

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 17, 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. Emmett Leffel, District Seat #2
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:

Mr. Pio Cottini, District Seat #1
Ms. Amanda Salmon, Alternate
Vacant, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Kimberly McClure, Platting Technician
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Alan Leonard.

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 20, 2022.

GENERAL CONSENT: The minutes for January 20, 2022 were approved 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. CARIBOU ACRES:** The request is to create 13 lots by a two phase master plan from Waiver # 76-3, (Tax Parcel C1) to be known as Caribou Acres, containing 15.11 acres +/- . All lots will take access from the proposed interior street. The parcel is located east of Anderson Lake, south of N. Charley Dr., and north of E. Bogard Rd, (Tax ID #18N01E29C001); lying within the SW ¼ Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. (*Owner/Petitioner: Michael & Peggy Smith; Surveyor: Hanson Land Solutions; Staff: Matthew Goddard*)

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 151 public hearing notices were mailed out on January 26, 2022.

Mr. Matthew Goddard:

- Gave an overview of the case, #2021-200.
- Staff recommends approval of the case with findings of fact and conditions.

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

The petitioner's representative passed on giving a brief overview.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the development, as his lot is right next to lot 1. Has concerns regarding multifamily housing going on the properties next to his lot: Mr. David Fefzner.

Chair Fernandez:

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

Mr. Craig Hanson, the petitioner's representative did not know at this time if the properties will be single or multifamily dwellings. Agrees with all the recommendations and answered questions from the Platting Board.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Caribou Acres with 10 recommendations. The motion was seconded by Platting Member Leffel.

Amended

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

FINDINGS OF FACT:

- Modify #7: There were 5 objections and 2 concerns from the public in response to the Notice of Public Hearing.

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.

B. AZALEA HILLS: The request is to create nine lots from Tract A, Azalea Woods, Plat No. 2016-13, in a two phase Master Plan to be known as Azalea Hills Master Plan, containing 9.21 acres +/- . The petitioner will construct and dedicate a 60' Right-of-Way south of E. Spruce Avenue for access; proposed Lot 7 to be a flag lot. The property is located directly south of E. Spruce Avenue and northwest of N. Wasilla-Fishhook Road (Tax ID #7508000T00A); lying within the NE ¼ Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the city limits of Wasilla and in Assembly District #4. (*Owner/Petitioner: Drobenko Investments, LLC; Surveyor: Hanson Land Solutions; Staff: Kimberly McClure*)

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 176 public hearing notices were mailed out on January 26, 2022.

Ms. Kimberly McClure:

- Gave an overview of the case, #2021-203.
- Staff recommends approval of the case with findings of fact and conditions.

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

The petitioner's representative passed on giving a brief overview.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the development regarding multifamily dwellings and zoning: Mr. Eric Henderson.

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. Craig Hanson, the petitioner's representative, informed the board that the petitioner may do multifamily, but it has to go through the city office if it is to be approved. Agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Azalea Hills Master Plan with 11 recommendations. The motion was seconded by Platting Member McCabe.

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

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 March 3, 2022. Let the board know that he will not be at the next meeting and Mr. Alex Strawn will be acting in his place.

Ms. Von Gunten gave an update on changes to the meeting dates as the assembly budget dates have been set. The April 7th and May 5th meetings will be changed to April 8th and May 4th.

9. BOARD COMMENTS

- Platting Member Leffel introduced himself to the board members.
- Platting Member Shadrach welcomed Mr. Leffel.
- Platting Member McCabe welcomed the new board member too.

- Platting Member Bush welcomed the new board member too.
- Platting Member Leonard welcomed the new board member too.
- Platting Member Fernandez thanked staff and the platting board members for their time and their work. Will be gone for the March 17th meeting.


10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 1:36 p.m. (CD: 0:36:32)



WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: March 17, 2022