

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

Platting Board members absent and excused were:

Mr. Pio Cottini, Assembly District #1  
Mr. LaMarr Anderson, Assembly District #2  
VACANT, District #3

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Sloan Von Gunten, Platting Administrative Specialist  
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 December 19, 2019.

The Platting Chair wanted to table the minutes for December 19, 2019.

The Platting Board did not make a motion, nor did they vote to table the minutes. Tabling the minutes did not pass.

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

The following person spoke regarding the Subdivision Construction Manual coming before the platting board for review. Is a representative for TAB, and they will be meeting together this next week to go over the SCM for Review: Mr. Daniel Elliott

The following person spoke regarding the Subdivision Construction Manual coming before the platting board for review. Is a representative for the RSA Advisory Board, and they will be meeting together in the following week to go over the SCM for Review: Mr. Mike Shields

**4. UNFINISHED BUSINESS: Quasi-Judicial Matters**  
*(There is no Unfinished Business)*

**A. RECONSIDERATIONS/APPEALS**  
*(There is no Reconsiderations/Appeals at this time)*

**B. 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. GRIZZLY HILLS 2 MASTER PLAN:** The request is to create 103 lots from Tract B, Grizzly Hills, Plat No. 2019-XX, to be known as **Grizzly Hills 2 Master Plan**, containing 117.17 acres +/- . The project is located directly north of E. Dale Circle, and east of N. Covington Street, (Tax ID# 57104000T00A); lying within W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. This will be a five-phase master plan. Community Council: Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Robert Yundt Homes, LLC, Surveyor: Keystone Surveying; 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 Member Vau Dell bought his home from Yundt Homes, LLC. Has no financial interest or ex-parte with petitioner.

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 34 public hearing notices were mailed out on January 15, 2020.

Ms. Otto-Buchanan provided a staff report

- Gave an overview of the case, #2019-170.
- Answered questions from the Platting Board.
- Stated changes to recommendation #7 and add recommendations #6F, #10, #11 and #12.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Gary LoRusso, the petitioner's representative, and Mr. Robert Yundt, the petitioner, gave a brief overview.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regard their concerns on the development and the economy impact. Has concerns on the property size of the lots: Ms. Jennifer Deason.

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.

Mr. Gary LoRusso, the petitioner's representative, and Mr. Robert Yundt, the petitioner, answered questions from the platting board.

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

#### MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Grizzly Hills 2 Master Plan. With modification to recommendation #7 and adding #6f. The motion was seconded by Platting Member Thompson.

#### AMENDED

MOTION: Platting Member Fernandez moved to amend the motion to add recommendation #6f, #10, #11, #12 and modify #7. The amended motion was seconded by Platting Member Thompson.

#### RECOMMENDATIONS:

- Add #6f: Upgrade E. Dale Circle within the subdivision and N. Covington Street to collector standard before recordation of Phase 2.
- Add #10: Provide plat note that states Lots 7-14, Block 6, have the required 10,000 sf of contiguous useable septic area.
- Add #11: Provide plat note to read: Open Space, Lot 6, Block 8 is irrevocably dedicated to the subdivision owners and cannot be resubdivided.
- Add #12: Clearly label Lot 6, Block 8 as Open Space on final plat.

- **Modify #7:** Provide plat note on Phase 1 plat restricting access for lots onto E. Dale Circle. Only Lot 1, block 3; and Lot 16 and Lot 17, Block 1 will have direct access to E. Dale Circle. All other lots will access from internal streets.

**AMENDED**

**VOTE:** The amended motion to add recommendation #10, #11, #12 was approved with all favor.

**SECOND AMENDED**

**MOTION:** Platting Member Vau Dell moved to amend the motion to add a recommendation for a T-turn around on Covington Street. The amended motion was not seconded.

**SECOND AMENDED MOTION DIED**

Chair Rausa asked Platting Member Vau Dell why he wanted the T-turn around. Staff answered Platting Member Vau Dells concerns.

Chair Rausa asked DPW Staff, Ms. Jamie Taylor, to give a better explanation on road access and traffic count.

**AMENDED**

**MOTION:** Platting Member Vau Dell moved to amend the motion to add recommendation #13. The amended motion was seconded by Platting Member Shadrach.

**RECOMMENDATION:**

- **Add #13:** Add a Temporary turnaround at the eastern end of E. Hibernation Court.

**AMENDED**

**VOTE:** The amended motion to add recommendation #13 was approved with all favor.

**DISCUSSION:** The Platting Board discussion on the main motion.

**MAIN MOTION**

**VOTE:** The main motion passed with 5 in favor (Shadrach, Thompson, Fernandez, Hatley, Rausa) and 1 against (Vau Dell). There are 9 findings of fact.

**TIME: 2:02 P.M.**

**CD: 0:58:26**

**Mr. Thompson had to leave the meeting. Time: 2:03**

**B. RESOLUTION 2020-003: Adoption of the additions to the Policy & Procedure Manual.**

Mr. Fred Wagner introduced the resolution for the changes that we made to the Policy & Procedure Manual.

Discussion on other changes to the Policy & Procedure Manual.

**MOTION:** Platting Member Vau Dell moved to approve only a section of the Policy & Procedure Manual. The motion was not seconded.

THE MOTION DIED.

**MOTION:** Platting Member Vau Dell moved to postpone Resolution 2020-003 for the Adoption of the additions to the Policy & Procedure Manual. The motion was seconded by Platting Member Shadrach.

**VOTE:** The Motion to postpone Resolution 2020-003 passed with all in favor.

**TIME: 2:19 P.M.**

**CD: 01:13:21**

**BREAK**

**TIME: 2:28 P.M.**

**CD: 01:13:26**

**Platting Member Thompson returned to the platting board meeting. Time: 2:36**

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

### **A. Subdivision Construction Manual Work Session.**

- Ms. Eileen Probasco, Planning Director, gave a brief summary of the Subdivision Construction Manual.
- Mr. Wagner, the Platting Officer, opened the discussion on the manual and answered questions.

Discussion ensued by the Platting Officer and the Platting Board.

**TIME: 3:15 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 20, 2020.

Ms. Von Gunten reminded the board that they did not table the minutes for December 19<sup>th</sup>, as the Board did not make a decision on when they wanted to bring the minutes back for discussion. No motion or vote was made on tabling the minutes at the beginning of the hearing.

**MOTION:** Platting Member Fernandez moved to table the Minutes for December 19, 2019 to the March 5, 2020 platting agenda meeting. The motion was seconded by Platting Member Shadrach.

**VOTE:** The Motion to table the minutes for December 19, 2019 to March 5, 2020 passed with all in favor.

## **9. BOARD COMMENTS**

Platting Member Vau Dell will meet with the Platting Officer and the Vice Chair this next week on the December 19 minutes on his comments.

Platting Member Thompson will not be at the next platting board meeting.

Platting Member Hatley commented on the construction manual.

Platting Member Fernandez commented on the public process.

Platting Member Shadrach had no comments.

Platting Member Hatley thanked staff on working on the construction manual.

Platting Member Rausa had no comments.

## **10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 3:24. (CD: 2:08:36)

  
JORDAN RAUSA, Platting Board Chair

**ATTEST:**

  
SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved: March 5, 2020*