

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 16, 2020, 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, Vice Chair
- Mr. Jordan Rausa, Assembly District #4, Chair
- Mr. Dennis Vau Dell, Assembly District #5
- Mr. Wilfred Fernandez, Assembly District #6
- Mr. George Thompson, Assembly District #7
- Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

- Mr. John Shadrach, Alternate
- VACANT, District #3

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- 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 LaMarr Anderson

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 December 5, 2019.

GENERAL CONSENT: The minutes for December 5, 2019 were approved without objection.

Chair Rausa inquired if there were any changes to the minutes for December 19, 2019.

- Correct platting board member name on page 10.
- Correct negativity to the minutes on page 10.

MOTION: Platting Member Vau Dell moved to send the December 19, 2019 minutes back to staff to for rewrite. The motion was seconded by Platting Member Anderson.

Discussion on the December 19, 2019 correction to the mintues.

Platting Member Vau Dell called the question.

VOTE: The Platting Board voted on calling the question. The call passed with all in favor.

VOTE: The motion passed with all in favor.

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

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

Mr. Wagner recused himself from Headrick Subdivision.

A. HEADRICK SUBDIVISION: Adoption on the Findings of Facts in support of Platting Officer's Decision.

MOTION: Platting Member Hatley moved to adopt the findings of fact in affirmation of the Platting Officer's decision of approval for Headrick Subdivision. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor. The are 9 findings of fact.

B. RECONSIDERATIONS/APPEALS

(none at this time)

C. 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. ALASKA STATE LAND SURVEY 2015-11: The request is to divide SE ¼ SW ¼ , S ½ SE ¼, NE ¼ SE ¼, Section 18, T16N, R02E, into two Tracts to be known as **Alaska State Land Survey 2015-11**, containing 160.55 acres +/- . The portion of the Old Glenn Highway lying within this parcel is being dedicated as right-of-way. Located on the plan north and south of the Old Glenn Highway and west of the Eklutna Power Plant; within the S ½ Section 18, Township 16 North, Range 02 East, Seward Meridian. Community council: South Knik River and in Assembly District #1: Tim Hale. Continued from the October 6, 2016 & the January 17, 2019 Platting Board Hearing. (*Owner/Petitioner: Cook Inlet Aquaculture Association; Surveyor: CRW; 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 Cottini let the board know that he had contact with petitioner in the past. Does not have any financial interest and can be impartial.

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 18 public hearing notices were mailed out on September 12, 2016 from the October 6, 2016 Platting Board Meeting..

Ms. Otto-Buchanan provided a staff report

- Gave an overview of the case, #2016-110.
- Answered questions from the Platting Board.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Mike Jokela, the petitioner's representative, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

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

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

Mr. Mike Jokela, the petitioner's representative, gave a brief explanation on the trail and answered questions from the platting board.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat for Alaska State Land Survey 2015-11. With 11 recommendations, Adding finding #10. The motion was seconded by Platting Member Thompson.

AMENDED

MOTION: Platting Member Anderson moved to amend the motion the add finding of fact #10. The amended motion was seconded by Platting Member Vau Dell.

Discussion ensued from the Platting Board on adding finding #10.

VOTE: The Amended motion to add finding of fact #10 passed with all in favor.

FINDINGS:

- Add #10: The Alaska Heritage Resource Survey indicates the presence of several cultural resources on the eastern portion of the property. Before any development in the area, the Alaska Office of History and Archaeology would like to be contacted.

VOTE: The main motion passed with all in favor. The are 10 findings of fact.

TIME: 1:49 P.M.

CD: 0:43:02

B. MORRIS-KROTO: The request is to divide Tract A, ASLS 75-119, Plat #78-119, into two lots to be known as **Morris-Kroto**, containing 4.6 acres ±. The petitioners are requesting a variance from MSB 43.20.100(I)(1) to allow the proposed lots to be slightly less than 2.5 acres. The property is located approximately 12 miles northwest of Willow, on the east bank of Kroto Creek (Tax ID #1456000T00A), within the SW¼ Section 04, Township 20 North, Range 06 West, Seward Meridian. Assembly District #7 Tam Boeve (*Owner/Petitioner: Glenn & Debra Morris and William & Denis Morris; Surveyor: Actuek; 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.

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 10 public hearing notices were mailed out on December 26, 2019.

Ms. Horton provided a staff report

- Gave an overview of the case, #2018-168.
- Staff recommended approval with the findings of facts and conditions.

Chair Rausa opened the public hearing for public testimony.

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

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

The petitioner and/or the petitioner's representative was not present at the hearing.

Chair Rausa closed the petitioner's comments and discussion moved to the Platting Board.

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat for Morris-Kroto and variance to MSB 43.20.100(I) to allow for slightly less than 2.5 acre lots. With 5 recommendations and adding a recommendation #6. The motion was seconded by Platting Member Hatley.

Discussion ensued by the platting board on the variance.

RECOMMENDATIONS:

- Add #6: The surveyor is to provide a letter to platting staff stating that there are no building setback code violations on Lots 1 or 2.

VOTE: The main motion passed with all in favor. There are 10 findings of fact.

TIME: 2:25 P.M.

CD: 01:17:32

BREAK

TIME: 2:35 P.M.

CD: 01:17:36

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Election of Officers.

MOTION TO

NOMINATE

CHAIR: Platting Member Vau Dell moved to nominate Platting Member Rausa for Chair. The nomination was seconded by Platting Member Anderson.

MOTION TO

NOMINATE

CHAIR: Platting Member Hatley moved to nominate Platting Member Fernandez for Chair. The nomination was seconded by Platting Member Cottini.

Platting Member Fernandez declined the nomination for the chair.

VOTE: The motion to nominate Platting Member Rausa as Chairman for the 2020 Platting Board year passed with all in favor.

**MOTION TO
NOMINATE**

VICE CHAIR: Platting Member Anderson moved to nominate Platting Member Fernandez for Vice Chair. The nomination was seconded by Platting Member Vau Dell.

VOTE: The motion to nominate Platting Member Fernandez as Vice Chair for the 2020 Platting Board year passed with all in favor.

B. Staff recommends changes to the Policy & Procedure Manual on Reconsiderations & Officer Appeals.

- Mr. Wagner, The Platting Officer, gave a brief overview of the Platting Officer's Appeal Procedures.
- Mr. Wagner answered questions regarding the procedures.
- Discussion on the definitions of who is who ensued between the platting board members.

MOTION: Platting Member Vau Dell moved to approve the addition for the Platting Officer's Appeal Procedure to the Policy & Procedure Manual. The motion was seconded by Platting Member Cottini.

Amended

MOTION: Platting Member Vau Dell moved to amend the motion to add definitions to procedures. The motion was seconded by Platting Member Thompson.

Discussion ensued by the Platting Board on the Officer Appeal Procedure.

Platting Member Vau Dell removed his motion & amendment.

MOTION: Platting Member Thompson moved to adopt the addition for the Platting Officer's Appeal Procedure to the Policy & Procedure Manual. The motion was seconded by Platting Member Cottini.

VOTE: The motion to adopt the addition for the Platting Officer's Appeal Procedure to the Policy & Procedure Manual passed with all in favor.

C. Special Meeting Session on Title 43 White Board List (Session is Optional)

- No session at this meeting time.

TIME: 3:12 P.M.

CD: 01:52:57

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 on February 6, 2020. Updated the board on the subdivision construction manual.

Ms. Eileen Probasco updated the platting board on when the subdivision construction manual will be coming before the platting board.

Ms. Von Gunten updated the platting board on the upcoming APA Conference for those who are interested in attending.

9. BOARD COMMENTS

Platting Member Vau Dell was glad to see everyone at the meeting.

Platting Member Thompson had not comments.

Platting Member Hatley commented on the construction manual.

Platting Member Fernandez had no comments.

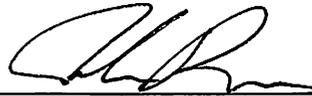
Platting Member Cottini commented on being safe on the roads.

Platting Member Anderson had not comments.

Platting Member Rausa thanked the board members on electing him as chair for the 2020 year.

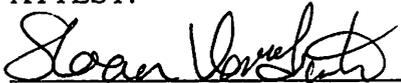
10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 3:23. (CD: 2:03:11)



JORDAN RAUSA, Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: 2-20-2020