

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 18, 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. Brian Goodman, District Seat #2
- Mr. Eric Koan, District Seat #3, Vice Chair
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Ms. Sandra Kreger, District Seat #6
- Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

- Ms. Karla McBride, Alternate A
- Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

- Mr. Alex Strawn, Planning Director
- 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 Bertz led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Kreger made a motion to approve the Minutes. Platting Member Koan seconded.

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July, 3 2024.

Motion: Platting Member Kreger made a motion to approve the Minutes. Platting Member Traxler seconded.

The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

B. UNFINISHED BUSINESS

(None)

4. RECONSIDERATIONS/APEALS

A. 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.

Kayla Kinneen provided the mailing report:

- Stating that 84 public hearing notices were mailed out on June 27, 2024.

Borough Attorney, John Aschenbrenner, addressed the potential ex-parte contact for Platting Member Bertz

Discussion ensued.

MOTION: Platting Member Kreger made motion to find Platting Member Bertz not in ex-parte contact. Platting Member Traxler seconded.

VOTE: The motion passed unanimously.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 9 findings of facts.

Staff invited Borough Attorney John Aschenbrenner to give a statement addressing comprehensive plans.

Discussion ensued.

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

The petitioner's representatives, Gary LaRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Russ Pochatko
- Jerry Hupp
- Gail Volt
- John Vinbuska
- Amanda Wolfe
- Chandler Symonds
- John Nielsen
- Shelly Nielsen
- Rodger Cheadle
- Heidi Larabee
- Jerald Vinbuska
- Max Waddoups
- Abby Pochakto

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 LaRusso and Curt Holler spoke.

Discussion ensued.

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

Discussion ensued.

MOTION: Platting Member Bush made a motion to continue this case to August 1st Platting Board Meeting. Member Koan seconded.

VOTE: The motion passed without objection.

Recess 3:20
Returned 3:35

5. 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 89 public hearing notices were mailed out on June 27, 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 an overview.

The petitioner's spoke

- Jo Cassidy
- Leiba Putnam
- Monty Cassidy

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 LaRusso spoke.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the preliminary plat of Meadow Creek Homestead and the variance from MSB 43.20.281 Area. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

B. LITTLE SUSITNA FLATS 2024: The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as **Little Susitna Flats 2024**, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID’s 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Aleksandr Baletskiy. Office Staff: Chris Curlin, Case #2024-069)*

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

Kayla Kinneen provided the mailing report:

- Stating that 31 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuing the case to August 1, 2024 Platting Board Meeting

Chair Johnson opened the public hearing for public testimony.

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

The petitioner’s representative was not present.

MOTION: Platting Member Kreger made a motion to continue the preliminary plat of Little Susitna Flats. Platting Member Goodman seconded the motion.

Discussion ensued.

VOTE: The case was continued without objection.

C. SPRINGS WEST: The request is to create 40 lots and one tract from Lot 1, Barry’s Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID’s 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds, Staff: Chris Curlin, Case # 2024-071)*

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

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to the August 15, 2024 Platting Board Meeting.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Kyle Strong
- Rod Hanson

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

The petitioner/petitioner’s representative was not present.

MOTION: Platting Member Kreger made a motion to continue the preliminary plat of Springs West. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The case was continued without objection.

D. HATCHER PASS VILLAGE PH 1 SLEV PUE: The request is to grant a 60’ wide Public Use Easement on the northern boundary and vacate a 50’ wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.
(Petitioner/Owner:Hatcher Pass Village, Inc, Staff: Matthew Goddard, Case # 2024-074)

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

Kayla Kinneen provided the mailing report:

- Stating that 48 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuing to August 1, 2024.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Traxler made a motion to continue the preliminary plat of Hatcher Pass Village Ph I SLEV PUE. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The case was continued without objection.

6. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Board Clerk, Kayla Kinneen informed the board of upcoming items:

- August 1, 2024, Platting Board Meeting; we have five cases:
 - Stone Creek Ph 7 PUE VAC
 - Correira Estates
 - Kalmbach Lake 2023
 - Lazy Moose Run
 - Little Susitna Flats

7. BOARD COMMENTS.

- Platting Member Goodman- Sees sunlight
- Platting Member Bertz-Very educational day today, questions were answered.
- Platting Member Kreger-Agrees with Platting Member Bertz
- Platting Member Bush- Thanked Borough Staff
- Chair Johnson – Thanked everyone, it is important to hear public comment.


8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 4:37 PM.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk