

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JANUARY 18, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Vice-Chair Johnson called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

- Mr. Ron Johnson, District Seat #1
- Mr. Brian Goodman, District #2
- Mr. Eric Koan, District Seat #3
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

- Mr. Sandra Kreger, District Seat #6
- Mr. Robert Hallford, Alternate B

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Theresa Taranto, Platting Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Vice-Chair Johnson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- January 4, 2024, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- *Gary LoRusso, Keystone Surveying, as a member of the public.*

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MOUNTAIN TOP ACRES:** The request is to create five lots from the NE ¼ NW ¼, Tax Parcel B2, to be known as **MOUNTAIN TOP ACRES**, containing 40.00 acres +/- . The property is located north of E. Wendt Road, east of N. Palmer-Fishhook Road and directly south of E. Hatchers Landing Avenue (Tax ID #19N01E35B002); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Craig Powell, Staff: Matthew Goddard, Case #2023-136*)

Vice-Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 12 public hearing notices were mailed out on December 20, 2023.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

Vice-Chair Johnson invited the petitioner/petitioner's representative to give an overview.

Owen Dicks, the petitioner's representative said they had no objections to conditions of approval.

Vice-Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Vice-Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak at this time.

MOTION: Platting Member Leonard made a motion to approve the preliminary plat of Mountain Top Acres with 7 conditions and 8 findings of fact. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **30' PUBLIC USE EASEMENT VACATION GOVT LOT 6:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Samuel & Heather Dickinson, Staff: Chris Curlin, Case #2023-138*)

Vice-Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

1:20 P.M. Platting member Bush recused himself as the surveyor for this case and informed board he will be leaving the meeting for the day.

Theresa Taranto provided the mailing report:

- Stating that 25 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Staff notes only the PUE is being vacated.
- Staff recommends approval with conditions and finding of facts.

Platting member Leonard had questions for staff.

Vice-Chair Johnson invited the petitioner/petitioner's representative to give an overview.

Scott Holmes the petitioner's representative gave a brief overview of the case.

Vice-Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Bill Harriet
- Peter Johanhnecwk
- Gary LoRusso

Platting member Leonard had a question for Mr. Harriet.

Platting member Goodman had a question for Mr. LoRusso.

Platting member Leonard had questions for Mr. LoRusso.

Vice-Chair Johnson asked Platting Officer Fred Wagner, to clarify the boroughs process on this case.

There being no one else to be heard Vice-Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Sam Dickenson, the petitioner gave a brief overview of the case.

Platting member Leonard had questions for the petitioner.

Scott Holmes, petitioner's representative gave more information on the case.

Platting member Leonard had questions for staff.

Both staff and petitioner agreed to a continuation.

Vice-Chair Johnson closed the petitioner's comment period.

Vice-Chair Johnson reopened the public hearing.

MOTION: Platting Member Leonard made a motion to continue the Vacation of the 30' Public Use Easement for Government Lot 6, to a date uncertain, Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener informed the board of upcoming items:

- Next meeting February 15. We have one case on the agenda.
 - Settler's Bay South (SLEV)
- Platting Board Training
- Elections for new Chair and Vice Chair
- This will be Platting member Leonard last meeting and appreciated you.

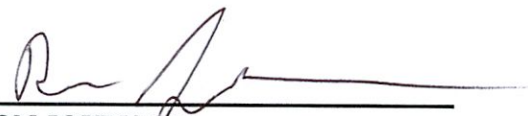
Platting Clerk Theresa Taranto, thanks Chair Leonard for serving on the board and said he will be missed.

BOARD COMMENTS.

- Platting member Traxler – Sorry to see Mr. Leonard leaving.
- Platting member Johnson – Enjoyed working with you Mr. Leonard, you will be missed.
- Chair Leonard – enjoyed working with the board and Platting staff.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:03 PM**.

Vice Johnson


RON JOHNSON
Platting Board Vice-Chair

ATTEST:



THERESA TARANTO
Platting Board Clerk

Kayla Kinnear
Attested.