

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on November 17, 2016, at the Animal Shelter Meeting Room, 9470 W. Chanlyut Circle, 49th Street, Palmer, Alaska. The meeting was called to order at 2:00 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 (Excused Absence)
- Mr. Jordan Rausa, District #4 (Vice Chairman) (Late)
- Vacant, District #5
- Mr. Patrick Johnson, District #6
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1
- Mr. Gregory Pugh, Alternate 2 (Excused Absence)

Staff in attendance:

- Ms. Sloan Von Gunten, Administrative Specialist
- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Technician
- Ms. Cheryl Scott, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

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

Mr. Rausa arrived at the meeting.

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 November 3, 2016 were approved without objection.

3. UNFINISHED BUSINESS

A. FREEMAN ANTHONY RSB B/1 L/1

Sloan Von Gunten (Administrative Specialist)

- Stated that 72 public hearing notices were mailed out on October 27, 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 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.

Tendra Nicodemus (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the removal of Conditions of Approval #6 and #11, the addition of Condition of Approval #10, the amendment of condition of Approval #7, and the remaining conditions be unchanged for the preliminary plat for Freeman Anthony RSB B/1 L/1 and the partial vacation of W. Trevett Avenue, seconded by Mr. Anderson.

DISCUSSION:

- Mr. Johnson asked staff for clarification on the Right-of-Way distance.

VOTE:

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

TIME: 2:14 P.M.

CD: 0:11:57

B. ECHO LAKE WOODS MASTER PLAN

Sloan Von Gunten (Administrative Specialist)

- Stated that 63 public hearing notices were mailed out on October 27, 2016, to this date there have been no returns, 1 objection, no non-objections, and 1 concern.

Cheryl Scott (Platting Technician)

- Gave an overview of the case.
- Would like to modify recommendations #13, #17, #18 and Add finding #9.

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) and Curt Holler (Engineer Representative)

- Agrees with all the recommendations.
- Explained the roadway clearing and upgrades that have already been done.
- Answered any questions from the platting board on the roadways.

MOTION:

- Mr. Johnson moved to approve the master plan for Echo Lake Woods, seconded by Mr. Rausa. Modify recommendations #13, #17, #18 and Add Finding #9.

DISCUSSION:

- Discussion on the different standard of road classifications.

RECOMMENDATIONS:

- Modify #13: Comply with MSB 43.15.052(B) Flood Hazard Area Identification. (already shown on preliminary plat)
- Modify #17: Upon review and final approval of Master Plan, submit four original signed copies in full compliance with Title 43. (provided)
- Modify #18: Submit Phase plats in full compliance with Title 43. (Phase 1, recorded in 2012 under Title 27)

FINDINGS:

- Add #9: There were two comments received from the public, 1 concern and 1 objection.

VOTE:

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

TIME: 2:41 P.M.

CD: 0:37:49

4. PUBLIC HEARINGS

A. POUSTINIA NORTH MASTER PLAN & PUE

Sloan Von Gunten (Administrative Specialist)

- Stated that 29 public hearing notices were mailed out on September 29, 2016, to this date there have been 4 returns, no objections, no non-objections, and 1 concern.

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. Seeing no members of the public wishing to speak, closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Explained the actions being taken on the subdivision.
- Agrees with all the recommendations.

MOTION:

- Mr. Rausa moved to approve the master plan for Poustinia North and the vacation of the public use easement, seconded by Mr. Johnson.

VOTE:

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

TIME: 3:05 P.M.

CD: 01:02:25

B. 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 1 return, no objections, no non-objections, and no concerns.

Cheryl Scott (Platting Technician)

- The Petitioner would like to continue the case to February 16, 2017 for additional time to address utility easements and 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.

John Shadrach (Petitioner's Representative)

- No comments at this time.

MOTION:

- Mr. Anderson moved to continue the preliminary plat for CP Estates to February 16, 2017, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor.

TIME: 3:08 P.M.

CD: 01:05:00

C. SILVERLEAF 2016

Sloan Von Gunten (Administrative Specialist)

- Stated that 128 public hearing notices were mailed out on October 27, 2016, to this date there have been 2 returns, 1 objection, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview of the case.
- Changes finding #5

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.

Wayne Whaley (Petitioner's Representative)

- Explained more on the changed to the lot lines.
- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Silverleaf 2016 and Variance from MSB 43.20.281(A)(1) Area, seconded by Mr. Marty Van Diest. Modify Finding #5.

DISCUSSION:

- Discussion on encroachments and setback issues on a lot line.

FINDINGS:

- Modify #5: There was 1 objection from the general public in response to the Notice of Public Hearing.

VOTE:

- The motion passed with 4 in favor (Mr. Marty Van Diest, Mr. Johnson, Mr. Andersson, Mr. Jay Van Diest) and 1 opposed (Mr. Rausa). There are 10 findings.

TIME: 3:34 P.M.

CD: 01:28:40

BREAK

TIME: 3:40 P.M.

CD: 01:29:53

D. DENAINA

Sloan Von Gunten (Administrative Specialist)

- Stated that 18 public hearing notices were mailed out on October 27, 2016, to this date there have been no returns, no objections, no non-objections, and no concerns.

Fred Wagner (Platting Officer)

- 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.

Judith Clapp Michael (Neighbor)

- Support their neighbors platting action.
- Concerned about the future planning on the surrounding land.
- Concerned about the road maintenance on S. Clapp Street to parcel D3.

Jay Van Diest (Chairman)

- Closed the public hearing.

Tony Hoffman (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Denaina, seconded by Mr. Rausa.

DISCUSSION:

- Discussion on access to parcel D8.

VOTE:

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

TIME: 1:28 P.M.

CD: 01:40:01

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

5. ITEMS OF BUSINESS & MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- There will be 3 cases to be heard at the next platting board meeting.
- The BOAA will be hearing Blue Grouse Hill on December 2, 2016.

8. BOARD COMMENTS

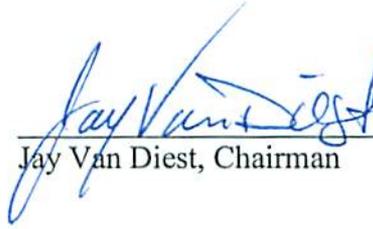
- Went over the memo on Quasi-Judicial Actions.
- Mr. Marty Van Diest asked about Title 17.
- Mr. Johnson commented on the City's rulings.
- Mr. Anderson appreciated the board's comments for the meeting.
- Mr. Jay Van Diest appreciated the surveyor's comments on vacations.

9. ADJOURNMENT

Adjourned: 04:06 P.M.
CD: 01:55:52



Sloan Von Gunten
Administrative Specialist



Jay Van Diest, Chairman