

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JANUARY 4, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Leonard called the Meeting to order at 1:01 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. Brian Goodman, District Seat #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. Ron Johnson, District Seat #1
- 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 Goodman led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- December 21, 2023. Minutes were approved as amended.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **SHADOWRIDGE:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **Shadowridge**, containing 68.81 acres +/- . All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99) lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **\*\*This case was continued from the November 17, 2023 public hearing.** (Petitioner/Owner: 6R Development Group LLC, Staff: Chris Curlin, Case # 2022-052)

Chair Leonard 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 87 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Revised conditions of approval received in Handout #5.
- Staff recommends approval with conditions and finding of facts.

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

Craig Hanson, the petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Christine Ekle
- John Grayson - telephonically
- Rob Hanson - telephonically
- Jeff Miller
- Matt St. John
- Ryan Staten

Platting Officer, Fred Wagner answered the publics questions.

Chair Leonard answered the publics questions.

There being no one else to be heard Chair Leonard closed the public hearing open and

invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, the petitioner's representative gave another overview of the case.

Chair Leonard asked for Mr. Hanson to clarify regarding road access concerns of the public.

**MOTION:** Platting Member Bush made a motion to approve the Variance in accordance with MSB 43.15.075 for physical access. Platting Member Koan seconded the motion.

**VOTE:** The motion passed without objection.

**MOTION:** Platting Member Koan made a motion to approve the Preliminary Plat contingent on 8 findings of fact and the amended 10 Conditions as presented. 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)*

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

Platting Member Bush stated he was the surveyor on this case and recused himself.

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 recommends continuance to January 18, 2024.

Chair Leonard had questions for staff.

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

The petitioner/petitioner's representative was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard kept the public hearing open and invited the petitioner and/or the petitioner's representative to left give a brief overview.

The petitioner/petitioner's representative was not present.

**MOTION:** Platting Member Traxler made a motion to approve continuance to January 18, 2024. Platting Member Koan seconded the motion.

Platting Member Bush returned to his seat at the Dias.

- C. **VICTORY GERWIG:** The request is to create 7 lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E to be known as **Victory Gerwig**, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7. (*Petitioner/Owner: Hanson Land Solutions, Charles & Brolene Gerwig, Edward & Rosanna Hamlin, Haines & Cleve Noble Jr & Isabel Nobel, Case #2023-140*)

Chair Leonard 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 24 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Recommends removal of Condition #7 and #8.
- Staff recommends approval with conditions and finding of facts.

Platting Member Bush had questions for staff.

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

The petitioner/petitioner's representative chose not to give an overview of the case at this time.

Chair Leonard opened the public hearing for public testimony.

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

Craig Hanson, the petitioner's representative gave a brief overview of the case.

Eileen Haines, the petitioner gave a brief overview.

**MOTION:** Platting Member Koan made a motion to approve with 10 findings of fact and 9 conditions. Platting Member Bush seconded the motion.

**VOTE:** The motion passed without objection.

**PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener welcomed our new Platting Board Member, Brian Goodman.

- Informed the board of upcoming items on the agenda: Next meeting January 18, 2024. We have two cases on the agenda.
  - Mountain Top Acres
  - 30' PUE Vacation Govt Lot 6
- Upcoming Platting Board Training, February 15, 2024, meeting.

**BOARD COMMENTS.**

- Platting member Bush – Happy New Year and thanked staff on all the work they did.
- Platting member Koan – Thanks to Mr. Wagner and staff for all their work.
- Chair Leonard – Happy New Year welcome Mr. Goodman.

**7. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:24 PM**.



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ALAN LEONARD  
Platting Board Chair

**ATTEST:**



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THERESA TARANTO  
Platting Board Clerk