

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 6, 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
- Vacant, District #5
- 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, Administrative Specialist
- Mr. Fred Wagner, Platting Officer
- Ms. Peggy Horton, Platting Technician
- Ms. Cheryl Scott, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Pugh.

C. APPROVAL OF THE AGENDA

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

- Add Old Knik Road and move Gothberg Addition 1 to be heard first.

GENERAL CONSENT: The agenda was approved with the changes with no objections.

2. APPROVAL OF MINUTES

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

GENERAL CONSENT: The minutes for September 15, 2016 were approved without objection.

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

A. OLD KNIK ROAD

Sloan Von Gunten (Administrative Specialist)

- Stated that 118 public hearing notices were mailed out on August 11, 2016, from the September 1, 2016 platting board meeting. To this date there have been 1 return, no objections, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner would like to redesign the plat and continue the case for 6 months until April 6, 2017.

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 and ROW Vac & UE for Old Knik Road for 6 months or until April 6, 2017, seconded by Mr. Johnson.

VOTE:

- The motion passed with all in favor.

TIME: 1:08 P.M.

CD: 0:07:06

B. GOTHBERG ADD 1 RSB L/A-C

Sloan Von Gunten (Administrative Specialist)

- Stated that 106 public hearing notices were mailed out on September 14, 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.

Paul Hulbert (Petitioner's Representative)

- Explained the action being done to the property regarding the vacations and variances.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Gothberg Add 1 Lots A-1 and B-1, Variances from MSB 43.20.120, Legal Access and MSB 43.20.140 Physical Access,

and Vacation of a 1' by 45' portion of the platted 30' utility and access easements of S. Lake View Loop, seconded by Mr. Anderson.

DISCUSSION:

- Asked about the driveway and if it is acceptable under code.

VOTE:

- The motion passed with 6 in favor and 1 against (Mr. Rausa). There are 15 findings.

TIME: 1:28 P.M.

CD: 0:27:01

C. MINERS ROAD L/1-4 & T/A

Sloan Von Gunten (Administrative Specialist)

- Stated that 79 public hearing notices were mailed out on September 14, 2016, to this date there have been 1 return, 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.

Craig Bennett (Petitioner's Representative)

- Agrees with all the recommendations.
- In the process of renaming the subdivision.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Miners Road L/1-4 & T/A, seconded by Mr. Pugh.

VOTE:

- The motion passed with all in favor. There are 13 findings.

TIME: 1:40 P.M.

CD: 0:39:43

D. ASLS 2015-11

Sloan Von Gunten (Administrative Specialist)

- Stated that 18 public hearing notices were mailed out on September 14, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- The Petitioner would like to continue the case for 3 months until January 5, 2017, to resolve issues concerning required useable area.

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 2015-11 for 3 months until January 5, 2017, seconded by Mr. Johnson.

VOTE:

- The motion passed with all in favor.

TIME: 1:43 P.M.

CD: 0:42:26

E. CARMELCREST ADD 1

Sloan Von Gunten (Administrative Specialist)

- Stated that 107 public hearing notices were mailed out on September 14, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on 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.

Paul Pilch (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Carmelcrest Add 1, seconded by Mr. Anderson.

VOTE:

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

TIME: 1:48 P.M.

CD: 0:47:05

F. SANDY HILLS

Sloan Von Gunten (Administrative Specialist)

- Stated that 53 public hearing notices were mailed out on September 14, 2016, to this date there have been 3 returns, 1 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.

Frank Wheeler

- Asked for more clarification on what is being subdivided.

Pam Wheeler

- Asked about why the request is being brought forth to the platting board.
- Concerned about what the petitioner is doing to the property and what they will be building on the land.

Jay Van Diest (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Agrees with all the recommendations.
- Explained DOT's reasons for the placement of the roadway.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Sandy Hills, seconded by Mr. Gillespie.

DISCUSSION:

- Clarified for the public that the platting board only deals with platting land not the development of land.
- Talked about the roadways and interconnectivity in the area.

VOTE:

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

TIME: 2:25 P.M.

CD: 01:23:58

Mr. Marty Van Diest recused himself from Dewys Garden Add 5 RSB.

G. DEWYS GARDEN ADD 5, PUE

Sloan Von Gunten (Administrative Specialist)

- Stated that 23 public hearing notices were mailed out on September 14, 2016, to this date there have been no returns, no objections, 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.

Justin Hatley (Petitioner's Representative)

- Agrees with all the recommendations.
- Gave an explanation of what they are doing with the property.
- Shared information regarding the bridge across the creek.
- Is not sure about the wordage on recommendation #3 & #7. Staff went over recommendations.

MOTION:

- Mr. Anderson moved to approve the preliminary plat for Dewys Garden Addition 5 and public use easement across Tract A6-1 on Dewys Garden Addition 4, seconded by Mr. Pugh. Modify recommendation #3 and Add #14 & #15. Add Findings #16.

RECOMMENDATIONS:

- Modify #3: "Construct N. Hatley Circle to Pioneer standards minimum." . . .
- Add #14: Submit cost estimate, schedule pre-construction meeting with DPW Engineer, pay 1% inspection fee and obtain Notice to Proceed.
- Add #15: Construct N. Yeti Street to residential sub collector standards. Provide engineer's final inspection report along with verification from RLS that constructed roadways are located within proposed ROW per MSB 43.20.140, Physical Access, and obtain DPW Engineer Signoff.

FINDINGS:

- Add #16: Mr. Hatley intends to build N. Yeti Street to Residential Sub Collector Standards.

VOTE:

- The motion passed with all in favor. There are 16 Findings.

TIME: 3:11 P.M.

CD: 02:10:57

BREAK

TIME: 3:22 P.M.

CD: 02:22:02

Mr. Marty Van Diest returned to his seat.

H. USS 4584

Sloan Von Gunten (Administrative Specialist)

- Stated that 8 public hearing notices were mailed out on September 14, 2016, to this date there have been no returns, no objections, 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.

Walt Arthur

- Would like more clarification that the easements will not affect the building area on the property lots.

Jay Van Diest (Chairman)

- Closed the public hearing.

Cliff Baker (Petitioner's Representative)

- Explained the use of the easements on the land and how it helps all the owners in the community.

MOTION:

- Mr. Johnson moved to approve the vacation of the Section Line Easements within lots 12, 14 & 15 for US Survey 4584 and replace them with Public Access and Utility Easements along property lines, seconded by Mr. Rausa.

VOTE:

- The motion passed with all in favor. There are 13 findings.

TIME: 3:46 P.M.

CD: 02:45:03

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

5. MISCELLANEOUS

A. Election of Officer for Vice Chairman

MOTION:

- Mr. Rausa offered to serve as Vice Chairman.
- Mr. Pugh nominated Mr. Rausa as the Platting Board Vice Chairman.
- Mr. Pugh moved to close the nominations, seconded by Mr. Anderson.

VOTE:

- The Platting Board approved Mr. Rausa to be the Vice Chairman for the Platting Board. Mr. Rasua abstained.

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- There will be 5 cases to be heard at the next platting board meeting.

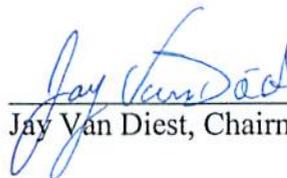
8. BOARD COMMENTS

- The Board let each other know that they received an e-mail from the public on a previous case that was heard. Email was forwarded to Staff according to proper procedures under code & ethics.

9. ADJOURNMENT

Adjourned: 03:52 P.M.

CD: 02:52:29


Jay Van Diest, Chairman



Sloan Von Gunten
Administrative Specialist