

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
MARCH 3, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 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 Vice Chair Alan Leonard.

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. 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 (Late)
Mr. Alan Leonard, District Seat #7, Vice Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate
Vacant, Alternate

Staff in attendance:

Mr. Alex Strawn, Acting 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. Emmett Leffel.

C. APPROVAL OF THE AGENDA

Vice Chair Leonard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Vice Chair Leonard inquired if there were any changes to the minutes for February 3, 2022.

GENERAL CONSENT: The minutes for February 3, 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

- A. MEADOW LAKE ESTATES:** The request is to create 16 lots from Tax Parcel B3 (Parcel #4, MSB Waiver 71-78, unrecorded), to be known as Meadow Lake Estates, containing 40 acres +/- . The plat is located east and west of N. Pittman Road (Tax ID # 18N02W22B003);

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located within the SE ¼ NW ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *This case was heard and approved by the Platting Board on August 19, 2021. This will be heard under Unfinished Business, as the petitioner is redesigning with more lots. (Owner/Petitioner: Alaska Roots LLC; Surveyor: GPS Inc.; 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 116 public hearing notices were mailed out on February 9, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-108/109.
- Staff recommends approval of the case with findings of fact and conditions.

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

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

Vice Chair Leonard:

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

Mr. Gerald Gardner, the petitioner's representative, has no comments and agrees with all the recommendations.

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

MOTION: Platting Member Cottini moved to approve the preliminary plat for Meadow Lake Estates with 9 recommendations. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with all in favor by general consent. There are 9 findings of fact.

B. RECONSIDERATIONS/APPEALS
(There are no Reconsiderations/Appeals)

C. 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. POWDER VILLAGE:** The request is to divide Tax Parcel D6 (Parcel #4, MSB Waiver 77-34, recorded as 77-51w/83-96w) into eight lots to be known as **POWDER VILLAGE**, containing 9.4 acres +/- . Petitioner will construct a Borough standard street within the existing Section Line Easement with a temporary cul-de-sac. Parcel is located directly south of N. Wasilla-Fishhook Road (Tax ID # 18N01E04D006); lying within the SE ¼ Section 04, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Alise & Dylan Bruns, Bruns Investments, LLC; 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 23 public hearing notices were mailed out on February 9, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-003.
- Staff recommends approval of the case with findings of fact and conditions.

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

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

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one 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 answered the questions regarding the shared driveways. 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 Powder Village with 11 recommendations. Modify recommendation #8. The motion was seconded by Platting Member Leffel.

Discussion ensued on modifying recommendation #8.

Platting Member Fernandez arrived at the platting board meeting. (He will abstain from the vote as he was not present for the case when it started.)

Amended

MOTION: Platting Member Shadrach moved to modify recommendation #8. The motion was seconded by Platting Member Leffel.

RECOMMENDATIONS:

- Modify #8: Add a plat note to state: "Lots will share access at the common lot lines as depicted on this plat."

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 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. Alex Strawn, introduced himself and thanked the board for their work.

Ms. Von Gunten informed the board members to fill out their conflict of interest paperwork for 2022 and turn into the clerks office before March 15th. Let staff know if you will be away from a meeting and provided a brief update on the Platting Board schedule for the upcoming meeting on March 17th.

9. BOARD COMMENTS

- Platting Member Leffel had no comments.
- Platting Member Shadrach had no comments..
- Platting Member McCabe will not be at the April 21st meeting.
- Platting Member Bush had no comments.
- Platting Member Cottini commented on the war in Ukraine.
- Platting Member Leonard thanked staff and the platting board members for their time and their work.
- Platting Member Fernandez thanked Mr. Leonard for chairing the meeting. Will be gone for the March 17th meeting.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 1:44 p.m. (CD: 0:49:11)



ALAN LEONARD,
Platting Board Vice Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: April 21, 2022