

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 1, 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. Pio Cottini, District Seat #1
- Mr. LaMarr Anderson, District Seat #2, Chair
- Mr. John Shadrach, District Seat #3
- Mr. Dennis Vau Dell, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Vice Chair (Attended via Teams)
- Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

- Ms. Barbara Doty, Alternate
- Mr. Dan Bush, District Seat #4
- Vacant, Alternate

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- 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 John Shadrach.

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 March 4, 2021.

- Change wordage on page 6 on platting board comments.

GENERAL CONSENT: The minutes for March 4, 2021 were approved with changes, 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. **BLW:** The request is to divide Lot 35, Hewitt-Whiskey Lakes Alaska, Plat #66-41 into four lots to be known as BLW, containing 43.34 acres +/- . Access to this property is by water. The property is located northwest of Willow (Tax ID #6140000L035); lying within the N ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska. In the Skwentna (Inactive) Community Council and Assembly District #7: Tam Boeve. (Owner/Petitioner: Robert Walden / Benjamin & Barbara Eaton; Surveyor: All Points North; Staff: Cheryl Scott)

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. Von Gunten provided the mailing report:

- Stating that 13 public hearing notices were mailed out on March 10, 2021.

Ms. Cheryl Scott:

- Gave an overview of the case, #2021-020.
- 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.

The Petitioner did not wish to give 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.

The petitioner and/or the petitioner's representative was not present at the hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for BLW, with 6 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by roll call. (Fernandez, Vau Dell, Cottini, Shadrach, Leonard, Anderson). There are 6 findings of fact.

TIME: 1:11 P.M.

CD: 0:11:19

B. STELLA RIDGE : The request is to create 50 lots and 1 utility tract with a 2-phase Master Plan from Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as Stella Ridge, containing 60.0 acres +/- . The interior roads proposed to provide access to all the lots will now be public instead of private. The property is located approximately a ½ mile west of N. Wasilla-Fishhook Road and directly north of E. Pamela Drive (Tax ID #18N01E18C008); lying within the SW ¼ Section 18, Township 18 North, Range 1 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Jerry Harman; Surveyor: Hanson Land Solutions; Staff: Cheryl Scott*)

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. Von Gunten provided the mailing report:

- Stating that 45 public hearing notices were mailed out on March 10, 2021.

Ms. Cheryl Scott:

- Gave an overview of the case, #2020-098.
- 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.

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objections to the proposal and their concerns on borough finances regarding emergency services and traffic safety from construction vehicles for the past month: Ms. Stephanie Haase.

The following person spoke regarding their concerns on flooding, economic resources and wildlife. Is concerned on the controlled fires being done by the owners as it is not being watched as the fire department was called multiple times. Is concerned about construction traffic affecting road safety: Mr. John Meising.

The following person spoke regarding their concerns on the property development, the economic impact and changes to their property: Ms. Amanda Meising.

The following person spoke regarding their concerns about the development on E. Wind Drive. Is concerned on the drainage and the impact to their property and the drainage on the lots: Ms. Avonlea Guthrie.

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. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the Engineer, addressed the water well questions and gave an explanation of the project development and access. 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 Cottini moved to approve the preliminary plat for Stella Ridge Master Plan, with 10 recommendations, modifying finding #10. The motion was seconded by Platting Member Shadrach.

Amended

MOTION: Platting Member Shadrach moved to amend the motion to add recommendation #11 and finding #11 for Stella Ridge. The motion was seconded by Platting Member Cottini.

TIME: 1:48 P.M.

CD: 0:47:22

Break

TIME: 1:55 P.M.

CD: 0:55:14

Discussion by the platting board on adding recommendation #11 and finding #11.

RECOMMENDATION:

- Add #11: Provide public access to US Government Lots 3 & 4.

FINDING:

- Modify #10: . . . "The public submitted eight objections and several concerns."
- Add #11: MSB 43.20.060(D) requires connecting right-of-way to adjacent unsubdivided properties.

Amended

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

Discussion by the platting board regarding the main motion.

Main Motion

VOTE: The motion passed with all in favor by roll call vote (Cottini, Leonard, Fernandez, Anderson, Shadrach, Vau Dell). There are 11 findings of fact.

Fred Wagner, the Platting Officer, announced to those calling the telephonic number, that had trouble calling in during the meeting for public testimony, can speak at this time. No one from the public on the telephonic line wished to give testimony.

TIME: 2:03 P.M.

CD: 01:04:40

C. WOLF RIDGE: The request is to create 34 lots from Tax Parcel A29, to be known as Wolf Ridge, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Axel Bodnar and Sarah Forss; Surveyor: Hanson Land Solutions; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Mr. Cottini commented that he owns property next to the adjacent property. Does not have any interest and can be impartial for this action.
- There was no objection noted by the platting board for him to stay.

Ms. Von Gunten provided the mailing report:

- Stating that 64 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-021.
- 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.

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objections to the connection between N. Engstrom Road and Tex-Al Drive. Is concerned on the traffic count and safety issues on the roadway: Mr. Mark Prieksat.

The following person spoke regarding their concerns on his lot, as it is right next to the development: Mr. Charles Teague.

The following person spoke regarding their concerns on the connection to E. Wolf Creek Road and the traffic flow. Mr. Paul East.

The following person spoke regarding their concerns on the roadway development of E. Wolf Creek Road and upgrades. Is concerned on the increase of traffic: Ms. Carol Halvorsond.

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. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the Engineer, gave an explanation on the access and roadways. 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 Cottini moved to approve the preliminary plat for Wolf Ridge, with 7 Recommendations. The motion was seconded by Platting Member Vau Dell.

Amended

MOTION: Platting Member Shadrach moved to amend the motion to add recommendation #3e. The motion was seconded by Platting Member Cottini.

Discussion by the platting board on N. Engstrom Road and E. Tex-Al Drive connection and road development.

Amended

VOTE: The amended motion to add recommendation #3e passed with 5 in favor (Fernandez, Shadrach, Vau Dell, Cottini, Leonard) and 1 against (Anderson).

RECOMMENDATIONS:

- Add #3e: Construct N. Engstrom Drive from E. Tex-Al Drive south to the intersection of E. Wolf Creek Road, and east in the right-of-way of E. Wolf Creek Road to the temporary cul-de-sac. Construct interior streets and cul-de-sacs to residential and residential subcollector standards.

Main Motion

VOTE: The motion passed with 4 in favor (Cottini, Fernandez, Shadrach, and Leonard) and 2 against (Anderson and Vau Dell). There are 9 findings of fact.

TIME: 3:06 P.M.

CD: 02:06:08

BREAK

TIME: 3:16 P.M.

CD: 02:15:47

D. FARM OVERLOOK: The request is to create eight lots from Tax Parcels C7, C9, C11 and remainder Tract D-1 of H. Adams Subdivision, Plat No. 71-37, to be known as Farm Overlook, containing 167.4 acres +/- . The plat is located south of E. Marsh Road and north of E. Scott Road (Tax ID #s 118N02E29C007, C009, C011 and 53001000T00D-1); within Sections 29 and 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #1: Tim Hale.
(Owner/Petitioner: Tracy & Kathryn Moffitt; 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. Von Gunten provided the mailing report:

- Stating that 260 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-022.
- 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 LoRusso, the petitioner's representative, gave a brief overview.

Ms. Amy Pettit, representative for Farm Land Trust, gave a brief summary on the project.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding the farming property and appreciate the actions being taken by the borough in keeping farm lands: Mr. Eric Anderson.

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 LoRusso, 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 Fernandez moved to approve the preliminary plat for Farm Overlook, with 6 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 8 findings of fact.

TIME: 3:32 P.M.

CD: 02:32:16

E. NORTHGATE ALASKA 2021 MASTER PLAN: The request is to create 49 lots and one tract from Lots 1 & 2, Northgate Alaska Subdivision, Plat No. 2020-92, to be known as Northgate Alaska 2021 Master Plan, containing 59 acres +/- . The plat is located south of E. Seldon Road, east of N. Tait Drive, north and west of E. Bogard Road (Tax ID #s 58047000L001/L002); within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #3: George McKee. (*Owner/Petitioner: Northgate Alaska; 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. Von Gunten provided the mailing report:

- Stating that 160 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-023.
- 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 LoRusso, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the connection of the lots as they raise cattle. Is concerned for public safety regarding Tract A19 on the property line and the fence: Mr. Russell Roetman.

The following person spoke regarding their concern on agriculture issues on raising cattle and the project development. Is concerned on the impact on the property value and safety. Traffic safety is a concern with the schools in the area and the industrial lots: Ms. Kristen Vernola.

The following person spoke regarding their concern on the fence line and the development property regarding public safety from the cattle on the southern property. Would like the developer to help with public safety on the fence line: Ms. Michelle Roetman.

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 LoRusso, 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 Cottini moved to approve the preliminary plat for Northgate Alaska 2021 Master Plan, with 8 recommendations. The motion was seconded by Platting Member Shadrach.

Amended

MOTION: Platting Member Vau Dell moved to approve the amended motion to add recommendation #9. The motion was seconded by Platting Member Leonard.

RECOMMENDATION:

- Add #9: Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.

Amended

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

Main Motion

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

TIME: 4:08 P.M.

CD: 03:07:32

F. CEDAR PARK MASTER PLAN: The request is to create 83 lots and two open space tracts, by a five-phase Master Plan, from Tract J, Cedar Hills, Unit #2, Phase 1, Plat No. 2000-66 and Tracts 1, 2 & 3, Cedar Hills Unit #2, Phase 1, Plat No. 2017-15, to be known as Cedar Park Master Plan, containing 90.2 acres +/- . The plat is located north of E. Marsh Road, west of N. Glenn Highway and south of N. Palmer-Fishhook Road, (Tax ID #s 54991000T00J, 57618000T001/T002/T003); within Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcels are within the city limits of Palmer and Assembly District #2: Stephanie Nowers. (*Owner/Petitioner: Cedar Park Properties, 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. Von Gunten provided the mailing report:

- Stating that 183 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-025.
- 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 LoRusso, the petitioner's representative, gave a brief overview.

Mr. Chad Stigin, the petitioner, gave a brief summary on the project.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concern on the fire hazard on grassland in the area and the well water, sewer, and utilities on the property: Mr. Eric Anderson.

The following person spoke regarding their concern on the development and would like to see more parks in the area: Mr. Curt McClellan.

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 LoRusso, the petitioner's representative, has been working with the City of Palmer intensely on the master plan. 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 Shadrach moved to approve the preliminary plat for Cedar Park Master Plan, with 7 recommendations. The motion was seconded by Platting Member Leonard.

Discussion by the platting board on the water system.

VOTE: The motion passed with all in favor by general consent. There are 8 findings of fact.

TIME: 3:38 P.M.

CD: 03:38:23

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There are 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 April 15, 2021. We will continue session on Title 43 white board list on May 5, 2021. Ms. Kimberly McClure is our new Platting Technician and will be hiring a new platting assistant.

Ms. Von Gunten did not have any announcements.

9. BOARD COMMENTS

- Platting Member Leonard thanked staff for their work.
- Platting Member Cottini thanked staff for their work.
- Platting Member Fernandez had no comments.
- Platting Member Shadrach thanked staff for their work.
- Platting Member Vau Dell thanked staff for their work.
- Platting Member Anderson thanked the board and staff for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 4:43 p.m. (CD: 03:43:42)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:

Sloan Von Gunten

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: May 5, 2021