

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 15, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. 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 Seat # 2
- Mr. Eric Koan, District Seat #3
- Ms. Michelle Traxler, District Seat#5
- Mr. Sandra Kreger, District Seat #6 (Arrived at 1:05 p.m.)
- Mr. Sidney Bertz, District Seat #7 (sat in the audience)

Platting Board members absent and excused were:

- Mr. Dan Bush, District Seat #4

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Karol Riese, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. John Aschenbrenner, Deputy Attorney

**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.

The Agenda was amended to remove approval of the January 18, 2024 Minutes.

**MOTION:** Board Member Traxler made a motion to approve the Agenda; Board Member Goodman seconded the motion.

**GENERAL CONSENT:** The Agenda was approved unanimously.

**D. Elections**

**(a) Chair**

Board Member Koan nominated Board Member Ron Johnson as Chair; Mr. Johnson accepted; there were no other nominations, and Board Member Johnson accepted.

**(b) Vice-Chair**

Board Member Johnson nominated Board Member Eric Koan as Vice-Chair; Mr. Koan accepted; there were no other nominations, and Board Member Koan accepted.

**2. APPROVAL OF MINUTES**

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. SETTLERS BAY SOUTH (SLEV):** The request is to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008) within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. *(Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095)*

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.

Karol Riese provided the mailing report:

- Stating that 236 public hearing notices were mailed out on January 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

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

The petitioner/petitioner's representative gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

Mr. Aaron Klem spoke against the case.

There being no one else to be heard, 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 gave a brief overview of the case.

**MOTION:** Platting Member Koan made a motion to approve the to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and

vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. Board Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

The board took a five-minute recess to fix technical issues at 1:45 p.m. and reconvened at 1:51 p.m.

**7. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
- B. Platting Board Training – *John Aschenbrenner, Deputy Attorney*
- C. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner informed the board of upcoming items:

- March 7, 2024, Platting Board Meeting: We have two cases on the Agenda.
  - Misty Meadows
  - Mountain View Farms

**BOARD COMMENTS.**

- Vice-Chair Koan: Welcomed Mr. Bertz;
- Chair Johnson:
- Chair Goodman:
- Platting member Kreger:

**8. ADJOURNMENT**

With no further business before the Platting Board, Chair Johnson adjourned the meeting at 2:35 p.m.

  
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RON JOHNSON  
Platting Board Chair

ATTEST:

  
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KAROL RIESE *Karla Kinner*

Platting Board Clerk