

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 15, 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. Dan Bush, District Seat #4
- Mr. Dennis Vau Dell, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Vice Chair
- Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

- Mr. John Shadrach, District Seat #3
- Amanda Salmon, Alternate
- Ms. Barbara Doty, Alternate

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member LaMarr Anderson.

**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 18, 2021.

- Change wordage on page 5 from “emergency service approved lots” to “emergency service approved locks”.

GENERAL CONSENT: The minutes for March 18, 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. WILLOW CREEK AIRPARK MASTER PLAN:** The request is to create 92 lots and three tracts, by a two-phase Master Plan, from the East ½ of Section 26 (Tax Parcel A1), to be known as **WILLOW CREEK AIRPARK MASTER PLAN**, containing 320.32 acres +/- . The plat is located west of W. Parks Highway, north of W. Gratiot Drive and west of W. Sharen Drive, (Tax ID # 220N05W26A001); within Section 26, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7: Tam Boeve. (*Owner/Petitioner: JM Assets, LP; Surveyor: Edge; 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. Von Gunten provided the mailing report:

- Stating that 22 public hearing notices were mailed out on March 24, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-031.
- Staff recommends a continuance to May 5, 2021.

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 kept the public hearing open.
- 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 Lenoard moved to continue the preliminary plat for Willow Creek Airpark Master Plan to May 5, 2021. The motion was seconded by Platting Member Cottini.

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

**TIME: 1:12 P.M.**

**CD: 0:11:27**

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

**A. Special Meeting Session on Title 43 White Board List**

- The platting board opened the session on the white board list.
- Mr. Fred Wagner, the Platting Officer, gave a starting overview on the 2021 white board list.

**Item #3:** Fred Wagner, the Platting Officer, presented item #3.  
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #3.

**MOTION:** Platting Member Vau Dell moved to remove white board list item #3. The motion was seconded by Platting Member Fernandez.

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

**Item #4:** Fred Wagner, the Platting Officer, presented item #4.  
Gave an explanation on removing MSB 43.20.300 (E)(4) and replacing code with better wordage.

Discussion ensued between the platting board members, surveyors, and staff regarding item #4.

**MOTION:** Platting Member Fernandez moved to change and add MSB 43.20.300 (E)(4).  
Removing section B & C in Title 43 Code.

- There was no second.

Discussion on wordage for the motion on Item #4.

**TIME: 1:58:00 P.M.**

**CD: 0:58:46**

**BREAK**

**TIME: 2:05 P.M.**

**CD: 01:04:09**

More Discussion on White Board Item #4.

**MOTION:** Platting Member Vau Dell moved to remove MSB 43.20.300 (E)(4) in its entirety in code and replace with MSB 43.20.300 (E)(4) to read:

- When served by road access, multiple flag lots within the proposed subdivision with pole portions adjoining shall share a common access point to the road at the road right-of-way line when a common access point is a requirement for subdividing.
- The motion was seconded by Platting Member Fernandez.

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

**Item #5:** Fred Wagner, the Platting Officer, presented item #5.  
Gave an explanation on changing the acreage in code.

Discussion ensued between the platting board members, surveyors, and staff regarding item #5.

**MOTION:** Platting Member Cottini moved to change MSB 43.20.300 (E)(5) and MSB 43.20.300 (E)(6) on the acreage from 2.5 acres to 5.1 acres. The motion was seconded by Platting Member Leonard.

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

**Item #6:** Fred Wagner, the Platting Officer, presented item #6.  
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #6.

**MOTION:** Platting Member Vau Dell moved to remove White Board Item #6. The motion was seconded by Platting Member Fernandez.

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

The Chair, LaMarr Anderson, closed the Special Meeting and moved onto the next item on the agenda.

## **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 Wednesday, May 5, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer when we know we have time to work on them.

Ms. Von Gunten updated the board with the new platting board alternate, Ms. Amanda Salmon. The next meetings for May will be on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month due to the Budget and the availability of the Assembly Chambers.

**9. BOARD COMMENTS**

- Platting Member Leonard commented on the growth of people moving into the state.
- Platting Member Cottini commented on the Mat-Su Boroughs growth and job market.
- Platting Member Fernandez talked about the housing needs and the platting increase going up this year.
- Platting Member Bush thanked staff for their work.
- Platting Member Vau Dell had no comments.
- 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 2:46 p.m. (CD: 01:45:44)



LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

*Sloan Von Gunten*

SLOAN VON GUNTEN,  
Platting Board Clerk

Minutes approved: May 19, 2021