



**MUNICIPALITY OF ANCHORAGE
BOARD OF ADJUSTMENT
MEETING AGENDA**

February 9, 2024; 1:00 p.m. to 2:00 p.m.
City Hall, 632 W. 6th Avenue
Assembly Conference Room #240
Anchorage, Alaska

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **MINUTES OF THE PREVIOUS MEETING**
 - A. Minutes of the Board of Adjustment Meeting of January 26, 2024
5. **NEW BUSINESS –**
 - A. **BOA Appeal No. 2023-01, Re: Platting Board Case No. S12713, Mills Subdivision, Tracts A, B, & C**
 1. **Findings of Fact and Decision**
6. **OLD BUSINESS – None.**
7. **MEMBER COMMENTS**
8. **AUDIENCE PARTICIPATION**

Please note: Audience Participation may not concern adjudicatory matters before the Board of Adjustment. **Pursuant to AMC 21.03.050A.10.b., the Board of Adjustment shall not hear argument nor take additional testimony or other evidence.** The Board may consider only the material contained in the appeal packet.
9. **ADJOURNMENT**

HOW THE PUBLIC CAN PARTICIPATE:

In-person or Microsoft TEAMS:

Call-In phone number: 907 519 0237
Phone Conference ID: 965 877 660#



**Municipality of Anchorage
Board of Adjustment
Minutes of the Meeting of January 26, 2024**

City Hall, 632 W. 6th Avenue
Assembly Conference Room #240
Anchorage, Alaska

1. CALL TO ORDER

Chair Guetschow convened the meeting at 10:12 a.m.

2. ROLL CALL

Present: Bernd Guetschow, Carl Propes, Jr., and Michael Rose
Excused: Sam Laffey and Nancy Pease

A Quorum was achieved with 3 Board Members present.

Also in attendance were Board Counsel, Dean Gates; Assistant to Board Counsel, Brandi Heasley; Legal Counsel for Board of Adjustment, Cortney Kitchen; and Deputy Clerk, Jasmine Acres.

3. APPROVAL OF THE AGENDA

Carl Propes, Jr, moved, to approve the Agenda of the Board
Chair Guetschow, seconded, of Adjustment Meeting of December 6,
2023

and the motion passed without objection.

4. MINUTES OF THE PREVIOUS MEETING

- a. November 8, 2023
- b. December 6, 2023

Michael Rose, moved, to approve the Minutes of the Board
Carl Propes, Jr., seconded, of Adjustment Meeting of November 8, 2023
and December 6, 2023

and the motion passed without objection.

5. **NEW BUSINESS** –

A. **Hearing on BOA Appeal No. 2023-01, Re: Platting Board Case No. S12713, Mills Subdivision, Tracts A, B, & C**

1. Hearing Panel Members' Disclosures of Potential Conflict of Interest

2. Board Consideration of Appeal No. 2023-01

Carl Propes, Jr. moves,
Michael Rose, seconded,

to discuss if the Bill Falsey letter being omitted was a procedural error

and this motion passed 3-0.

Michael Rose, moved,
Carl Propes, Jr., seconded,

the error of omitting the Bill Falsey letter was harmless and not material

and this motion failed 2-1.

Michael Rose, moved,
Carl Propes, Jr., seconded,

remand the case to the Platting Board with instructions to reject the Platt if there is substantial dispute as to the existence of section line easement there by instructing the parties to seek and readdress in Court

and this motion, as amended, passed 3-0.

Chair Guetschow, moved,
Michael Rose,

to amend the motion to say, "this case is remanded to the Platting Board for further consideration" and remove "with instructions to reject the Platt if there is substantial dispute as to the existence of section line easement there by instructing the parties to seek and readdress in Court."

Clerk's note: The amendments were approved by mover as friendly amendments.

Carl Propes, Jr., moved,
Michael Rose, seconded,

to remand based on *21.030.050.13.a.ii. There has been substantial procedural error that requires further public hearing.*

and this motion passed 3-0.

Michael Rose, moved,
Chair Guetschow, seconded,

defer to Platting on Board on the factual findings as required by code.

and this motion passed 3-0.

6. **OLD BUSINESS** - *None.*

7. **MEMBER COMMENTS** –

Chair Guetschow spoke.

Carl Propes, Jr. spoke.

8. **AUDIENCE PARTICIPATION** – None.

9. **ADJOURNMENT**

Chair Guetschow adjourned the Board of Adjustment meeting of January 26, 2024, at 12:12 p.m.

Respectfully submitted,
Jasmine Acres, for
Jamie Heinz, Municipal Clerk

For detailed Board discussion, please refer to the recording of this meeting located on the Municipal Website at <http://www.muni.org/Residents/Pages/MuniMeetings.aspx>.

DRAFT