

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 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
- 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. VickieLee Fenster, Platting Assistant
- 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 Ms. Amy Hansen.

### 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 June 16, 2016, was approved without objection.

## 3. UNFINISHED BUSINESS

## 4. PUBLIC HEARINGS

**A. ASLS 2015-18**

Sloan Von Gunten (Administrative Specialist)

- Stated that 32 public hearing notices were mailed out on June 15, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- Requesting to continue the case to July 21, 2016, due to notice corrections.

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.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat for ASLS 2015-18 to July 21, 2016, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

**TIME: 1:06 P.M.**

**CD: 0:04:50**

**B. CHEYENNE MEADOWS ADDITION 1**

Sloan Von Gunten (Administrative Specialist)

- Stated that 58 public hearing notices were mailed out on June 15, 2016, to this date there have been 3 returns, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview of the case.
- Would like to modify recommendation #5 in taking out the wording: along the road in the low area of

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.

John Shadrach (Petitioner's Representative)

- Answered questions from the board on the roadways and easements.
- Agrees with all the recommendations and changes.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Cheyenne Meadows Addition 1, Seconded by Ms. Hansen. Modify recommendation #5.

**DISCUSSION:**

- Discussion on the warranty time line on maintaining roads and the drainage problem on Morgan Drive.

**RECOMMENDATIONS:**

- Modify #5: Provide a drainage easement within Lot 9 and provide a cross culvert to direct drainage from the north side of the road to the drainage easement per MSB DPW Engineer.

**VOTE:**

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

**TIME: 1:30 P.M.**

**CD: 0:29:33**

**C. BIRCHWOOD ESTATES**

Sloan Von Gunten (Administrative Specialist)

- Stated that 77 public hearing notices were mailed out on June 15, 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.
- Would like to remove recommendation #6 and add another recommendation on the 60' radius of the cul-de-sac.

**DISCUSSION:**

- Discussed the roadway and intersection location.

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)

- Answered questions from the board on the roadway design and location.
- Agrees with all the recommendations and changes.

**MOTION:**

- Mr. Zimmerman moved to approve the preliminary plat for Birchwood Estates, seconded by Mr. Johnson. Remove recommendation #6 and #10, and add #21. Modify finding #6.

**DISCUSSION:**

- Discussion on recommendation #10.

**FINDINGS:**

- Modify #6: A professional engineer provided a useable area determination for the new design.

**RECOMMENDATIONS:**

- Remove #6 and #10.
- Add: Provide 60' radius at the permanent cul-de-sac per MSB 43.20.060(c).

**VOTE:**

- The motion passed with 5 in favor (Mr. Rausa, Mr. Zimmerman, Mr. Gillespie, Ms. Hansen, and Mr. Jay Van Diest) and 2 against. (Mr. Anderson and Mr. Johnson) There are 17 findings.

**TIME: 2:40 P.M.**

**CD: 1:35:56**

**BREAK**

**TIME: 2:52 P.M.**

**CD: 1:36:10**

**D. RESOLUTION 16-54 ON TITLE 43 PROPOSED AMENDMENTS AND CHANGES**

The Chairman, Jay Van Diest, suspended the rules.

**DISCUSSION:**

- Discussion on Resolution 16-54 on the Title 43 proposed amendments and changes.

The Chairman, Jay Van Diest returned the meeting back to order.

**MOTION:**

- Mr. Anderson moved to continue the resolution 16-54 on Title 43 proposed amendments and changes to August 4, 2016, seconded by Mr. Rausa.

**VOTE:**

- The motion passed with all in favor.

**TIME: 4:14 P.M.**

**CD: 2:53:18**

**5. MISCELLANEOUS**

**6. RECONSIDERATIONS/APPEALS**

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

Gary LoRusso

- Would like to see in writing the reasons on the memo items that the platting board is not changing to Title 43.

**8. PLATTING STAFF & OFFICER COMMENTS**

- There will be 1 case to be heard at the next platting board meeting.
- Ms. VickieLee Fenster will be a backup clerk for the platting board and will be practicing clerking the meeting for at the next few hearings.
- Staff will look up the items that the board said they did not want to change and write down why the board did not want them in Title 43.

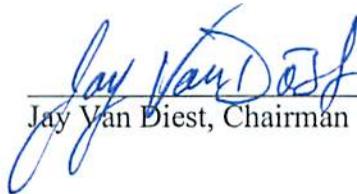
**9. BOARD COMMENTS**

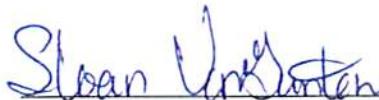
- Mr. Gillespie will not be at the July 21, 2016 meeting.
- Mr. Anderson stated on the responsibilities the board holds and wanting to be more pro-active on the cases being heard before them.

**10. ADJOURNMENT**

Adjourned: 04:23 P.M.

CD: 03:02:48

  
Jay Van Diest, Chairman

  
Sloan Von Gunten  
Administrative Specialist