

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 3, 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 Wilfred Fernandez.

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. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Ms. Linn McCabe, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Chair
Mr. Alan Leonard, District Seat #7, Vice Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate
Vacant, District Seat #2
Vacant, 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 Ms. Linn McCabe.

C. APPROVAL OF THE AGENDA

Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Fernandez inquired if there were any changes to the minutes for January 6, 2022.

- Correction on platting board names on page 2 and 3.

GENERAL CONSENT: The minutes for January 6, 2022 were approved with the corrections without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*
(There is no Audience Participation & Presentations)

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. 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 the June 3, 2021 and January 6, 2022 platting board hearing. (*Owner/Petitioner: Jess Adams; Donald & Irene Glaser; Dean & Kimberly Cagle; Surveyor: Hanson Land Solutions; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- 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 continued platting board meetings on June 1, 2021 and January 6, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-056/057/058.
- Would like to continue for 6 months or sooner as there are still items to be addressed and corrected before coming to the board.

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

The Petitioner did not give an overview at this time, as it will be continued.

Chair Fernandez:

- 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 will not give their comments at this time, due to the continuance.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to continue the preliminary plat for McKinley View RSB Lots 12-15 and the 30' wide ROW Vacation for 6 months or earlier to complete submittal requirements. The motion was seconded by Platting Member Shadrach.

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

B. 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. Continued from the January 6, 2022 platting board hearing. (*Owner/Petitioner: Alaska Mental Health; Surveyor: Fixed Heights LLC; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Bush Recused himself from this case as he has a client involved.
- Ms. McCabe informed the board that she attended the Big Lake Community Council where this item was on the agenda. She did not vote on the item and did not have an opinion. She can be impartial and neutral for this case. There was no objection noted by the platting board for her to sit for this case.

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.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Buku Saliz, the petitioner's representative, gave a brief overview on the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on everyone doing their due diligence on the code and following them. Would like to see the main roads upgraded in the future when development comes along: Mr. Mokie Tew.

The following person spoke regarding their concerns on the taking of property on their storage property. Concerned about the increase traffic and what will change in regards to the PUE: Mr. Bill Heairet.

The following person spoke regarding their concerns on the placement of the PUE as it is a circular easement. Would like to see the roads upgraded in the area that are needed badly: Mr. Dan Mayfield.

The following person spoke regarding the road. He has helped build the road on the part of the property, to be able to get to his property. The gate has been a huge problem for a lot of people and is frustrated on doing upgrades with his own expense. Agrees with the PUE action. : Mr. Samuel Dickinson.

Chair Fernandez:

- 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. Buku Saliz, the petitioner's representative, informed the board that he did not have any other information regarding the roadway that the public has concerns on. Agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Leonard moved to approve the public use easement for Alaska Mental Health with 6 recommendations. The motion was seconded by Platting Member Cottini.

Discussion by the platting board on removing finding #4.

Amended

MOTION: Platting Member Leonard moved to remove finding #4. The motion was seconded by Platting Member Cottini.

Amended

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

Main

VOTE: The main motion passed with all in favor by general consent. There are 4 findings of fact.

TIME: 1:35 P.M.

CD: 0:35:50

BREAK

TIME: 1:45 P.M.

CD: 0:45:21

Platting Member Bush returned to his seat.

C. McCULLOUGH ESTATES: The request is to create 11 lots from Parcels 1 & 2 of MSB 40-Acre Exemption 2021-148, recorded at Reception No. 2021-002114-0, to be known as McCullough Estates, containing 119.89 acres +/- . The plat is located east of S. Talkeetna Spur and directly south of E. Yoder Road (Tax ID # 24N04W16A002); located within the NW ¼ NE ¼ and S ½ NE ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Owner/Petitioner: Sam & Alison McCullough; Surveyor: Frontier; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- 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 12 public hearing notices were mailed out on January 12, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-164.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

Chair Fernandez 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 at the platting board hearing.

Chair Fernandez:

- 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 platting board hearing.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for McCullough Estates with 7 recommendations. The motion was seconded by Platting Member Leonard.

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

D. BIRCH LANE ESTATES: The request is to create six lots from Parcel #2, MSB Waiver 2005-264-PWm, Reception No. 2006-001746-0, to be known as Birch Lane Estates, containing 15 acres +/- . Petitioner will be granting common access area for Lots 1-3 and a common access area in conjunction with the Section Line Easement for access for Lots 4-6. The plat is located east of N. Palmer-Fishhook Road and directly north of E. Boyd Road (Tax ID # 18N01E02D020); located within the SE ¼ SE ¼ Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Ginger Kay Beal; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Shadrach recused himself as he has a future project regarding this case.
- There was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 29 public hearing notices were mailed out on January 12, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-198.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Gary LoRusso, the petitioner's representative, passed on giving an overview on the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person asked about the access to parcel D16 on the easement: Mr. Greg Michaelson.

Chair Fernandez:

- 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, agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Leonard moved to approve the preliminary plat for Birch Lane Estates with 6 recommendations. The motion was seconded by Platting Member Cottini.

Amended

MOTION: Platting Member Cottini moved to add finding #7. The motion was seconded by Platting Member Leonard.

FINDINGS OF FACT:

- Add #7: The current driveway for tax parcel D20 will be removed when the driveway is moved to the common access easement for the proposed lots 1 thru 3.

Amended

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

Main

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

Platting Member Shadrach 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 the Platting Board schedule. The next meeting will be February 17, 2022. Updated the board with information regarding new platting board members.

Ms. Von Gunten gave an update the new platting board member. Let the board know that Mr. Alex Strawn will doing a presentation and resolution on the SCM at the next meeting.

9. BOARD COMMENTS

- Platting Member McCabe introduced herself to the board members.
- Platting Member Bush had no comment.
- Platting Member Cottini welcomed Ms. McCabe to the board.
- Platting Member Shadrach also welcomed Ms. McCabe.
- Platting Member Leonard had no comment.
- Platting Member Fernandez thanked staff and the platting board members for their time and their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 2:06 p.m. (CD: 01:06:34)



WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: March 3, 2022