

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 4 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
- 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

Platting Board members absent and excused were:

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

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- Ms. Peggy Horton, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

Chair Rausa inquired if there were any changes to the minutes for May 13, 2020.

GENERAL CONSENT: The minutes for May 13, 2020 were approved without objections.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)**  
*(There is no Audience Participation)*

**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. **MARTIN HEIGHTS:** The request is revise Martin Heights Master Plan and Phase 1, Plat 2017-64, to eliminate all but one lot and one tract, vacate the platted rights-of-way and eliminate a 15' wide utility easement to be known as **MARTIN HEIGHTS PHASE 2**, containing 16.96 acres +/- . The property is located east of N. Pittman Road, and south of W. Spence Lane (Tax ID #'s 7652000T00A, 7652000L001, 7652000L003, 7652000L004); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve  
(Owner/Petitioner: *Randall Martin*, Surveyor: *Shadrach*; 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 objections from the platting board members.

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

Ms. Von Gunten provided the mailing report.

- Stating that 52 public hearing notices were mailed out on April 22, 2020

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2006-169.
- Answered questions from the Platting Board.

Chair Rausa invited the petitioner for a brief overview.

Mr. Greg Burrill, 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 kept the public hearing open.

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

Mr. Greg Burrill, the Petitioner's representative agrees with all the recommendations. Answered questions from the board.

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

**MOTION:** Platting Member Thompson moved approve Martin Heights Phase 2 with Right-of-Way Vacations and Utility Easement Elimination with 8 recommendations  
The motion was seconded by Platting Member Vau Dell.

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

**TIME: 1:24 P.M.**

**CD: 0:23:49**

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**5. RECONSIDERATIONS/APPEALS**

*(There is no Reconsiderations/Appeals at this time)*

**6. 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. **RESOLUTION 2020-003:** The request is to update and revise changes to the Platting Board Policy & Procedure Manual.

Ms. Sloan Von Gunten provided an overview of the changes to the policy & procedure manual.

Discussion ensued by the platting board on abstaining & conflict of interest.

**MAIN**

**MOTION:** Platting Member Thompson moved to approve Resolution 2020-003 on the platting's policy & procedure manual second addition. The motion was seconded by Platting Member Cottini.

Discussion on changes made to the manual.

The Board went through all the changes to the policy & procedure manual.

**AMENDED**

**MOTION:** Platting Member Thompson moved to add the changes under section (4) Duties and Responsibilities in the policy & procedures. The motion was seconded by Platting Member Cottini.

**AMENDED**

**VOTE:** The amended motion passed with 4 in favor (Anderson, Thompson, Cottini, Fernandez) and 2 against (Vau Dell, Rausa)

Platting Member Anderson had to leave the meeting at this time. (2:42 P.M.)

MAIN

VOTE: The main motion passed with 4 in favor (Thompson, Cottini, Fernandez, Rausa) and 1 against (Vau Dell).

TIME: 2:46 P.M.

CD: 01:45:55

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(There is no Items of Business & Miscellaneous)*

**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 June 18, 2020. A presentation by Emergency Services will be presented at the next hearing.

Ms. Von Gunten updated the board on the upcoming planning commission meetings, the Construction Manual will be presented to the Assembly soon, and the new policy & procedure packet will be given to the platting board members at the next meeting.

**9. BOARD COMMENTS**

- Platting Member Cottini had no comments.
- Platting Member Vau Dell asked about the placement for presentations on the upcoming agenda at the next meeting.
- Platting Member Fernandez had no comments.
- Platting Member Thompson thanked staff for their work.
- Platting Member Rausa thanked the board members dialog and discussion during the meeting.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 2:51 p.m. (CD: 01:50:05)

  
JORDAN RAUSA, Platting Board Chair

ATTEST:

  
SLOAN VON GUNTEN,  
Platting Board Clerk

Minutes approved: July 2, 2020