

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 20, 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

B. THE PLEDGE OF ALLEGIANCE

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

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 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 October 6, 2016 were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. CP ESTATES

Sloan Von Gunten (Administrative Specialist)

- Stated that 53 public hearing notices were mailed out on September 29, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- Petitioner would like to continue the case to November 17, 2016, to address utility easements and concerns on the plat design.

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 CP Estates to November 17, 2016, seconded by Mr. Johnson.

VOTE:

- The motion passed with general consent.

TIME: 1:05 P.M.

CD: 0:04:22

B. US SURVEY 3494 SLEV

Sloan Von Gunten (Administrative Specialist)

- Stated that 12 public hearing notices were mailed out on September 29, 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.

Dan Beutel, State of Alaska DNR (Petitioner)

- Agrees with all the recommendations.
- Trails have been relocated in the area.

MOTION:

- Mr. Johnson moved to approve the vacation of Section Line Easements within Lots 1, 2, and 20 for US Survey 3494 with replacement public access and utility easements as shown on the preliminary section line easement vacation plat, seconded by Mr. Pugh.

VOTE:

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

TIME: 1:16 P.M.

CD: 0:15:22

C. PRAIRIE HOME ASLS 2016-05

Sloan Von Gunten (Administrative Specialist)

- Stated that 20 public hearing notices were mailed out on September 29, 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.

Jon Guffey (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Prairie Home ASLS 2016-05, seconded by Mr. Anderson.

DISCUSSION:

- Discussion on finding #3.

VOTE:

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

TIME: 1:30 P.M.

CD: 0:29:20

D. PARADISE DREAMS MASTER PLAN

Sloan Von Gunten (Administrative Specialist)

- Stated that 32 public hearing notices were mailed out on September 29, 2016, to this date there have been no returns, 1 objection, no non-objections, and no concerns.

Fred Wagner (Platting Officer)

- Gave an overview of the case.
- The property is not located in an active Community Council 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, closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Agrees with the board in adding another condition for test holes for the soil.
- Would like to take out the wording on recommendation #8 "in phase 3".
- Agrees with the changes to the recommendations and findings.

MOTION:

- Mr. Rausa moved to approve the master plan for Paradise Dreams and the modification of the 10' wide utility easement, seconded by Mr. Johnson. Modify recommendation #8 and Add #12, and Add Findings #13 and #14.

RECOMMENDATIONS:

- Modify #8: Grant the 20' wide utility easement centered on the common lot line of Lot 11 and Lot 12 when phase 3 is created, as request by MEA.
- Add #12: Provide an updated soils report showing test holes dug to 12 feet as required by MSB 43.20.281.

FINDINGS:

- Add #13: Test holes provided in the engineer's report were not all dug to 12' as required by MSB 43.20.281.
- Add #14: The intersection of Wasilla-Fishhook and Olga has poor site distance.

VOTE:

- The motion passed with all in favor. There are 14 Findings.

TIME: 1:53 P.M.

CD: 0:51:29

E. POUSTINIA N. MASTER PLAN

Sloan Von Gunten (Administrative Specialist)

- Stated that 29 public hearing notices were mailed out on September 29, 2016, to this date there have been 3 returns, no objections, no non-objections, and 1 concern.

Fred Wagner (Platting Officer)

- The Petitioner would like to continue the case to November 17, 2016.

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.

Gary LoRusso (Petitioner's Representative)

- Would like to continue to November 17, 2016, to address concerns on easements and the plat design.

MOTION:

- Mr. Johnson moved to continue the master plan for Poustinia N. to November 17, 2016, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

TIME: 1:57 P.M.

CD: 0:56:06

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

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- There will be 2 cases to be heard at the next platting board meeting.
- Will bring to the board a reconsideration at the next meeting.
- The APA Conference is being held November 13th to the 15th.

8. BOARD COMMENTS

- Mr. Gillespie will not be at the next 3 meetings, as he will be out of state.
- Mr. Marty Van Diest would like to see a better procedure in doing a Variance.
- Mr. Pugh asked when the next joint meeting will be with the Planning Commission.
- The Clerk will find out from Planning on the next joint meeting date and when Title 43 is being reviewed by the Planning Commission.
- Mr. Jay Van Diest commented on flag lots. Asks staff to not write in the case file description unless it is a problem for the case.

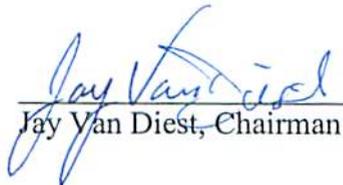
9. ADJOURNMENT

Adjourned: 02:06 P.M.

CD: 01:05:43



Sloan Von Gunten
Administrative Specialist


Jay Van Diest, Chairman