

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 17, 2017, 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 Chair 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 (Chair)
Mr. Dennis Vau Dell, District #5
Mr. Patrick Johnson, District #6
Mr. Marty Van Diest, Alternate 1
Mr. Gregory Pugh, Alternate 2

Platting Board member excused or absent:

Mr. LaMarr Anderson, District #2 – Excused
Mr. Jordan Rausa, District #4 (Vice Chair) - Excused

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Jay Van Diest inquired if there were any changes to the agenda.

- Planning Staff, Eileen Probasco, to speak after the approval of the minutes.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

A. Chair Jay Van Diest inquired if there were any changes to the minutes for July 6, 2017.

GENERAL CONSENT: The minutes for July 6, 2017 were approved without objection.

B. Chair Jay Van Diest inquired if there were any changes to the minutes for July 20, 2017.

GENERAL CONSENT: The minutes for July 20, 2017 were approved without objection.

STAFF COMMENTS

Eileen Probasco

- Gave an update on the Long Range Transportation Plan.

3. UNFINISHED BUSINESS

None

4. PUBLIC HEARINGS

A. OLD KNIK FOREST ADDITION 1

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 118 public hearing notices were mailed out on July 27, 2017.

Fred Wagner, Platting Officer, provided a staff report:

- Gave an overview of the case, # 2016-091/093/094.

Chair Jay Van Diest

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

Gary LoRusso

- Asked the platting staff who owns the right-of-way on Fairview Loop.

Chair Jay Van Diest

- Closed the public hearing.

Casey Witt, HDL (Petitioner's Representative)

- Explained the connections for the right-of-way and the roads.
- Agrees with all the recommendations.

MOTION:

- Johnson moved to approve the vacation of a portion of W. Fairview Loop, the elimination of a 15' utility easement, and the preliminary plat for Old Knik Forest Addition 1. The motion was seconded by Marty Van Diest.

DISCUSSION:

- The board asked the platting officer if he is in agreement on all information.

VOTE:

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

TIME: 1:28 P.M.

CD: 0:28:58

B. HATCHER PASS LIVING MSP

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 23 public hearing notices were mailed out on July 27, 2017.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-071.
- Modify recommendations #6 & #7 and findings #11, #12, and #13.

Chair Jay Van Diest

- 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 Hanson (Petitioner's Representative)

- Answered questions by the platting board.
- Agrees with the changes to the recommendations.

MOTION:

- Johnson moved to approve the preliminary plat for Hatcher Pass Living Master Plan. The motion was seconded by Mr. Vau Dell. Modify recommendation #6 & #7 and modify findings #11, #12, and #13.

RECOMMENDATIONS:

- Modify #5: Provide an updated soils report once fill and regrading have been done for Lots 2, 3, 31, 32, 34, 49 and possibly Lot 41.
- Modify #6: Each phase will be designed so all lots will be served by interior streets and cul-de-sacs, with the exception of the lots fronting on N. Mountain Trails Drive that have approved access, constructed at the time of the create of N. Mountain Trails Drive.
- Modify #7: Add plat note to state: Lot 31 and 32 will share a common driveway access with Lot 30's flag pole.

FINDINGS:

- Modify #11: Assembly person Doty requested a one month delay, due to the Fishhook Community Council's request for a moratorium on multi-family dwellings. The petitioner has provided an affidavit stating covenants will be recorded with the plat that will prevent this type of development.
- Modify #12: Lot 23 and Lot 24 have been combined as Lot 23A and will have direct access onto N. Mountain Trail Drive, via the approved and constructed driveway.
- Modify #13: There will be five lots directly accessing N. Mountain Trail Drive, via the approved and constructed driveway access points.

VOTE:

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

TIME: 1:53 P.M.

CD: 0:53:50

C. NORTHERN VIEW ESTATES

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 111 public hearing notices were mailed out on July 27, 2017.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-076.
- Modify finding #3.

Chair Jay Van Diest

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

David Gregoroff

- Concerned on the well and septic separation, and the effects it will have on his lot.
- Concerned about the property value.

Chair Jay Van Diest

- Closed the public hearing.

Craig Hanson (Petitioner's Representative) and Curt Holler (Engineer)

- Went over the well logs and the locations.
- Agrees with all the recommendations.

MOTION:

- Johnson moved to approve the preliminary plat for Northern View Estates. The motion was seconded by Pugh. Modify finding #3.

FINDINGS:

- Modify #3: One objection was received from the general public in response to the Notice of Public Hearing.

VOTE:

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

TIME: 2:08 P.M.

CD: 01:08:23

D. KNIK RIDGE PUE

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 14 public hearing notices were mailed out on July 27, 2017.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-072.

Chair Jay Van Diest

- 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)

- Answered questions regarding the PUE.
- Agrees with all the recommendations.

MOTION:

- Pugh moved to approve the public use easement for Kink Ridge. The motion was seconded by Marty Van Diest.

VOTE:

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

TIME: 2:17 P.M.

CD: 01:17:17

Marty Van Diest Recused himself from Alpine View Add 1 MSP

E. ALPINE VIEW ADDITION 1 MASTER PLAN

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 74 public hearing notices were mailed out on July 27, 2017.

Fred Wagner, Platting Officer, provided a staff report:

- Gave an overview of the case, # 2017-078.
- Modify Finding #3.

Chair Jay Van Diest

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

Delight Rose

- Concerned about the increase of high density rural area for this master plan.
- Concerned about the well water.
- Would like to see a green space or park to go in for children's safety.

Bud Calucci

- Concerned about the increase in traffic and safety.

Joshua Cooley

- Has concerns regarding the property value and traffic safety.

Philip Cobb, RSA Board #16

- Concerned about high impact traffic with this master plan

Chair Jay Van Diest

- Closed the public hearing.

Rob Gamel (Developer's Representative), Gary LoRusso (Petitioner's Representative) and Curt Holler (Engineer)

- Answered questions from the board on the Master Plan.
- Agrees with all the recommendations.

MOTION:

- Johnson moved to approve the preliminary plat for Alpine View Addition 1 Master Plan. The motion was seconded by Pugh. Modify finding #3.

DISCUSSION:

- Pugh spoke on the fishhook plans and the packet information regarding the master plan.

FINDINGS:

- Modify #3: Two objections and three concerns were received from the general public in response to the Notice of Public Hearing.

VOTE:

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

TIME: 3:18 P.M.

CD: 02:16:55

BREAK

TIME: 3:26 P.M.

CD: 02:26:35

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 are 2 cases to be heard at the next Platting Board Meeting.
- Platting officer gave dates and times for upcoming meetings.
- Made Copy of Fishhook road map for anyone that wishes to look at the maps.

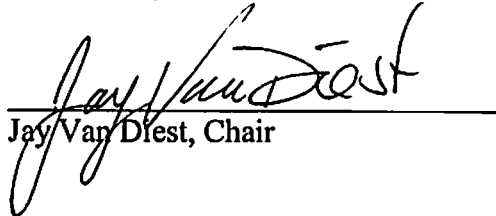
8. BOARD COMMENTS


- Vau Dell commented on an email.
- Pugh asked about public notices.

9. ADJOURNMENT

- With no further business to come before the Platting Board, Chair Jay Van Diest adjourned the meeting at 3:31 p.m. (CD: 2:31:57)

Attest:


Jay Van Diest, Chair


Sloan Von Gunten, Administrative Specialist