

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 7, 2016, 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 the Chairman, Mr. Jay Van Diest.

**1. CALL TO ORDER****A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Jay Van Diest, District #1 (Chairman)  
Mr. Stan Gillespie, District #3 (Excused Absence)  
Mr. Jordan Rausa, District #4  
Mr. Tait Zimmerman, District #5(Vice Chairman)  
Vacant, District #2  
Vacant, District #6  
Vacant, District #7  
Mr. Marty Van Diest, Alternate 1  
Mr. Gregory Pugh, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Platting Division Administrative Specialist  
Ms. Eileen Probasco, Acting Platting Officer  
Ms. Peggy Horton, Platting Technician  
Ms. Cheryl Scott, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

- The pledge of allegiance was led by Mr. Gregory Pugh.

**C. APPROVAL OF THE AGENDA**

The Chairman, Jay Van Diest inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

**2. APPROVAL OF MINUTES**

The Chairman, Jay Van Diest inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for December 17, 2015, were approved without objection.

**3. UNFINISHED BUSINESS****4. PUBLIC HEARINGS**

**A. NORTHGATE/15' WIDE SCREENING EASEMENT VACATION**

Sloan Von Gunten (Administrative Specialist)

- Stated that 82 public hearing notices were mailed out on September 23, 2015, from the October 15, 2015 meeting and to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner is requesting a continuance to March 3, 2016 to resolve specific issues.

MOTION:

- Mr. Marty Van Diest moved to continue Northgate to March 3, 2016, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

**TIME: 1:10 P.M.**

**CD: 0:05:56**

**B. VAIL ESTATES ADD 2 MSP**

Sloan Von Gunten (Administrative Specialist)

- Stated that 86 public hearing notices were mailed out on December 17, 2015, to this date there have been 8 returns, no objections, 1 non-objection, and no concerns.

Cheryl Scott (Platting Technician)

- Gave an overview on the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Pio Cottini (Petitioner's Representative)

- Before Paul Hulbert retired he resolved different issues on the plat design.
- On the flag lots the petitioner will be constructing and paving the driveway.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the Master Plan for Vail Estates Add 2, seconded by Mr. Marty Van Diest.

FINDINGS:

- Add #9: The Petitioner agrees with all the recommendations and findings.

VOTE:

- The motion passed with all in favor. There are 9 findings.

**TIME: 1:28 P.M.**

**CD: 0:24:34**

**C. OLSON ESTATES**

Sloan Von Gunten (Administrative Specialist)

- Stated that 12 public hearing notices were mailed out on December 17, 2015, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner is requesting to continue the case for 6 months or sooner if information is obtained.

MOTION:

- Mr. Marty Van Diest moved to continue Olson Estates for 6 months, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor.

**TIME: 1:30 P.M.**

**CD: 0:27:21**

**BREAK**

**TIME: 1:40 P.M.**

**CD: 0:38:04**

**D. MONUMENT CREEK REMOTE RECREATIONAL CABIN SITE STAKING AREA**

Sloan Von Gunten (Administrative Specialist)

- Stated that 40 public hearing notices were mailed out on December 17, 2015, to this date there have been 1 return, 10 objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.
- There are 10 handouts from the public regarding this case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Bill Billmeier (President of the current homeowners association for Bench Lake)

- Concerned that there is confusion about the ownership of the tracts within Bench Lake Subdivision and which tracts are owned by the state.

Charles Spalding (Owner of Parcel C2, T20N, R08E, SEC 25)

- Concerned on the traffic safety on the highway.
- Concerned on river safety for those who are going to the property by boat.

Mark Glatt (Owner of Parcel D2, T20N, R08E, SEC 34)

- Concerned about river safety. He gets to his property by raft.
- Concerned about traffic and road safety with increased ownership.
- Parking is limited by the highway and RS 2477 Trail.
- Concerned about squatters and trespassers.

Nick Jenkins (Owner of Lot 6, Block 2 of Bench Lake Subdivision)

- Most access to the subdivision is by the river.
- Does not agree with the fly in access to Bench Lake and making the lake a parking place for planes.
- Goes to his property in winter by snow machine from down river.

Daniel Lee (Owner of Tract G-2 in Lee Add #1 Subdivision)

- He constructs roadways and trails out in rural Alaska.
- Concerned about the loss of timber resource in the area.

Melanie Glatt (Owner of Parcel D2, T20N, R08E, SEC 34)

- Concerned about trespassers, traffic and safety issues on the river.
- Would like to see the state do the staking on some of their other property in the area instead of the property across the Matanuska River.
- Handed to the board maps on property DNR owns near the Glenn Highway that she looked up herself.

Christina Overturf (Representing the State Representative Jim Colver)

- Mr. Colver cannot make the meeting today, but he wanted to give an updated e-mail from Jim Spalding to the board concerning Monument Creek.
- Sloan Von Gunten, the Administrative Specialist, read into the record the e-mail from Jim Spalding.

Nancy Cameron (MSB Land Management Agent Representative)

- Stated the boroughs concerns about the staking property located on the south side of the Matanuska River.
- Answered questions regarding borough regulations on property.

Jay Van Diest (Chairman)

- Closed the public hearing.

Lauren Rouen & Cliff Baker (Petitioner's Representative for SOA/DNR)

- Has the ability to create administrative parcels.
- Is open to providing more information regarding the Matanuska River.

- Has gathered more information from the community on access to the property.
- Mr. Baker has flown out to Bench Lake, walked and surveyed the tract of Bench lake Subdivision.
- Gave a brief explanation on the process of how stakers will go to the area and mark their boundary for themselves when the state puts the property up for staking.
- Agrees with all the recommendations.

**MOTION:**

- Mr. Zimmerman moved to approve the preliminary approval for Monument Creek Remote Recreational Cabin Site Staking Area, seconded by Mr. Pugh. Modify finding #4.

**DISCUSSION:**

- Discussion on access and staking property.

**FINDINGS:**

- Modify #4: Several comments were received from the public with objections to this staking area and concerns about minimal and inadequate access from the river, erosion, trespass issues, access from Bench Lake, and the taking of natural resources out of public availability.

**DISCUSSION:**

- Discussion on Title 43 code concerning access.
- Mr. Marty Van Diest would like to add a recommendation to the motion.

**MOTION TO AMEND:**

- Mr. Marty Van Diest moved to amend the motion to add a recommendation stating: The state shall require each staker to sign an affidavit that the stakers' access is by plane.
- There is no second. The amended motion failed.

**DISCUSSION:**

- More discussion on property access and restrictions.

**MOTION TO AMEND:**

- Mr. Marty Van Diest move to amend the motion to continue Monument Creek Remote Recreational Cabin Site Staking Area to February 18, 2016 Platting Board Hearing, and have the platting staff send out the public notices with a 1 mile radius, seconded by Mr. Zimmerman.

**VOTE ON AMENDMENT:**

- The amended motion passed with all in favor.

**TIME: 4:06 P.M.**

**CD: 3:02:44**

**Mr. Rausa had to leave the Platting Board Hearing.**

**E. ASLS 2014-24**

Sloan Von Gunten (Administrative Specialist)

- Stated that 11 public hearing notices were mailed out on December 10, 2015, from the Abbreviated Plat hearing from the December 2, 2015 hearing, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Nancy Cameron (MSB Land Management Agent Representative)

- Agrees with all the recommendations.

**MOTION:**

- Mr. Pugh moved to approve the preliminary plat for ASLS 2014-24, seconded by Mr. Marty Van Diest.

**VOTE:**

- The motion passed with all in favor. There are 8 findings.

**TIME: 4:15 P.M.**

**CD: 3:11:35**

**BREAK**

**TIME: 4:22 P.M.**

**CD: 3:19:18**

**F. TIDEWATER ESTATES**

Sloan Von Gunten (Administrative Specialist)

- Stated that 25 public hearing notices were mailed out on December 17, 2015, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

The Petitioner and the Petitioner's Representative is not present

- Called the platting staff and stated that they agree with all the recommendations.

**MOTION:**

- Mr. Pugh moved to approve the preliminary plat for Tidewater Estates, seconded by Mr. Zimmerman.

**VOTE:**

- The motion passed with all in favor. There are 6 findings.

**TIME: 4:28 P.M.**

**CD: 3:25:01**

## **5. MISCELLANEOUS**

A. Work Session on proposed amendments and changes to Title 43.

**Mr. Jay Van Diest suspended the rules for the work session**

Peggy Horton (Platting Technician)

- Gave an overview on the Title 43 work session packet.

**DISCUSSION:**

- Continued the work session on the substantial listing items from the last platting board meeting.

**SUBSTANTIAL ITEM #11:**

- The Platting Board agreed with adding wording in substantial #4 (A), not changing the wording in substantial #4 (C), and adding additional wording.

**SUBSTANTIAL ITEM #12:**

- The Platting Board will continue Substantial Item #12 at the next platting board meeting.

**TIME: 5:02 P.M.**

**CD: 3:15:32**

**Jay Van Diest canceled the suspension of the rules and returned the meeting back to order.**

## **6. RECONSIDERATIONS/APPEALS**

## **7. PERSONS TO BE HEARD**

## **8. PLATTING OFFICER COMMENTS**

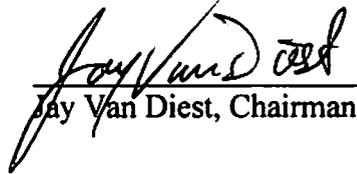
- Peggy went before the Planning Commission Meeting on the inconsistencies packet. They approved the packet.

**9. BOARD COMMENTS**

- Mr. Pugh appreciates staff work on providing information for the case files.
- Mr. Marty Van Diest commented on the staff report and the statement that the plat design has a flag lot.

**Adjourned 5:07 P.M.**

**CD: 04:04:20**

  
Jay Van Diest, Chairman

  
Sloan Von Gunten, Platting Division  
Administrative Specialist