

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 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. LaMarr Anderson, District #2
- Mr. Stan Gillespie, District #3
- Mr. Jordan Rausa, District #4
- Mr. Tait Zimmerman, District #5(Vice Chairman)
- Mr. Patrick Johnson, 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
- Mr. Fred Wagner, Platting Officer
- Ms. Peggy Horton, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician
- Ms. Cheryl Scott, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

- The pledge of allegiance was led by Mr. Jordan Rausa.

**C. APPROVAL OF THE AGENDA**

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

- There is request for a reconsideration.

GENERAL CONSENT: The agenda was approved with changes 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 March 17, 2016, were approved without objection.

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

**A. SUNLIT FIELDS**

Sloan Von Gunten (Administrative Specialist)

- Stated that 173 public hearing notices were mailed out on March 17, 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.

Jim Psenak (Owner of Parcel A26, T18N, R02E, Section 32)

- Concerned about the drainage on the properties concerning the culverts and driveway design.

Jay Van Diest (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Has put a drainage design on the plat.
- Answered drainage questions from the board.

**MOTION:**

- Mr. Zimmerman moved to approve the preliminary plat for Sunlit Fields, seconded by Mr. Johnson.

**DISCUSSION:**

- Discussion on if we need more wordage on recommendation #7.
- Gary LoRusso suggested a condition for the drainage area between lot 3 & 4.

**RECOMMENDATIONS:**

- Add #10: Construct infiltration areas as shown on the drainage plan and construct infiltration point and the drainage easement between Lots 3 & 4.

**FINDINGS:**

- Add #11: Jim Psenak, owner of property to the north, stated that property has significant drainage issues. The petitioner's representative stated that engineers working on the project will ensure that drainage is mitigated.

**VOTE:**

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

**TIME: 1:39 P.M.**

**CD: 0:35:24**

**B. ABBAS ACRES**

Sloan Von Gunten (Administrative Specialist)

- Stated that 10 public hearing notices were mailed out on March 17, 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.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

Jay Van Diest (Chairman)

- Closed the public hearing.

Douglas Abbas (Petitioner)

- Agrees with all the recommendations.

**MOTION:**

- Mr. Johnson moved to approve the preliminary plat for Abbas Acres, seconded by Mr. Gillespie.

**FINDINGS**

- Add #9: This platting action will resolve a setback encroachment.

**VOTE:**

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

**TIME: 1:50 P.M.**

**CD: 0:46:34**

**C. US SURVEY 3504**

Sloan Von Gunten (Administrative Specialist)

- Stated that 9 public hearing notices were mailed out on March 17, 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.

The following person spoke regarding concerns with public process and a public notice error.  
Mr. Eugene Carl Haberman.

Jay Van Diest (Chairman)

- Closed the public hearing.

Mr. Cliff Baker (SOA Petitioner)

- Explained the actions being brought forth to the board.
- Agrees with all the conditions and findings.

**MOTION:**

- Mr. Rausa moved to approve the vacation the 50' wide Section Line Easement within Lots 6, 11, 12, 13 & 14, US Survey 3504 and replace them with 50 and 100-foot wide Public Access Easements and 15, 20, and 30-foot wide Utility Easements along property lines, seconded by Mr. Gillespie.

**FINDINGS:**

- Add #14: The lots involved in this project are owned by the State of Alaska.
- Add #15: There was an objection received concerning the public noticing.

**VOTE:**

- The motion passed with all in favor. There are 15 findings.

**TIME: 2:08 P.M.**

**CD: 01:03:32**

## **5. MISCELLANEOUS**

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

Peggy Horton (Platting Technician)

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

**SUBSTANTIAL ITEM #15:**

- Continued the work session on the substantial listing items from the last platting board meeting on substantial #15 staff write up.

**TIME: 3:08 P.M.**

**CD: 02:03:23**

## **6. RECONSIDERATIONS/APPEALS**

**A. VISTA ROSE**

Tony Hoffman (Petitioner for reconsideration)

- Requesting reconsideration for modifying Vista Rose.

DISCUSSION:

- The platting board discussed if Vista Rose reconsideration is applicable.

MOTION:

- Mr. Zimmerman moved to reconsider the preliminary plat for Vista Rose, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor.

**7. AUDIENCE PARTICIPATION**

Gary LoRusso

- Gave examples of what can be done during the work sessions on the agreement subject.
- Explain other aspects of the subdivision agreement and ideas for code.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

**8. PLATTING OFFICER COMMENTS**

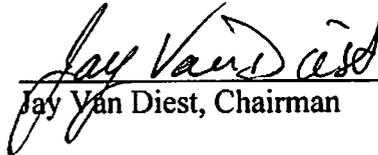
- Mr. Fred Wagner, the new Platting Officer thanked the board for welcoming him as part of the staff.

**9. BOARD COMMENTS**

- The vacant seat for District 7 has been filled by Ms. Amy Hansen.
- Ms. Josi Wilcox will be clerking the next platting board meeting.

**Adjourned 3:38 P.M.**

**CD: 02:29:28**

  
Jay Van Diest, Chairman

  
Sloan Von Gunten, Platting Division  
Administrative Specialist