

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 1, 2018, 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 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. LaMarr Anderson, District #2  
Mr. Gregory Pugh, District #3  
Mr. Jordan Rausa, District #4 (Vice Chair) – Arrived Late  
Mr. Dennis Vau Dell, District #5  
Mr. Patrick Johnson, District #6

Platting Board member excused or absent:

Mr. George Thompson, District #7, Excused  
Mr. John Shadrach, Alternate #2, Excused

Staff in attendance:

Ms. Eileen Probasco, Acting Platting Officer  
Ms. Sloan Von Gunten, Administrative Specialist  
Ms. Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

- The pledge of allegiance was led by LaMarr Anderson.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

Chair Jay Van Diest inquired if there were any changes to the minutes for February 1, 2018.

GENERAL CONSENT: The minutes for February 1, 2018 were approved without objection.

**3. UNFINISHED BUSINESS**

None

**4. PUBLIC HEARINGS**

**A. REGAN ESTATES**

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

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

- Stated that 86 public hearing notices were mailed out on February 7, 2018.

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

- Gave an overview of the case, #2018-007.
- The Petitioner would like to continue the case to March 15, 2018 as the vacation notice was not posted.

Chair Jay Van Diest

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

Linda Myers-Steale

- Opposes the new subdivision.
- Concerned on the property area, as it is wetlands.
- Flooding occurs every year on the property area, and drains to the east.

Mr. Rausa arrived at the Platting Board Hearing.

Charity Massie

- Has worked with engineers on helping the drainage on their property.
- Concerned about more issues regarding drainage and flooding.
- Concerned about 4-plexes going in on the property and the issues with the septic system flooding that will cause contamination to the water.
- Concerned about losing the property value on the homes that are already built in the surrounding area.

Chair Jay Van Diest

- Kept the public hearing open.

Tyson Johnson (Petitioner's Representative)

- Will be doing some fill, but not on the whole 5 acres of the property.
- Is getting with DEC on the useable area for the properties.
- Is looking into a drainage easement for the side of the road to help the flooding issue.

**MOTION:**

- Johnson moved to continue the preliminary plat for Regan Estates to March 15, 2018. The motion was seconded by Pugh.

**DISCUSSION:**

- Would like staff, when the report is written, to clarify the drainage and engineering more in the report.

**VOTE:**

- The main motion passed with all in favor.

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

**CD: 0:29:15**

**B. FIRESTATION 6-2**

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

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

- Stated that 219 public hearing notices were mailed out on February 7, 2018.

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

- Gave an overview of the case, #2018-008.
- The Petitioner would like to continue the case to March 15, 2018 as the vacation notice was not posted.

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, kept the public hearing open.

The Petitioner or the Petitioner's Representative was not at the hearing.

**MOTION:**

- Rausa moved to continue the preliminary plat for Firestation 6-2 to March 15, 2018. The motion was seconded by Pugh.

**VOTE:**

- The main motion passed with all in favor.

**TIME: 1:34 P.M.**

**CD: 0:32:06**

**C. KLINEFELT & PUE**

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

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

- Stated that 73 public hearing notices were mailed out on February 7, 2018.

Peggy Horton, Platting Technician, provided a staff report:

- Gave an overview of the case, #2018-010/011.
- The Petitioner would like to continue the case to April 19, 2018 due to access.

Chair Jay Van Diest

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

Bev Mulcahy

- Concerned about access to the property by W. Floyd Place and N. Coronado Street.
- Concerned about the lot size and the development on the property.

Chair Jay Van Diest

- Kept the public hearing open.

The Petitioner or the Petitioner's Representative was not at the hearing.

**MOTION:**

- Rausa moved to continue the preliminary plat for Klinefelt & PUE to April 19, 2018. The motion was seconded by Johnson.

**VOTE:**

- The main motion passed with all in favor.

**TIME: 1:41 P.M.**

**CD: 0:39:37**

**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.
- There will be a joint meeting with the planning commission March 5, 2018.
- There will be a class on parliamentary procedures March 13<sup>th</sup> at 6:00 p.m.

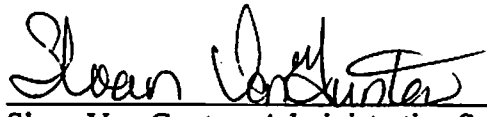
**8. BOARD COMMENTS**

- Listed discussion items for the joint meeting.
  - Resolution
  - Potential Land Use development – process, septic system, useable area
  - Denial based on substandard road construction
  - Multi-family & 4-plex housing development
  - Appendix D state fire code – not in borough code
  - Long Range Transportation
  - Title 17 zoning update
  - Subdivision Construction manual update

**9. ADJOURNMENT**

- With no further business to come before the Platting Board, Chair Jay Van Diest adjourned the meeting at 2:09 p.m. (CD: 01:07:27)

Attest:

  
Sloan Von Gunten, Administrative Specialist

  
Jay Van Diest, Chair