

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 6, 2019, 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 Jordan Rausa.

## **1. CALL TO ORDER**

### **A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2  
Mr. Gregory Pugh, Assembly District #3, Vice Chair  
Mr. Jordan Rausa, Assembly District #4, Chair  
Mr. Dennis Vau Dell, Assembly District #5  
Mr. George Thompson, Assembly District #7  
Mr. John Shadrach, Alternate #2

Platting Board members absent and excused were:

VACANT, Assembly District #6  
VACANT, Alternate #1

Staff in attendance:

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

### **B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member George Thompson.

### **C. APPROVAL OF THE AGENDA**

Chair Rausa inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

## **2. APPROVAL OF MINUTES**

Chair Rausa inquired if there were any changes to the minutes for May 2, 2019.

GENERAL CONSENT: The minutes for May 2, 2019 were approved without objection.

## **3. AGENCY/STAFF REPORTS**

*(There were no agency/staff reports.)*

**4. UNFINISHED BUSINESS: Quasi-Judicial Matters**

*Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

**A. THE RANCH MASTER PLAN:** The request is to modify **The Ranch Master Plan**, removing 88 lots within Phase 1 south of E. Nelson Road and all of Phase 2, now that the petitioner sold those tracts of land. The petitioner also requests an adjustment to the phase lines within the westernmost area of the property, known as Phase 5, containing 973.21 acres +/- . The Master Plan is located lying south of the Alaska Railroad and bisected by E. Nelson Road (Tax ID# 7647000TOOC-1-A. 7174000T001, 7812000TOOA.); within Sections 17, 19, 20 & 21, Township 17 North, Range 1 East, Seward Meridian; Community Council is Gateway and Assembly District #3 George McKee (*Owner/Petitioner: Ingeborg Turner, on behalf of Arctic Devco, LLC and Rick Besse, Surveyor; Staff: Peggy Horton*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he knows the engineer & petitioner.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 342 public hearing notices were mailed out on May 15, 2019.

Ms. Horton provided a staff report.

- Gave an overview of the case, #1984-416.
- Staff recommended approval of the case with findings & conditions.

Platting Board questioned staff regarding multiple accesses to the subdivision, and access to public lands to the south.

Chair Rausa opened the public hearing for public testimony.

*(There were no persons to be heard.)*

There being no persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Rick Besse, the Petitioner's Representative, provided a brief description of the changes to the master plan.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add recommendation #12.

Chair Rausa closed the applicants comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Pugh moved to approve the revision of The Ranch Master Plan, removing Phase 1 south of E. Nelson Road and Phase 2 and changing the phasing plan with Phase 5, with 12 recommendations. The motion was seconded by Platting Member Vau Dell.

**RECOMMENDATIONS:**

- Add #12: Adjust phase lines and phase 5 as requested by DPW engineer.

**VOTE:** The main motion passed with all in favor. There are 7 findings.

**TIME: 1:26 P.M.**

**CD: 0:26:02**

## **5. PUBLIC HEARINGS: Quasi-Judicial Matters**

*Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

**A. BERRY'S BLUFF:** The request is to divide Tax Parcel C7 into 27 lots to be known as **Berry's Bluff**, containing 39.95 acres +/- . The petitioner is constructing interior streets to borough standards. Access to the subdivision will be constructed from S. Twin Peaks Drive and W. Bluff View Drive. The plat is located southeast of E. Fairview Loop, east of S. Coleman Drive and west of S. Well Site Road (Tax ID #17N01W28C007); within the SW 1/4 Section 28, Township 17 North, Range 1 West, Seward Meridian; Community Council is Knik-Fairview and Assembly District #3 George McKee. *(Owner/Petitioner: Nugent Properties, LLC; Surveyor: Besse Engineering; Staff: Cheryl Scott)*

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;

- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

**Platting Board Member Cottini**

- Stated that he worked for the petitioner & the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 95 public hearing notices were mailed out on May 15, 2019.

Ms. Scott provided a staff report

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Platting Board Members questioned staff regarding:

- Asked about who would do the upgrades to the roads.
- There are two developers working on the same road, asked who will be doing the main work.
- Asked about sub-collector roads and any updates to be done.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on the roadways and traffic count: Mr. Jason Childers.

The following person spoke regarding concerns about the traffic issues and the wildlife in the area: Mr. Neal Ainsworth.

The following person spoke regarding concerns about access and increased traffic count: Mr. Joey Crum.

The following person spoke regarding concerns about the access regarding the selection line and would like to be more involved in the decision process: Mr. Joseph Wilson.

The following person spoke regarding concerns about the traffic increase on the roadways and objection to the connectivity of the roads: Ms. Nicole Marsh.

The following person spoke regarding objections to the road access connection being made; and concerns about traffic safety and future roadways: Mr. Jim Marsh.

The following person spoke regarding concerns about future traffic and their experience on road safety: Ms. Carol Halsey.

The following person spoke regarding concerns about future traffic and safety issues: Ms. Pat Wilson.

The following person spoke regarding concerns about the development of the lots and access: Mr. Craig Mespelt.

There being no one else to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements from the audience.

Mr. Howard Nugent, the petitioner, and Mr. Rick Besse, the petitioner's representative, provided a brief description of the development and answered questions regarding the subdivision.

Platting Board Members questioned the petitioner regarding:

- Residential sub-collector roads and upgrades to the roads.
- ADT count and if recommendation #8 & #9 need to be changed.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add finding of facts #17.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Shadrach moved to approve the preliminary plat for Berry's Bluff, with 13 recommendations. The motion was seconded by Platting Member Vau Dell.

Platting Board Member Vau Dell asked if Coleman road can be used for access to the lots.

Discussion followed on the subject of roadways and sub collector roads.

**FINDINGS OF FACTS:**

- Add #17: Nicolas and Amanda Strickler, owner of Lot 8, Block 4, Sunrise Mountain Estates, Phase 2; Carol Treat, owner of Lot 9, Block 5, Bluff View Acres; Jim & Nicole Marsh, owner of Lot 7, Block 5, Bluff View Acres; Daniel Johnston, owner of Lot 12, Block 5, Bluff View Acres; and one unnamed resident all object to the subdivision for the following reasons: Increased traffic, speed, noise, crime and population. Concern for the

safety of the children playing in the streets. Concerned about street maintenance and repair and the additional traffic deteriorating the roads. Concerned about migratory bird population and the active eagles nest, and suggests that the subdivision should only have one access point.

**VOTE:** The main motion passed with Platting Member Pugh in objection. There are 17 findings.

**TIME: 2:53 P.M.**

**CD: 01:51:56**

**BREAK**

**TIME: 3:01 P.M.**

**CD: 01:52:07**

**B. IRON HORSE RUN:** The request is to create 31 parcels for the finalization of the Port MacKenzie Rail Extension, to be known as **Iron Horse Run Subdivision**, containing 168.88 acres +/- . Once the plat is recorded, land will be quitclaimed to MSB. The plat is located west of Big Lake, Horseshoe Lake and West Lake; within Sections 01, 02, 10, 11, 15, 16, 20, 21, 29 and 30, Township 17 North, Range 4 West, Seward Meridian.; Community Council is Big Lake and Assembly District #5 Dan Mayfield. (*Owner/Petitioner: Alaska mental Health Trust Land Office; Surveyor: Survbase LLC; Staff: Fred Wagner*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Vau Dell

- Stated that he was approached & had contact with a nonprofit group on the trails.
- He did not share his thoughts or did not speak to them.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 5 public hearing notices were mailed out on May 15, 2019.

Mr. Wagner provided a staff report:

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Chair Rausa opened the public hearing for public testimony.

*(There were no persons to be heard.)*

There being no persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Ms. Dayna Rumfelt (MSB Capital Projects), the Petitioner's Representative, provided a brief description of the road corridor.

Platting Board Members questioned the petitioner regarding:

- What the road corridor is made of.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Pugh moved to approve the preliminary plat for Iron Horse Run and variances from MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, from MSB 43.20.281 Area, and from MSB 43.20.300 Lot and Block Design, with 5 recommendations. The motion was seconded by Vau Dell.

**VOTE:** The main motion passed with all in favor. There are 8 findings.

**TIME: 3:13 P.M.**

**CD: 02:03:25**

**C. CHUNILHA ESTATES AT TALKEETNA LAKES:** The request is to create three lots from Lot 67, Paper Subdivision, Plat No. 66-4, to be known as **Chunilna Estates at Talkeetna Lakes**, containing 8.9 acres +/- . Petitioner will be granting a Public Use Easement for one access to all three lots. The plat is located east of S. Talkeetna Spur (Tax ID # 562390000OL067); within the NE ¼ Section 7, Township 25 North, Range 4 West, Seward Meridian; Community Council is Talkeetna and Assembly District #7 Tam Boeve. *(Owner/Petitioner: John Roger & Andrea Kelsey Cashier Lilliland; Surveyor: Gary LoRusso; Staff: Amy Otto-Buchanan)*

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;

- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he worked with the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business on this case; and
- Stated that he can be impartial in a decision.

There was an objection by Platting Member Vau Dell.

The Platting Board ruled that there is no conflict of interest with 4 in favor and Platting Member Thompson & Platting Member Shadrach in objection.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 76 public hearing notices were mailed out on May 15, 2019.

Ms. Otto-Buchanan provided a staff report.

- Gave an overview of the case, #2019-050.
- Staff recommended approval of the case with findings & conditions.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding objections to the development of the lots, the placement of the easement and access, and having no green space between her place and the driveway: Pamela Crane.

The following person spoke regarding objections to the development and the platting action being taken on the easement & development. Has concerns about the safety of the area: Ruth Herring.

There being no more persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Mr. Gary LoRusso, the Petitioner's Representative, provided a brief description of the development and answered questions regarding the lots.

Platting Board Members questioned the petitioner regarding:

- The section line easement.
- The placement of the Driveway.



Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Shadrach moved to approve the preliminary plat for Chunilna Estates at Talkeetna Lakes, with 8 recommendations. The motion was seconded by Platting Member Pugh.

Discussion followed on the subject of changing the road placement.

**FINDINGS of FACTS:**

- Modify #4: There is one objection from the public in response to the Notice of Public Hearing.

**VOTE:** The main motion passed with all in favor. There are 8 findings.

**TIME: 3:45 P.M.**

**CD: 02:34:13**

**D. COLONIAL FIELDS MASTER PLAN:** The request is to create 73 lots and two tracts in a four-phased master plan from Lot 4, Block 2, Nelson Farms Phase 2, Plat No. 2014-136 and Lot 4A, Block 1 and Tract A-2, Nelson Farms 2017, Plat No. 2018-81, to be known as **Colonial Fields Master Plan**, containing 143.7 acres +/- . Petitioner will be constructing interior streets to Borough standards. The plat is located south of S. Bodenburg Loop (Tax ID # 57330B02L004/57771B01L004A/57771000T00A-2); within Section 34, Township 17 North, Range 2 East, Seward Meridian; Community Council is Butte and Assembly District #1 Jim Sykes. (Owner/*Petitioner: David J. Miller, Nortake Farms LLC and Colonial Fields LLC; Surveyor: Gary LoRuss; Staff: Amy Otto-Buchanan*)

Platting Chair Rausa

- Stated that he knows the petitioner and has been hired to do the design work on the homes on the lots.
- He does have a substantial interest for this case.

The Platting Board ruled that there is a conflict of interest.

Chair Rausa recused himself from Colonial Fields Master Plan and the Vice Chair Pugh took over Chair's seat for the remainder of the meeting.

Platting Board Member Cottini

- Stated that he knows the petitioner & has worked with the petitioner & the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business on this case; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Vice Chair Pugh read the title into the record.

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

- Stated that 54 public hearing notices were mailed out on May 15, 2019.

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

- Gave an overview of the case, #2019-058.
- Staff recommended approval of the case with findings & conditions.
- Would like to remove recommendation #7d.

Platting Board Members questioned staff regarding:

- The road placement in the subdivision.

Vice Chair Pugh opened the public hearing for public testimony.

The following person spoke regarding concerns about the development of the subdivision, traffic impacts, wildlife habitat, and well water & septic systems: Ms. Sandy Allen.

The following person spoke regarding objections to the lot size and the number of parcels being developed in the subdivision: Ms. Laura Shones.

The following person spoke regarding concerns about public safety on the road placement in the subdivision, and the increase of wells and drainage: Mr. John Akers.

The following person spoke regarding concerns as a realtor and agrees that the lots are too small on this master plan: Ms. Stephanie Koontz

The following person spoke regarding concerns about public safety regarding EMS/Fire response and support: Ms. Kelsey Akers.

The following person spoke regarding concerns about lot size for the master plan, future traffic, and the roadways for the master plan. The current roadway does not support bike paths: Ms. Kathy Harrington

The following person spoke regarding concerns about health & public safety in the area: Ms. Camilla Potts.

There being no one else to be heard, Vice Chair Pugh closed the public hearing.

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements from the audience.

Mr. David Miller, the petitioner, and Mr. Gary LoRusso, the petitioner's representative, provided a brief overview of the master plan development and answered questions regarding the subdivision.

Platting Board Members questioned the petitioner & the representative regarding:

- The distance on the roads in the design.
- Design function.
- Snow removal.

Vice Chair Pugh closed the petitioners comments and discussion moved to the Platting Board.

**MOTION:** Platting Member Anderson moved to approve the preliminary plat for Colonial Fields Master Plan, with 9 recommendations and the removal of recommendation #7d. The motion was seconded by Platting Member Shadrach.

**RECOMMENDATIONS:**

- Remove #7d.

**VOTE:** The main motion passed with all in favor. There are 9 findings.

**TIME: 4:32 P.M.**

**CD: 03:20:02**

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

The following person spoke regarding an update about platting board changes & procedures:  
Ms. Eileen Probasco

- We will be trying a new seating arrangement at the next meeting for staff and the platting board.
- Staff will be presenting the cases before the board in a different manner.
- We will be providing a new procedure manual for the platting board.
- The staff report will have some changes made in regards to format and reading.
- Gave an update on planning and more presentations will be brought to the meetings.

The following person spoke asking the board if Berry's Bluff passed or failed, as he was not at the hearing earlier: Mr. Daniel Trent.

**6. ITEMS OF BUSINESS & MISCELLANEOUS**

**A. Special Meeting Session on Title 43 White board List**

- The platting board will look at the list at the next meeting.

**7. RECONSIDERATIONS/APPEALS**

*(There were no reconsiderations/appeals.)*

**8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board.

Ms. Von Gunten updated the board on changes to the agenda and asked for the board's decision on when the chair would like to close the public hearing on the agenda.

**9. BOARD COMMENTS**

Platting Board Member Cottini commented on recusals.

Platting Board Member Anderson would like to have law at the next meeting for more information regarding recusals.

Platting Board Member Thompson shared his appreciation for those who served on D-Day.

Platting Board Member Vau Dell updated the board on Mr. Johnson's condition.

Platting Board Member Shadrach commented on the history of recusals.

Platting Board Member Pugh appreciated the boards work done for the day.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Vice Chair Gregory Pugh adjourned the meeting at 5:06 p.m. (CD: 3:52:40)

*Jordan Rausa*

JORDAN RAUSA, Platting Board Chair

ATTEST:

*Sloan Von Gunten*

SLOAN VON GUNTEN,  
Platting Board Clerk

Minutes approved: July 18, 2019