

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 2, 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 (**Excused Absence**)
- 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 (**Excused Absence**)
- Mr. Marty Van Diest, Alternate 1 (**Absent**)
- 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. Patrick Johnson.

**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 May 19, 2016, were approved without objection.

**3. UNFINISHED BUSINESS**

**4. PUBLIC HEARINGS**

## **A. WOODLAND GLADE MASTER PLAN**

**Sloan Von Gunten (Administrative Specialist)**

- Stated that 45 public hearing notices were mailed out on May 12, 2016, to this date there have been 1 return, 27 objections, no non-objections, and 1 concern.

**Amy Otto-Buchanan (Platting Technician)**

- Gave an overview of the case.
- Modify recommendation #6 and remove findings #3 & #4.

**Jay Van Diest (Chairman)**

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

**Shonda Erickson (Owner of Block 1 Lot 1A of Fairview Acres RSB)**

- Voiced her concerns on the subdivision coming before the platting board.
- Concerned about safety and traffic in their area with more lots going in.

**Jack Ferguson (Owner of Block 2 Lot 13 of Fairview Acres)**

- Does not agree with the action being taken and what the developer will do to the property.
- Believes the developer will be making the property into a slum area.
- Concerned about traffic dust and traffic safety.

**Jane Bartlett (Owner of Block 1 Lot 4 of Hilander Hills)**

- The roads are very dusty and more construction will make it worse.
- Concerned about septic and well water.
- Does not agree with the subdivision going in across from their property area.

**Terry Dennison (Owner of Block 10, Township 17 North, Range 02 West, Section 35)**

- Concerned about the road coming along their property line.
- Concerned about losing well water and septic.

**Mark Bartlett (Owner of Block 1 Lot 4 of Hilander Hills)**

- Voiced his concerns about the development of the property and safety concerns.
- Concerned about the roadways and more dust made in the area.
- Turned in paperwork to the secretary on more concerns and objections.

**Bobby Kousoulos (Owner of Block 1 Lot 1 of Hilander Hills)**

- Concerned on the roadway and traffic safety issues.

**Molly Conner (Owner of Tract A of Hilander Hills)**

- Is going to be building on the property soon and does not want to see the property in the area turn into a slum.
- Concerned about traffic issues and safety.

Sue Ryan (Owner of Block 3 Lot 2 of Hilander Hills)

- Does not agree in adding building units on the property being subdivided.

David Miller (Owner of Block 3 Lot 1 of Hilander Hills)

- Concerned about drugs and crime going up in their area.

Jay Van Diest (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Went over fire code and lot counts.
- Would like to remove recommendation #4.

**MOTION:**

- Mr. Johnson moved to approve the preliminary plat for Woodland Glade Master Plan, seconded by Mr. Zimmerman. Remove recommendation #4 and modify #6. Remove Findings #3 & #4.

**RECOMMENDATIONS:**

- Remove #4.
- Modify #6: Construct W. Conner Circle, W. Serene Circle, and a portion of W. Dora Circle, to include temporary cul-de-sacs to residential street standards:

**FINDINGS:**

- Remove #3 & #4.

**VOTE:**

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

**TIME: 1:54 P.M.**

**CD: 0:50:01**

**B. SOQUET PUE**

Sloan Von Gunten (Administrative Specialist)

- Stated that 25 public hearing notices were mailed out on May 12, 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.

Gary LoRusso (Petitioner's Representative)

- Agrees with all the recommendations.

**MOTION:**

- Mr. Gillespie moved to approve the Public Use Easement adjoining 20' wide utility easements for Soquet, Seconded by Mr. Pugh. Modify recommendation #5.

**RECOMMENDATIONS:**

- Modify #5: Prior to recordation vacate or release any prior private easement rights within the proposed Public Use Easement.

**VOTE:**

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

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

**TIME: 2:05 P.M.**

**CD: 01:00:49**

**BREAK**

**TIME: 2:15 P.M.**

**CD: 01:01:56**

**6. 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)

- Went over the Title 43 work session packet.

**TIME: 2:50 P.M.**

**CD: 01:50:32**

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

**7. RECONSIDERATIONS/APPEALS**

**8. PLATTING OFFICER COMMENTS**

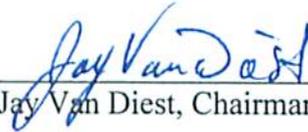
- There will be 5 cases to be heard at the next platting board meeting.
- Eileen Probasco asked the platting board if they would like an introduction of upcoming cases to be heard as part of their agenda, like the planning commission's agenda.
- Eileen Probasco passed a copy of Title 16 code on development standards districts for the board to look over.

**9. BOARD COMMENTS**

- Mr. Johnson has to call in for Jury Duty for the Month of June.

**Adjourned: 03:46 P.M.**

**CD: 02:28:05**

  
\_\_\_\_\_  
Jay Van Diest, Chairman

  
\_\_\_\_\_  
Sloan Von Gunten  
Administrative Specialist