

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 18, 2021, 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 LaMarr Anderson.

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, District Seat #2, Chair
- Mr. John Shadrach, District Seat #3
- Mr. Dan Bush, District Seat #4
- Mr. Dennis Vau Dell, District Seat #5
- Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

- Mr. Pio Cottini, District Seat #1
- Mr. Wilfred Fernandez, District Seat #6, Vice Chair
- Ms. Barbara Doty, Alternate
- Vacant, Alternate

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Leda Borys, Acting Platting Clerk
- Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dan Bush.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for February 18, 2021.

GENERAL CONSENT: The minutes for February 18, 2021 were approved as written without objections.

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

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

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

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

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. MEMORY HILLS 2: The request is to create nine lots, from Tract E-1, Memory Hills, Plat No. 2020-033, to be known as Memory Hills 2, containing 44.79 acres +/- . The plat is located north of N. Bull Moose Drive, east of N. Galloway Drive and is bisected by E. Ridgeview Drive, (Tax ID # 57997000T00E-1); within the SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Tanaina Community Council and Assembly District #6 Jesse Sumner. (*Owner/Petitioner: Thornock Family Investments LLC; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Borys provided the mailing report:

- Stating that 84 public hearing notices were mailed out on February 24, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-012.
- Would like to modify recommendation #5.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

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

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concern on the development of the subdivision with increased traffic and safety issue: Ms. Lavinia Harris.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LaRusso, the petitioner's representative, gave a brief summary of the project and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Memory Hills 2, with 7 recommendations, modifying recommendation #5. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Modify #5: “. . . Lot 7 has been absorbed into adjacent lots, or reconfigure to meet requirements.”

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

TIME: 1:15 P.M.

CD: 0:15:38

B. TY RIVER RAVEN WOODLANDS: The request is to create six lots, from Parcels 1A and 2A, MSB Waiver 2007-220-PWm, recorded at 2007-032695-0, rerecorded as 2008-009661-0, Tax Parcels B5 and B6, to be known as **TY RIVER RAVEN WOODLANDS**, containing 38.38 acres +/- . The plat is located east of N. Glenn Highway and west of Matanuska River (Tax ID # 118N02E21B005/B006); within the NW ¼ Section 21, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and Assembly District #1: Tim Hale. (*Owner/Petitioner: Dori S. McDannold; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Borys provided the mailing report:

- Stating that 7 public hearing notices were mailed out on February 24, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-014.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner’s representative to give a brief overview.

Mr. Gary LaRusso, the petitioner’s representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LaRusso, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for TY River Raven Woodlands, and the variance from MSB 43.20.300(E)(6)(b) Flag Lot width, with 6 recommendations. The motion was seconded by Platting Member Shadrach.

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

TIME: 1:26 P.M.

CD: 0:26:27

C. ALDEMAN 2 ROW VACATION & PUE: The Adleman ROW Vacation & Public Use Easement request is to vacate a majority of W. Caleb Circle, a 60-foot wide Public Use Easement (PUE), recorded in 2004. Replacement PUEs include a t-turnaround approximately 250-feet west of W. Caleb Circle and S. Mack Drive intersection and a 1750-foot long, 60-foot wide PUE heading west from W. Mill Site Circle and S. Mack Drive intersection, ending in a cul-de-sac. The vacation is requested to remove structural and other encroachments from the existing PUE. The replacement easements provide alternate access to areas affected by the vacation. The property is south and east of S. Clapp Street and west of S. Mack Drive (Tax ID # 17N01W18B005, 17N01W18B008, 17N01W18B010, 17N01W18B011, 17N01W18B012); lying within the S ½ NW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Meadow Lakes Community Council and Assembly District #4: Robert Yundt. (*Owner/Petitioner: Cyrus Aldeman; Caleb Aldeman, Charles & Kathy Aldeman; Surveyor: Denali North; Staff: Fred Wagner*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Borys provided the mailing report:

- Stating that 29 public hearing notices were mailed out on February 24, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-015/016.
- Would like to add a new finding and remove finding #4.
- Staff recommends approval of the case with the changes to findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Wayne Whaley, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Wayne Whaley, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

Platting Member Bush tried to make a motion. He withdrew his motion.

MOTION: Platting Member Shadrach moved to approve the vacation of a portion of W. Caleb Circle, the public use easement recorded at 2004-032118-0 and to grant replacement Public Use Easements for Aldeman, with 6 Recommendations, adding finding #5 and remove recommendation #4. The motion was seconded by Platting Member Leonard.

Amended

MOTION: Platting Member Vau Dell moved to amend the motion to add another recommendation stating: Install emergency service approved locks at all gates. The motion was seconded by Platting Member Shadrach.

Discussion on the recommendation made by Vau Dell.

TIME: 2:06 P.M.

CD: 01:06:12

BREAK

TIME: 2:11 P.M.

CD: 01:11:27

Amended

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

FINDINGS:

- Add #5: The petitioners provided the public use easement for W. Caleb Circle in 2004 to provide right-of-way for a possible future subdivision.

RECOMMENDATIONS:

- Remove #4.
- Add #6: Install emergency service approved locks at all gates.

VOTE: The motion passed with all in favor by general consent. There are 5 findings of fact.

TIME: 2:20 P.M.

CD: 01:20:31

D. **STANLEY AND SONS:** The request is to combine Lots 5A & 10A, Mountain Village Plaza, Plat 82-48, into one lot to be known as Lot 1, Stanley and Sons, containing 2.19 acres +/- . The petitioner is also requesting to eliminate two 15' wide platted utility easements, replacing them with two new utility easements along the west, north, and east sides of the new lot to coincide with a new utility design plan. The property is located northwest of the intersection of S. Mountain Village Circle and E. Sun Mountain Avenue (Tax ID #2304B02L005A, 2304B02L010A); lying within the SW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4: Robert Yundt. (*Owner/Petitioner: Stanley & Sons, LLC; Surveyor: Bristol; Staff: Fred Wagner*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Borys provided the mailing report:

- Stating that 67 public hearing notices were mailed out on February 24, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-018/019.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Frank Paulson, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Frank Paulson, the petitioner's representative, agrees with all the recommendations.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Stanley and Sons and the modification of the platted utility easement, with 8 recommendations. The motion was seconded by Platting Member Shadrach.

Discussion on the utility easements.

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

TIME: 2:28 P.M.

CD: 01:28:43

7. ITEMS OF BUSINESS & MISCELLANEOUS

- A. Special Meeting Session on Title 43 White Board List.
- No session at this time.

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 April 1, 2021. We will continue session on Title 43 white board list after the April 1st meeting. We will be interviewing the applicants that have applied for the Platting Tech job in the next week or so.

9. BOARD COMMENTS

- Platting Member Leonard thanked staff for their work.
- Platting Member Bush had no comments.
- Platting Member Vau Dell commented on his surgery. Asked about the teams meeting email that was sent out previously.
- Platting Member Shadrach had no comments.
- Platting Member Anderson asked about the May meeting schedule.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:43 p.m. (CD: 01:42:43)


LAMARR ANDERSON,
Platting Board Chair

ATTEST:


LEDA BORYS,
Acting Platting Board Clerk

Minutes approved: April 15, 2021