

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 5, 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 (Excused Absence)
Mr. Tait Zimmerman, District #5 (Vice Chairman)
Mr. Patrick Johnson, District #6
Ms. Amy Hansen, District #7
Mr. Marty Van Diest, Alternate 1 (Excused)
Mr. Gregory Pugh, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, 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. 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 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 April 21, 2016, were approved without objection.

3. UNFINISHED BUSINESS

A. THE RANCH MASTER PLAN PHASING

Sloan Von Gunten (Administrative Specialist)

- Stated that 386 public hearing notices were mailed out on April 14, 2016, to this date there have been 10 returns, 2 objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Mr. Zimmerman arrived at the meeting.

Jay Van Diest (Chairman)

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

Troy Malstrom (Owner of Lot 8 in Garden Terrace Estates Subdivision)

- Would like to see the roads completed first before adding more lots to the master plan.
- Concerned about safety and traffic as more lots are added to the area.

Chris Wallstrum (Owner of Lot 4 in Creekside Heights Subdivision)

- Concerned about safety in the area.
- Does not believe the added signage is enough for the roadway and the added lots.

Bobby Hubbard (representative for Hubbard Enterprises)

- Agrees with the alternate access for doing the construction.

Alex Drobenko (Owner of Lot 3 in The Ranch Phase 6C Subdivision)

- As a home owner and also a construction worker in The Ranch subdivision the traffic is steady and has not increased that much for the last 6 years.

Jay Van Diest (Chairman)

- Closed the public hearing.

Richard Besse (Petitioner's Representative) & Inge Turner (Arctic Devco Representative)

- Explained the modifications to phase 3A-2 on the master plan.
- Answered questions from the board on the property and roadways.
- Agrees with all the recommendations.

MOTION:

- Mr. Anderson moved to approve the modification of phase lines within The Ranch Master Plan Phase 3A-2 and the recording of Phase 3A-2A prior to completion of the Trunk Road Extension South construction for the Parks Hwy to Nelson Road, seconded by Mr. Zimmerman. Modify finding #11 and add #13 and #14.

DISCUSSION:

- Discussion about the roadways and the signage for The Ranch
- Discussion about approving the modification to phase 3A-2.

FINDINGS:

- **Modify #11:** The petitioner has proposed how traffic will be detoured to use Nelson Road ingress and egress other than Nelson Road, which is a requirement for the borough's support.
- **Add #13:** The petitioner stated that the contract that is written between the petitioner and the contractors will require their employees to use Fireweed and Nelson Road from the east to access phase 3A-2A.
- **Add #14:** The petitioner state that traffic using Fireweed to Nelson would be enforced by the troopers because signage directing traffic would be DOT approved.

VOTE:

- The motion failed with 4 against (Mr. Pugh, Mr. Johnson, Ms. Hansen, and Mr. Jay Van Diest) and 3 in favor. (Mr. Anderson, Mr. Zimmerman, and Mr. Gillespie)

FINDINGS FOR DENIAL:

1. The Ranch Master Plan currently expires December 4, 2018.
2. There are 273 platted lots with access to Fireweed Road and the Parks Hwy from Nelson Road to the East and access to Fairview Loop via Creekside Drive, Brome Ave and Abby Blvd to the North.
3. Brad Sworts, MSB Pre-Design & Engineering Division Manager, stated: "The Trunk Road Extension South project has restarted (now out of winter shut-down) with the following work either completed or in process:
 - The base for the road embankment between Nelson Road and the ARRC tracks has been placed with additional material stockpiled on top to accelerate any settlement that may occur.
 - The foundation and (MSE) retaining wall on the north side of the ARRC tracks are being constructed for the road bridge over the railroad.
 - The foundation and (MSE) retaining wall on the south side of the ARRC tracks will be constructed in early to mid-May.
 - The concrete girders for the road bridge over the railroad are being created in Washington State this week. Mid-June the girders they will leave Seattle by barge. By first week of July girders should be trucked to the project site.
 - Completion of the roundabout has been affected/delayed by ADOT&PF's Parks Highway repaving project, but roundabout should be finished in August – September timeframe.
 - Funding is available to complete the roundabout and the bridge over the railroad. The project will need additional funding to complete the road approaches (bring the embankment elevations up to final grade) to the bridge on both the north and south sides of the track."

4. Brad Sworts, MSB Transportation Planner has previously stated that once Trunk Road South is completed and Nelson Road is paved, that route would become the primary route to the school because of the numerous sharp angles, speed bumps and stop signs drivers are faced with going through Abby, Brome and Creekside Dr.
5. The petitioner has not demonstrated to the platting board's satisfaction that traffic will be prohibited from using ingress and egress other than Nelson Road, which is a requirement for the borough's support.
6. Two objections from nearby property owners were received as a result of the public noticing. Mr. Buzby does not support the addition of more lots as roads do not support the current traffic. Ms. Walser does not want more development until infrastructure is completed.
7. Traffic signs do not guarantee traffic will use Nelson Road to Fireweed Route to access The Ranch.
8. In December 2011, Platting Board place a condition of approval stating:"Other than the three phases laid out in the petitioner's paving plan dated November 14, 2011, no additional phases are to record until a collector standard road is constructed connecting Nelson Road to an equal or higher standard public road.

TIME: 2:42 P.M.

CD: 01:42:21

4. PUBLIC HEARINGS

A. BARRY'S FINGER LAKE #2 RSB L/5, 8, 13A & 14 W/ ROW VACATION

Sloan Von Gunten (Administrative Specialist)

- Stated that 69 public hearing notices were mailed out on April 14, 2016, to this date there have been 1 return, no objection, 1 non-objection, 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.

Matthew Knepper (Petitioner) & Craig Hanson (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Barry's Finger Lake #2 RSB L/5, 8, 13A & 14 and a vacation of that portion of the platted 20' right-of-way, seconded by Mr. Johnson.

DISCUSSION:

- Mr. Anderson would like to know if DOT has concerns on access for lot 5A onto Bogard Road.

VOTE:

- The motion passed with 6 in favor and 1 against. (Mr. Anderson) There are 13 findings.

TIME: 3:01 P.M.

CD: 02:01:42

BREAK

TIME: 3:11 P.M.

CD: 02:11:24

B. SANDY SHORES RSB B/1 L/1, 2 & 6 & Tract A

Sloan Von Gunten (Administrative Specialist)

- Stated that 6 public hearing notices were mailed out on April 14, 2016, to this date there have been no returns, no objections, 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.

Nancy Mitchell (Petitioner)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Sandy Shores RSB B/1 L/1, 2 & 6 and Tract A, seconded by Mr. Gillespie.

VOTE:

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

TIME: 3:19 P.M.

CD: 02:19:39

C. N. NORTHGATE PLACE PUE

Sloan Von Gunten (Administrative Specialist)

- Stated that 174 public hearing notices were mailed out on April 14, 2016, to this date there have been 2 returns, no objections, 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.

Dale Hammitt (Petitioner)

- Clarified with the platting board the actions being taken on this case.

MOTION:

- Mr. Gillespie moved to continue the N. Northgate Place Public Use Easement to June 2, 2016, seconded by Mr. Pugh

DISCUSSION:

- Discussion on if a continuance is needed or if there needs to be any other actions before voting on the case.

VOTE:

- The motion to continue to June 2, 2016 failed with 6 against and 1 in favor. (Mr. Gillespie)

MOTION:

- Mr. Pugh moved to approve the N. Northgate Place Public Use Easement, seconded by Ms. Hansen. Add recommendation #5 and remove finding #7.

RECOMMENDATIONS

- Add #5: Utility companies to relinquish the 15' wide utility easement within the proposed Public Use easement. Provide documentation to Platting staff the all utility companies affected have relinquished the easement.

FINDINGS:

- Remove #7.

VOTE:

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

TIME: 3:49 P.M.

CD: 02:48:47

D. WINDY RIDGE

Sloan Von Gunten (Administrative Specialist)

- Stated that 71 public hearing notices were mailed out on April 14, 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.

Joy Cypra (Petitioner's Representative)

- Utilities will be underground at the T-turnaround.
- Agrees with the changes to the recommendations.

MOTION:

- Mr. Gillespie moved to approve the preliminary plat for Windy Ridge, seconded by Mr. Pugh. Add recommendation #8.

RECOMMENDATIONS:

- Add #8: Provide release documentation from MEA of the 15' wide utility easement recorded at Book 221, Page 432 within this property.

VOTE:

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

TIME: 4:05 P.M.

CD: 03:04:57

E. OLYMPIC 2016

Sloan Von Gunten (Administrative Specialist)

- Stated that 57 public hearing notices were mailed out on April 14, 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.

Wayne Whaley (Petitioner's Representative) & Craig Rappe (Petitioner)

- Briefly gave an overview of the case.
- Agrees with the changes to the recommendations.

MOTION:

- Ms. Hansen moved to approve the preliminary plat for Olympic 2016 and the partial

vacation of W. Olympic Circle, seconded by Mr. Gillespie. Remove recommendation #5 & #6. Add new recommendations #5 and #6.

DISCUSSION:

- Discussion on driveway access onto the roadway.

RECOMMENDATION:

- Remove #5 & #6
- Add #5: Add a plat note to read: "Lot 4 has existing access onto W. Parks Highway. This driveway access will be terminated when S. Zak Lake Road is constructed by ADOT&PF and accepted by the City of Wasilla. Driveway access for Lot 4 will then be from S. Zak Lake Road."
- Add #6: Add a plat note to read: "Lot 1 access from S. Lamont Circle only. No access allowed onto W. Parks Highway."

VOTE:

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

TIME: 4:21 P.M.

CD: 03:21:02

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

A. VISTA ROSE

Sloan Von Gunten (Administrative Specialist)

- Stated that 133 public hearing notices were mailed out on April 14, 2016, to this date there have been 2 returns, no objections, no non-objections, and no concerns.

Cheryl Scott (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.

The Petitioner and/or the Petitioner's Representative was not present.

MOTION:

- Mr. Johnson moved to approve the reconsideration of the preliminary plat and variances for Vista Rose, originally approved on March 17, 2016, removing conditions 5, 12, and 13 to allow for plat recordation without construction of sewer, water and road improvements, seconded by Mr. Zimmerman.

DISCUSSION:

- Discussion on the reconsideration for Vista Rose.

VOTE:

- The motion passed with 6 in favor, and 1 against (Mr. Pugh). There are 11 findings.

TIME: 4:28 P.M.

CD: 03:29:16

7. AUDIENCE PARTICIPATION

8. PLATTING OFFICER COMMENTS

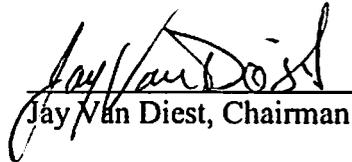
- No comments

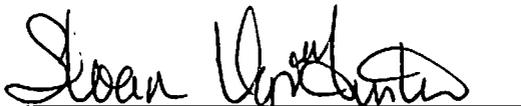
9. BOARD COMMENTS

- Mr. Anderson will be out for the month of May and the first meeting in June.
- Mr. Pugh appreciates staff work.

Adjourned 4:31 P.M.

CD: 03:31:05


Jay Van Diest, Chairman



Sloan Von Gunten
Administrative Specialist