. Meyers Circle to meet the requirement of the SCM section A09.3

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

E. ALASKA MENTAL HEALTH PUBLIC USE EASEMENT: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as Alaska Mental Health Public Use Easement, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); lying within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.
(Owner/Petitioner: Alaska Mental Health; Surveyor: Fixed Heights LLC; Staff: Amy Otto-Buchanan)

Vice Chair Leonard:

- 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 72 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-185.
- The petitioner requests a continuance to February 3, 2022 for petitioner to resolve issues of the right-of-way dedication.

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

The Petitioner passed on giving an overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.

The following person spoke in regards to their concerns on the PUE easement and the placement on the property: Mr. Gerard Farkas.

Vice Chair Leonard:

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

The Petitioner will present his case at the February 3, 2022 meeting.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue Alaska Mental Health Public Use Easement to February 3, 2022. The motion was seconded by Platting Member Anderson.

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

TIME: 2:57 P.M.

CD: 01:57:33

BREAK

TIME: 3:07 P.M.

CD: 02:07:48

F. RESOLUTION 2021-149: Amendments to MSB Title 43.

Mr. Fred Wagner:

- Gave an overview of Resolution 2021-149.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Vau Dell moved to approve resolution 2021-149. The motion was seconded by Platting Member Bush.

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

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 the Platting Board schedule. The next meeting will be January 20, 2022. Updated the board with information regarding new platting board members.

Ms. Von Gunten reminded the board members that are terming out to turn in their electronic at the end of the month.

9. BOARD COMMENTS

- Platting Member Bush thanked Mr. Anderson and Mr. Vau Dell.
- Platting Member Vau Dell will be attending the 2nd meeting for January.
- Platting Member Cottini thanked the board members for their work.
- Platting Member Shadrach appreciates having a full board for the meeting.

- Platting Member Anderson thanked the board and staff for their time and work.
- Platting Member Leonard thanked everyone for their time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 3:18 p.m. (CD: 02:32:34)



ALAN LEONARD,
Platting Board Vice Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: February 3, 2022