

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 16, 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 Vice Chairman, Mr. Tait Zimmerman.

## **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) (**Late**)
- Mr. LaMarr Anderson, District #2
- Mr. Stan Gillespie, District #3
- Mr. Jordan Rausa, District #4 (**Absent**)
- 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 (**Excused**)

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

### **B. THE PLEDGE OF ALLEGIANCE**

- The pledge of allegiance was led by Mr. LaMarr Anderson.

### **C. APPROVAL OF THE AGENDA**

The Vice Chairman, Tait Zimmerman inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

## **2. APPROVAL OF MINUTES**

The Vice Chairman, Tait Zimmerman inquired if there were any changes to the minutes.

Mr. Johnson moved to approve the minutes for June 2, 2016, Seconded by Mr. Gillespie. The motion passed with all in favor.

## **3. UNFINISHED BUSINESS**

## **A. THE RANCH MASTER PLAN EXTENSION**

Sloan Von Gunten (Administrative Specialist)

- Stated that 386 public hearing notices were mailed out on May 26, 2016, to this date there have been 11 returns, 2 objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.

Tait Zimmerman (Vice Chairman)

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

Charlotte Nelson

- Is concerned about the reduction of wildlife due to development.
- Concerned about the loss of well water in the Ranch subdivision.

Tait Zimmerman (Vice Chairman)

- Closed the public hearing.

Richard Besse (Petitioner's Representative)

- Gave a brief overview of why the extension is needed.
- Agrees with all the recommendations.

**MOTION:**

- Mr. Gillespie moved to approve the seven-year extension for the Ranch Master Plan, seconded by Mr. Anderson. Add Finding #8.

**DISCUSSION:**

- Staff has a finding to add.

**FINDING:**

- Add #8: Charlotte Nelson commented on the existing development and is concerned about the reduction of wildlife due to development and objects to the extension of the Master Plan.

**VOTE:**

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

**TIME: 1:26 P.M.**

**CD: 0:21:19**

## **B. N. NORTHGATE PLACE PUE**

Sloan Von Gunten (Administrative Specialist)

- Stated that 174 public hearing notices were mailed out on May 26, 2016, to this date there have been 3 returns, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.

Tait Zimmerman (Vice 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.

**Mr. Jay Van Diest arrived at the platting board meeting.**

Gail Hamilton (Petitioner's Representative)

- Agrees with the all the recommendations.

**MOTION:**

- Ms. Hanson moved to approve the N. Northgate Place Public Use Easement and elimination of the 15' wide Utility Easement with the Public Use Easement, seconded by Mr. Johnson.

**VOTE:**

- The motion passed with all in favor. There are 5 findings.

**TIME: 1:34 P.M.**

**CD: 0:27:39**

**The Vice Chairman, Mr. Tait Zimmerman, handed over the chairing of the meeting to the Chair, Mr. Jay Van Diest.**

#### **4. PUBLIC HEARINGS**

##### **A. DRINKHOUSE BLUFFS MASTER PLAN**

Sloan Von Gunten (Administrative Specialist)

- Stated that 43 public hearing notices were mailed out on May 26, 2016, to this date there have been no return, no objections, no non-objections, and 1 concern.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.
- Need to modify finding #4.

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)

- Change the word “encroaches” on recommendation #4 to “crosses”
- Agrees with all the changes to the recommendations and findings.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Drinkhouse Bluffs Master Plan, seconded by Mr. Gillespie. Change wording on recommendation #4 and modify finding #4.

RECOMMENDATIONS:

- Change the word “encroaches onto a portion of Tract A”, on recommendation #4 to “crosses onto a portion of Tract A.”

FINDINGS:

- Modify #4: There were two concerns received, one regarding access to S. Hayfield Road.

VOTE:

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

TIME: 1:49 P.M.

CD: 0:42:04

**Mr. Zimmerman recused himself from End of the Rainbow RSB B/2 L/9.**

**B. END OF THE RAINBOW RSB B/2 L/9 & VARIANCE**

Sloan Von Gunten (Administrative Specialist)

- Stated that 130 public hearing notices were mailed out on May 26, 2016, to this date there have been 1 return, 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.

Joy Cypra (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the Variance to MSB 43.20.281(A)(1)(a) and the preliminary plat of End of the Rainbow RSB B/2 L/9, Seconded by Ms. Hanson.

**DISCUSSION:**

- Discussion on septic area on the property.

**VOTE:**

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

**TIME: 2:03 P.M.**

**CD: 0:54:20**

**Mr. Tait Zimmerman returned to his seat.**

**C. HOMESTEAD HILLS & NYSTROM PUE**

Sloan Von Gunten (Administrative Specialist)

- Stated that 19 public hearing notices were mailed out on May 26, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Petitioner would like to continue the case for 3 months until September 15, 2016, to resolve issues concerning access and required plat information.

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, kept the public hearing open.

Julie Nystrom (Petitioner)

- Agrees with continuing the variance to fix access and other information needed on the plat.

**MOTION:**

- Mr. Gillespie moved to continue Homestead Hills & Nystrom PUE for 3 months until September 15, 2016, to resolve issues concerning access and required plat information, Seconded by Mr. Johnson

**VOTE:**

- The motion passed with all in favor.

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

**CD: 0:59:51**

**5. MISCELLANEOUS**

**6. RECONSIDERATIONS/APPEALS**

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

**8. PLATTING STAFF & OFFICER COMMENTS**

- There will be 4 cases to be heard at the next platting board meeting.

**9. BOARD COMMENTS**

- No Comments

**10. ADJOURNMENT**

Adjourned: 02:18 P.M.

CD: 01:09:32

  
Jay Van Diest, Chairman

  
Sloan Von Gunten  
Administrative Specialist