

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 16, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. 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, Chair
- Mr. Eric Koan, District Seat #3, Vice Chair
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

- Mr. Brian Goodman, District Seat #2
- Ms. Sandra Kreger, District Seat #6
- Mr. Robert Hallford, Alternate B

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Ms. Natasha Heindel, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- May 2, 2024, Minutes were not approved and need amending.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MEADOW CREEK HOMESTEAD:** The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Monty & Jo Cassidy, Troy & Lieba Putnam Staff: Chris Curlin, Case #2024-040)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 95 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to July 18, 2024, for time to submit a variance.

Discussion ensued.

VOTE: The case was postponed without objection.

- B. **THOR ROAD ADD PUE:** The request is to create a 30' wide public use easement within Tax Parcel D13 (Tax ID #18N02E27D013), to be known at **THOR ROAD ADDITION PUE**. The proposed public use easement would widen the existing N. Thor Road right of way to the current Borough standard of 60' wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain community council and in Assembly District #1. *(Petitioner/Owner: Martha Butler, Staff: Matthew Goddard, Case #2024-045)*

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.

Kayla Kinneen provided the mailing report:

- Stating that 52 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 5 finding of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Heidi Larrabee
- Patrick Larrabee
- Shelly Nielsen
- Richard Pochatko
- Landon Binder

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 further discuss and answer any questions from the Board.

The petitioner’s representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the Thor Rd Add PUE, with staff recommended modification to recommendation #4. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- C. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas & Megan Van Diest, Staff: Matthew Goddard, Case #2024-048*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 58 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

Chair Johnson invited the petitioner/petitioner’s representative to give a brief overview.

The petitioner/petitioner’s representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Patrick Larrabee
- Richard Pochatko
- Heidi Larrabee
- Shelly Nielsen
- Amanda Wolfe
- Jason Isley
- John Nielsen
- Abby Pochatko
- Landon Binder

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's representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Lazy Moose Run. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion failed with Platting Members Koan, Traxler, and Johnson voting Yes and Platting Members Bertz and Bush voting No.

Discussion to craft Findings of Fact ensued.

Break at 2:42 PM

Back at 2:55 PM

Return from break: Platting Members Bertz and Bush returned handwritten reasonings for their Findings of Fact. The Board tabled further discussion to the end of the public hearings

- D. **SILVERTIP COMMERCIAL**: The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- . Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer (Tax IDs# 5001B01L003-L005)); lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city limits of Palmer and in Assembly District #2. (*Petitioner/Owner: MauiToe LLC & Ron & Michelle Richards, Staff: Natasha Heindel, Case #2024-050*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 167 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Silvertip Commercial. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- E. **PATES PROVINCE**: The request is to create 22 lots from Tax Parcel C001, created by US Patent # 1226770, to be known as **PATE'S PROVINCE**, containing 106.7 acres +/- . The property is located south of Horseshoe Lake, north of Big Lake, and directly north and south of W. Lakes Boulevard (Tax ID #17N04W13C001); within the S ½ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Mark Pate, Staff: Matthew Goddard, Case #2024-051*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 11 public hearing notices were mailed out on April 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 finding of facts.

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.
The following persons spoke:

- Richard Gaffey

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 further discuss and answer any questions from the Board.

The petitioner’s representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Pates Province. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- F. **MORNING LIGHT**: The request is to create 29 lots from Lot 3, Block 1, Harry’s Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-Al Drive and E. Windy Wood Loop and will be bisected by E. Dale Drive (Tax ID# 55975000L003); lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Rock LLC, Staff: Natasha Heindel, Case #2024-053*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 146 public hearing notices were mailed out on April 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 finding of facts.

Chair Johnson invited the petitioner/petitioner’s representative to give a brief overview.

The petitioner/petitioner’s representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.
The following persons spoke:

- Jenna Deason
- Matt Deason
- Rebekah Gross
- Jacque Keeler

- Bridger Crawford

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 further discuss and answer any questions from the Board.

The petitioner’s representative, Gary LoRusso spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Morning Light. Platting Member Koan seconded the motion.

Discussion ensued.

MOTION: Platting Member Bush made a motion to amend and add recommendation of approval #9 to state “Show building exclusionary area for lots 16-20, Block 2 on final plat”. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Morning Light. Platting Member Koan seconded the motion.

No further discussion.

VOTE: The motion passed without objection.

The Findings of Fact were presented for Lazy Moose Run. Platting Member Bush and Platting Member Bertz agreed to the crafted findings for Lazy Moose Run.

The Findings of Fact were adopted

7. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

BOARD COMMENTS.

- Platting member Bush- Is sympathetic to the public comments and thanked the Borough.
- Chair Johnson – Thanked the public for coming.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **4:02 PM**.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk