

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 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. LaMarr Anderson, Assembly District #2
- Mr. Jordan Rausa, Assembly District #4, Chair
- Mr. Dennis Vau Dell, Assembly District #5
- Mr. George Thompson, Assembly District #7
- Mr. John Shadrach, Alternate

Platting Board members absent and excused were:

- Mr. Pio Cottini, Assembly District #1
- Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
- Mr. Justin Hatley, Alternate
- VACANT, District #3

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- Ms. Cheryl Scott, 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 June 18, 2020.

GENERAL CONSENT: The minutes for June 18, 2020 were approved without objections.

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*)

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)

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. **MARGARET'S**: The request is to create two tracts from Tax Parcel B7, to be known as **Margaret's**, containing 109.46 acres +/- . The petitioner is also, granting three public use easements. The property is located east of Palmer-Fishhook Road at approximately mile 7.5 (Tax ID #19N01E35B007); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and Assembly District #6 Jesse Sumner (*Owner/Petitioner: Robert & Dixie Retherford Living Trust; Surveyor: Recon; Staff: Cheryl Scott*)

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;

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 53 public hearing notices were mailed out on June 24, 2020

Ms. Cheryl Scott provided a staff report

- Gave an overview of the case, #2020-084.
- Would like to modify finding #11 and add #12.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Steve Rowland, the Petitioner's representative, gave a brief overview.

Time: 1:13 p.m.

5 minute break to e-mail page on soils for those who are participating by Video & Telephone

Time 1:18 p.m.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on the impact of the changes being made to surrounding property, also the concern on access to Tract B and the Public Use Easement: Mr. Scott Haan.

The following person spoke regarding concerns on the roadway and access: Ms. Joy Cypra.

The Following person asked what the petitioner plans for the property were going to be and is concerned for increased traffic to the Moose Range: Mr. Gregory Shoemake

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

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

Mr. Steve Rowland, the petitioner's representative, agrees with the changes to the recommendations. Answered questions from the public and from the board.

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

MOTION: Platting Member Anderson moved to approve the preliminary plat for Margaret's. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- **Modify #11:** There were no objections from any borough departments or outside agencies.
- **Add #12:** There were 7 public comments submitted; 4 concerns, 2 objections, and 1 non-objection. The concerns included, the public use easement off Sun Valley Drive, future subdivision and multi-family development causing increased traffic affecting safety and quality of life for the existing residents. Also, lot sizes and future development should align with sun Valley covenants and the Fishhook Community Comprehensive Plan. There were objections to the public use easement on Sun Valley Drive increasing traffic safety and possible fracking on the proposed tracts. These concerns and objections are not addressed in Title 43.

The platting board discussed the property access for Tract A & Tract B.

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

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- John Aschenbrenner answered questions regarding pre-application and ex-parte.

B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on August 6, 2020. Gave examples of what staff can do to bring for better information on the subject of the pre-apps and case files.

Ms. Von Gunten reminded the board to let the office know if they can not attend the next meeting.

9. BOARD COMMENTS

- Platting Member Anderson commented on the resolution that will be written by staff on the fire code and asked what the time line will be before it comes back to them.
- Platting Member Shadrach had no comments.
- Platting Member Vau Dell commented on the fire presentation from the last meetings.
- Platting Member Thompson thanked staff in connecting him by video conference for the meeting.
- Platting Member Rausa thanked the board for their time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 3:23 p.m. (CD: 02:25:49)



JORDAN RAUSA, Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: August 20, 2020