

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 18 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 Vice Chair Wilfred Fernandez.

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. Dennis Vau Dell, Assembly District #5
- Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
- Mr. John Shadrach, Alternate

Platting Board members absent and excused were:

- Mr. Jordan Rausa, Assembly District #4, Chair
- Mr. George Thompson, Assembly District #7
- 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
- Ms. Cheryl Scott, Platting Technician
- Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Pio Cottini.

C. APPROVAL OF THE AGENDA

Vice Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

(There is no Approval of Minutes at this time)

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

A. Persons to Be Heard *(There is no persons to be heard)*

B. Presentation from Emergency Services, Chief Cuthbert.

- Gave a presentation on the state fire code & how it applies to platting.

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

(There is no Unfinished Business at this time)

5. RECONSIDERATIONS/APPEALS

(There is no Reconsiderations/Appeals at this time)

TIME: 1:36 P.M.

CD: 0:35:25

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. **FOLSOM ACRES:** The request is create a 19-lot, 4-phase master plan from Tax Parcels D14, D16, D17 and Lot 2, Spring Pond Estates, Plat #2003-49, to be known as Folsom Acres, containing 32.39 acres +/- . Interior roads to be dedicated and constructed and right-of-way dedicated for Hemmer Road. The plat is located on the southwest corner of W. Bogard Road and N. Hemmer Road (Tax ID #18N02E31D014, 18N02E31D016, 18N02E31D017, 5360000L002); within the SE ¼ Section 31, Township 18 North, Range 02 East, Seward Meridian, Alaska. Assembly District: #2 Stephanie Nowers (*Owner/Petitioner: Folsom Revocable Trust / Hanson Land Solutions; Surveyor: Hanson; Staff: Cheryl Scott*)

Vice Chair Fernandez:

- 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.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 118 public hearing notices were mailed out on May 28, 2020

Ms. Cheryl Scott provided a staff report

- Gave an overview of the case, #2020-068.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

The Petitioner did not want to give a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

The following person spoke regarding concerns on sewer & well water and the municipal water system: Mr. Robert Thom.

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

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Hanson, Engineer, answered questions from the platting board and agrees with all the recommendations.

Mr. Bill Folsom, the petitioner, answered questions from the platting board.

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

MOTION: Platting Member Cottini moved to approve the preliminary plat for Folsom Acres Master Plan. With 14 recommendations. The motion was seconded by Platting Member Vau Dell.

Discussion on modifying finding #16 to correct the wordage.

AMENDED

MOTION: Platting Member Vau Dell moved to amend the motion to modify finding #16. The motion was seconded by Platting Member Cottini.

FINDINGS:

- Modify #16: There were no borough department objections received. There was 1 public objection and 1 outside agency objection received.

AMENDED

VOTE: The amended motion passed with general consent with all in favor.

MAIN

VOTE: The main motion passed with general consent with all in favor. There are 16 findings of fact.

TIME: 1:58 P.M.

CD: 0:52:50

B. TERRACE RIDGE: The request is divide Tax Parcel C7 (Parcel 2 Waiver 77-76, recorded as 77-162W) into 22 lots to be known as **Terrace Ridge**, containing 23.3 acres +/- . The property is located northeast of the intersection of S. Clapp Road and W. Laurie Avenue. (Tax ID #17N01W18C007); within the NW ¼ SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard (*Owner/Petitioner: Pacific Western Properties, LLC; Surveyor: Bull Moose; Staff: Peggy Horton*)

Vice Chair Fernandez:

- 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 Cottini let the board know that his development company may have financial interest regarding this case.

The Platting Board agreed to his recusal for this case.

Platting Member Cottini recused himself from Terrace Ridge.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 25 public hearing notices were mailed out on May 28, 2020

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2020-069.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

Mr. Ellery Gibbs, the petitioner's representative, gave a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

The following person spoke regarding their objection the platting action and their concerns on interconnectivity to the north: Mr. Caleb Aldeman.

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

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Ellery Gibbs, the petitioner's representative, and Mr. Curt Holler, Engineer, answered questions from the platting board. They would like to modify recommendation #6 in correction to wordage for a percolation test.

Vice Chair Fernandez closed the petitioner's representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Terrace Ridge. With 12 recommendations. The motion was seconded by Platting Member Vau Dell.

Discussion on the interconnectivity to the north and what the answer is to the public's concern.

FINDINGS:

- Modify #2: The petitioner is providing interconnectivity to Tax Parcel C08, east of the parent parcel.
- Modify #11: There were no borough department or outside agency objections to the plat
- Add #12: There was one member of the public with objections with plat approval.

RECOMMENDATIONS:

- Modify #6: Add wordage . . . "for soils containing more than 12% fines or provide percolation test as required in MSB 43.20.281(a)(1)(f)(ii)(iii).

VOTE: The main motion passed with general consent with all in favor. There are 12 findings of fact.

TIME: 2:18 P.M.

CD: 01:11:39

BREAK

TIME: 2:28 P.M.

CD: 01:11:43

C. TRIPLE B COMMERCIAL TRACT: The request is divide Tax Parcel B9 (Tract 2 of Waiver 95-51-PWm, recorded at Book 830, Page 906) into a 2-phase Master Plan to be known as **Triple B Commercial Tracts**, creating 6 lots from 20 acres+/- . The property is located southeast of the intersection of W. Parks Highway. and S. Vine Road (Tax ID #17N02W11B009); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4, Ted Leonard (*Owner/Petitioner: Rock, LLC; Surveyor: Keystone; Staff: Peggy Horton*)

Vice Chair Fernandez:

- 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.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 64 public hearing notices were mailed out on May 28, 2020

Ms. Peggy Horton provided a staff report

- Gave an overview of the case, #2020-073.
- Would like to add a finding & recommendation regarding the drainage.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

Mr. Gary LoRusso, the petitioner's representative, and Mr. Scott Johannes, the petitioner, gave a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

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

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, Mr. Curt Holler, the engineer, and Mr. Scott Johannes, the petitioner, answered questions from the platting board and agrees with all the recommendations.

Vice Chair Fernandez closed the petitioner's representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Triple B Commercial Tracts master Plan. With 11 recommendations. The motion was seconded by Platting Member Vau Dell.

Discussion on the easements on the plat and where they are placed.

FINDINGS:

- Add #12: DPW does not see the need for a drainage easement to accommodate the subdivision road drainage.

RECOMMENDATIONS:

- Add #11: Remove drainage easement from utility lot.

VOTE: The main motion passed with general consent with all in favor. There are 12 findings of fact.

TIME: 2:43 P.M.

CD: 01:25:57

D. **BROKEN TREE RIDGE**: The request is to create four lots from Tax Parcel C3 (Parcel #3 of 40A Exemption recorded August 8, 2006 at reception #2006-022535-0), to be known as **Broken Tree Ridge**, containing 39.8 acres +/- . Petitioner proposes to create a 27' wide Public Use Easement east adjoining the 33' wide Section Line Easement on the west boundary and also a dedicated cul-de-sac at the terminus of E. Hook Drive. The plat is located north of N. Bull Moose Drive and east of E. Hook Drive (Tax ID# 218N01W23C003); lying within NW ¼ SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Joshua Brunnhoelzl; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Vice Chair Fernandez:

- 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.

Vice Chair Fernandez read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 29 public hearing notices were mailed out on May 28, 2020

Ms. Amy Otto-Buchanan provided a staff report

- Gave an overview of the case, #2020-071.
- Staff recommend approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner for a brief overview.

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

Vice Chair Fernandez opened the public hearing for public testimony.

The following person spoke regarding their concerns on drainage to the lots, traffic safety, and the turn-around encroaching on their property: Ms. Janet Hook.

The following person spoke regarding their concerns regarding the turn-around and drainage affecting their lot: Mr. Dennis Hook.

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

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, and Mr. Curtis Holler, the engineer, answered questions from the platting board and agrees with all the recommendations.

Vice Chair Fernandez closed the petitioner's representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Broken Tree Ridge. With 7 recommendations. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- **Modify #4:** There were two objections from the public in response to the Notice of Public Hearings; one non-objection was received.

VOTE: The main motion passed with general consent with all in favor. There are 7 findings of fact.

TIME: 2:46 P.M.

CD: 01:45:17

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 July 2, 2020. Commented on the vacant seat to be filled by our alternate member Mr. Shadrach if he is willing. Commented on writing a resolution regarding the fire code issues and bringing it to the assembly for consideration.

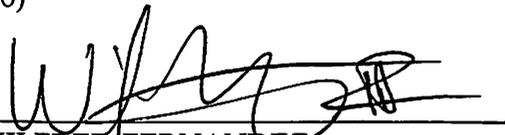
Ms. Von Gunten updated the board on the upcoming presentation of the Construction Manual to the Assembly.

9. BOARD COMMENTS

- Platting Member Anderson agrees in writing a resolution regarding the fire code issues and bringing it to the assembly.
- Platting Member Cottini had no comments.
- Platting Member Vau Dell had not comments.
- Platting Member Fernandez agrees also in writing a resolution for bringing the fire code issues to the assembly.
- Platting Member Shadrach will not be at the July 2, 2020 platting board hearing.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Wilfred Fernandez adjourned the meeting at 3:09 p.m. (CD: 01:51:46)



WILFRED FERNANDEZ,
Platting Board Vice Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: July 16, 2020