

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 4, 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. 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:

- Ms. Amanda Salmon, Alternate
- Eric Koan, Alternate

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- Ms. Amy Otto-Buchanan, Platting Technician
- Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. 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

(There is no Approval of Minutes)

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

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. BEAVER FLATS MASTER PLAN: The request is to divide Tax Parcels A11 and A12 (Government Lots 1 and 2) into 40 lots, by a three phase Master Plan, to be known as Beaver Flats Master Plan, containing 79.96 acres +/- . Petitioner will construct Borough standard streets within the existing Section Line Easement and the right-of-way of N. Duley Road and within the subdivision. This subdivision will have private roads. Parcel is located north of Big Beaver Lake, north of N. Beaver Lake Road and northwest of W. Hawk Lane (Tax ID # 17N03W04A011/A012); lying within the NE ¼ Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. Continued from March 17, 2022 Platting Board Hearing. (*Owner/Petitioner: Elaine C. Ridlon; Surveyor: HLS; 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 11 public hearing notices were mailed out on February 23, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-013.
- Staff requests a continuance to May 19, 2022 as the petitioner is requesting a vacation on a PUE. (redesign)

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

The petitioner and/or the petitioner's representative passed on giving an overview at this time.

Chair Fernandez:

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

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member McCabe moved to continue the preliminary plat for Beaver Flats Master Plan to May 19, 2022. The motion was seconded by Platting Member Leonard.

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

B. SAGE ESTATES: The request is to divide Tax Parcels C4 and C5, Parcels #1 and #2 of MSB Waiver 98-87-PWm, recorded at Book/Page 991/957, into eight lots, to be known as Sage Estates, containing 10 acres +/- . Petitioner will construct a Borough residential standard street, with a temporary cu-de-sac at the end. Parcels are located west of S. Old Glenn Highway and directly north of E. Barwood Avenue (Tax IDs # 17N02E26C004 & C005); lying within the SE ¼ SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.
(Owner/Petitioner: Dirtworks Inc.; Surveyor: Bush; 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.

Platting Member Bush Recused himself from the case as he is the surveyor for the petitioner.

Ms. Von Gunten provided the mailing report:

- Stating that 29 public hearing notices were mailed out on April 13, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-030.
- Staff recommends approval of the case with findings of fact and conditions.

Platting Member Shadrach asked the Platting Technician if there is already a subdivision with the name of Sage Estates. *(After the meeting, the Platting Technician verified that there is already a subdivision with Sage Estates and changed the name to Sagewood Park.)*

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 at the hearing.

Chair Fernandez:

- 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 hearing.

Chair Fernandez moved to the Platting Board for a motion.

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

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

Platting Member Bush returned to his seat.

C. ALASKA RANGE ESTATES MASTER PLAN: The request is to create five lots from Government Lot 2 and the E1/2 of the NW ¼ Section 19, by a 2 phase master plan to be known as Alaska Range Estates Master Plan, containing 118.38 acres +/- . The property is located south of West Parks Highway, north of W. Hollywood Road and west of S. Johnsons Road (Tax ID # 17N02W19B001); within the NW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/Petitioner: The Proving Ground, LLC; Surveyor: Farmer; 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 104 public hearing notices were mailed out on April 13, 2022.

Mr. Matthew Goddard:

- Gave an overview of the case, #2022-036.
- 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.

Ms. Joy Cypra, the petitioner's representative, gave a brief overview of the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person spoke in regards about their concerns on the wetlands and wildlife on the property that should be protected. Concerned on septic and water issues regarding development to the lots with the wetland on the property: Mr. Christopher Alden.

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.

Ms. Joy Cypra, the petitioner's representative, and Ms. Rachel Psychogios, the petitioner, agrees with all the recommendations and answered questions from the board. Will not be building on the wetlands, just laying down new lot lines on the property.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Alaska Range Estates Master Plan with 9 recommendations. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor by general consent. There are 9 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 on May 19, 2022. While the platting clerk is out Ms. Karol Riese and Ms. Maija DiSalvo.

Ms. Von Gunten introduced the new alternate for the platting board, Mr. Eric Koan.

9. BOARD COMMENTS

- Platting Member McCabe had no comments.
- Platting Member Leffel had no comments.
- Platting Member Bush had no comments.
- Platting Member Shadrach had no comments.
- Platting Member Cottini had no comments.
- Platting Member Leonard had no comments.
- Platting Member Fernandez thanked staff and board members for their work and time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 1:36 p.m. (CD: 0:38:30)



WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:


SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: June 2, 2022