

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 3, 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. LaMarr Anderson, District #2
Mr. Stan Gillespie, District #3
Mr. Jordan Rausa, District #4 (arrived late)
Mr. Tait Zimmerman, District #5 (Vice Chairman)
Mr. Patrick Johnson, District #6
Vacant, District #7
Mr. Marty Van Diest, Alternate 1 (Excused)
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
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Gillespie.

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 February 4, 2016, were approved without objection.

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

A. MONUMENT CREEK RRCS

Sloan Von Gunten (Administrative Specialist)

- Stated that 68 public hearing notices were mailed out on February 3, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Mr. Jordan Rausa arrived at the platting board hearing.

Jay Van Diest (Chairman)

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

Joseph Davis (Glacier View Community Council Representative)

- Objects to opening up state land for the Monument Creek program to the public.
- Want to preserve the scenic view
- The river is dangerous to cross.

Martin Rinke (Owner of Parcel B11, T20N, R09E, Sec 26)

- Concerned about the flood hazard area and code for the general area.
- Concerned about the setbacks and believes that it is not enough for the river.

Tim Escher (Owner of Lot 4 in Purinton Vista Subdivision)

- Question on if there are setback lines on the south side of the property. Does not see it on the maps.
- Concerned about the section line on the south side, near the river as there was a land slide a few years back.

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

- Is a private timber harvester and constructs roadways and trails out in that area.
- Uses a multi-use comprehensive plan for commercial use for the harvesting timber.
- Concerned about river safety.

Fred Hirschmann (Owner of U.S. Survey 2852 (a portion of))

- Concerned about erosion problems on the river bank and also landslides.
- Concerned about the safety of the river as there have been drownings and accidents.

Susan Rieder (Owner of Lot 1, Block 3 of Bench Lake Subdivision)

- Asked where the primary access is located on Bench Lake.
- Concerned about plane access on the river bank.

Betsy Young (Owner of Lot 5, Block 4 of Bench Lake Subdivision)

- Concerned about the resources being used.

- Described the area surrounding Bench Lake.
- Concerned about vehicle use with 4 wheelers and snowmobiles on the land.

Bill Quritzsch (boater on the river)

- Concerned on the land use.

Loren Thomas (Owner of Tract A of ASLS 87-366 Plat)

- Concerned about river access and the scenic view.
- On his property he loses the sun for two months.

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

- Does not agree with the state in staking the property they have brought to the board.
- Would like to see other property by the state to be sold instead of the area across the river.
- Stated from the Glacier View 2008 Comprehensive Plan.
- Concerned about transportation and access to get to the property across the river.

Helga Larson (lives at mile 90, concerned citizen)

- Concerned about public information not reaching more of the public on the actions being done by the state.

Deb McAtee (Owner of Tract A of Cascade Homestead)

- Concerned about parking and access to the property by plane and by boat.

Jim Sykes (Borough Assembly Member for District #1)

- Concerned about the legal access to the property as the petitioner is asking for fly-in access to the lake and the river bed.
- Under Title 43, the code says that it should be feasible for access.
- Speaking for the public on their concerns on the staking area.
- Addressed Title 43.20.055 on parking and access. Would like to see public parking expanded out in that area.
- Addressed Title 43.05.015 the statement "for the common good and safety" needs to be addressed to this case as there are many concerns on safety and the common good.

Jay Van Diest (Chairman)

- Closed the public hearing.

Lauren Rouen & Cliff Baker (SOA&DNR Representative)

- Answered public questions and their concerns.
- Reviewed and stated their stand on the case before the board.
- There is no upfront survey cost until after the staking area.
- Answered the platting board's questions regarding the state process and access location.
- They have received 2 comments back from the public saying they approve the action being taken.
- Nothing at this time is marked as a cultural and historical site on the staking property.

TIME: 2:53 P.M.

CD: 1:52:38

BREAK

TIME: 3:03 P.M.

CD: 2:02:46

MOTION:

- Mr. Zimmerman moved to approve to grant the preliminary approval for Monument Creek Remote Recreational Cabin Site Staking Area, seconded by Mr. Pugh. Modify findings #3 & #15, and add findings #20, #21, #22, and #23.

DISCUSSION:

- Discussion on the staking area under Title 43.20.055 (D)(1) and Title 43.05.015 on the greater good and safety.
- Discussion on the parking staging area by milepost 94 on the highway.

IN FAVOR FINDINGS:

- Modify #3: All public comments before this board were stating 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.
- Add to #15: While legal and physical access has been identified by the state, testimony was given that wetlands and topographic challenges may affect the feasibility of that access.
- Add #20: Stakers are notified not to stake over existing trails but they would be able to stake up to trails. Easements of 60 feet in width are reserved for existing trails within this RRCS area.
- Add #21: There are active personal and commercial logging operations in this area.
- Add #22: The Glacier Community Council has provided a resolution dated 10/23/2014 stating their objections and rationale urging DNR to drop the proposed land disposals & reclassify the subject lands as suitable for recreation and retention by the state.
- Add #23: The logging road will have a 100 foot wide easement and the state has moved the staking area 100 feet back from the logging road easement.

VOTE:

- The motion failed with 5 against (Mr. Johnson, Mr. Anderson, Mr. Gillespie, Mr. Pugh and Mr. Jay Van Diest) and with 2 in favor (Mr. Rausa and Mr. Zimmerman). There are 7 findings.

TIME: 4:03 P.M.

CD: 3:02:00

BREAK

TIME: 4:17 P.M.

CD: 3:16:46

FAILED FINDINGS:

1. The Platting Board thinks this request does not meet the purpose of the title according to MSB 43.05.015(A) to promote the common good and welfare.
2. The applicant did not provide adequate information that safe access and appropriately sized staging areas are provided for the staking area.
3. While legal and physical access has been identified by the state pursuant to MSB 43.20.055(C)(1)(b) & (d), the request does not adequately document that there is a realistic means of access to the staking area.
4. The Glacier View Community Council was unanimous in their objection and provided a resolution dated 10/23/2014, urging DNR to drop the proposed land disposal and reclassify the subject lands as suitable for recreation and retention by the state.
5. All public comments before this board were stating 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.
6. Summer and winter access would be challenging. The Borough is always concerned with access to remote property and encourages the issue to continue to be addressed.
7. MSB Land and Resource Management does not think that the critical issue of staging and parking has been addressed.

TIME: 4:03 P.M.

CD: 3:24:55

B. OLSON ESTATES

Sloan Von Gunten (Administrative Specialist)

- Stated that 12 public hearing notices were mailed out on February 11, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of 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)

- Gave a brief explanation on the platting case before the board.
- Agrees with all the recommendations.

MOTION:

- Mr. Pugh moved to approve the preliminary plat and variance to MSB 43.20.120 Legal Access for Olson Estates, seconded by Mr. Gillespie.

VOTE:

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

TIME: 4:38 P.M.
CD: 03:37:15

C. HATLEY VARIANCE

Sloan Von Gunten (Administrative Specialist)

- Stated that 43 public hearing notices were mailed out on February 11, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of 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)

- Explained why the variance is located on the curve.
- Agrees with passing the variance.

Justin Hatley (Petitioner)

- Explained why a variance is needed to get access to the property and future platting actions.

MOTION:

- Mr. Zimmerman moved to approve the variance to MSB 43.20.140, Physical Access to allow for a substandard intersection including a tangent and curve radius less than required in the MSB Subdivision Construction Manual for Hatley, seconded by Mr. Pugh.

DISCUSSION:

- Discussion on the maintenance on access and future updates.

VOTE:

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

TIME: 5:14 P.M.
CD: 04:12:07

D. BIRCHWOOD EST

Sloan Von Gunten (Administrative Specialist)

- Stated that 66 public hearing notices were mailed out on February 11, 2016, to this date there have been 1 return, no objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Petitioner is requesting to continue the case to March 17, 2016 to resolve some comments from utility companies, Public Works Department, and the public.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat to for Birchwood Estates to March 17, 2016, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 5:15 P.M.

CD: 04:14:05

E. BLUE GLACIER 2

Sloan Von Gunten (Administrative Specialist)

- Stated that 72 public hearing notices were mailed out on February 11, 2016, to this date there have been 2 returns, no objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of 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.

Tom Kirchner (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Rausa moved to approve the preliminary plat for Blue Glacier 2, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 5:20 P.M.

CD: 4:19:10

F. NORTHGATE SUBDIVISION & 15' WIDE SCREENING EASEMENT VACATION

Sloan Von Gunten (Administrative Specialist)

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

Amy Otto-Buchanan (Platting Technician)

- The petitioner is requesting a 6 month continuance to redesign and resolve specific issues.

MOTION:

- Mr. Johnson moved to continue Northgate Subdivision & 15' wide screening easement vacation for 6 months, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 5:23 P.M.

CD: 04:22:17

G. DANDY BLUFFS

Sloan Von Gunten (Administrative Specialist)

- Stated that 29 public hearing notices were mailed out on February 11, 2016, to this date there have been 1 return, no objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of 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.

Gary LoRusso (Petitioner's Representative)

- Would like to reword recommendation #5.

MOTION:

- Mr. Pugh moved to approve the preliminary plat for Dandy Bluffs, seconded by Mr. Anderson.

RECOMMENDATIONS:

- Modify #5: Enstar to determine the location of the natural gas service line and if necessary, grant a 10' wide easement centered over the service line where it crosses proposed Lot 2.

FINDINGS:

- Modify #3: There was 1 objection in response to the Notice of Public Hearing. The RSA #14 Fairview Supervisor objects to the 90' wide Public Use Easement and requests the public use easement be turned into a borough approved road that the borough would maintain.

VOTE:

- The motion passed with all in favor. There are 12 findings.

TIME: 5:38:14 P.M.

CD: 04:37:40

Mr. Rausa recused himself from Granite Creek Meadows

H. GRANITE CREEK MEADOWS

Sloan Von Gunten (Administrative Specialist)

- Stated that 27 public hearing notices were mailed out on February 11, 2016, to this date there have been no returns, no objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of 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.

Gary LoRusso (Petitioner's Representative)

- Shared with the platting board a picture on the roadways and trails.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Granite Creek Meadows, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor. There are 11 findings.

TIME: 5:50 P.M.

CD: 04:48:41

Mr. Rausa returned to his seat on the platting board.

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

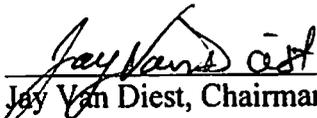
- The Assembly approved the Title 43 inconsistencies.
- We will have a new platting officer hopefully at the next platting board meeting.

9. BOARD COMMENTS

- Mr. Gillespie will be out of state for the next platting board meeting.
- Mr. Pugh welcomed Mr. Johnson to the platting board.
- Mr. Johnson thanked the board for welcoming him.
- Mr. Zimmerman is thankful that the board is being thorough in going through the cases

Adjourned 5:55 P.M.

CD: 04:53:35



Jay Van Diest, Chairman



Sloan Von Gunten, Platting Division
Administrative Specialist