

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on APRIL 4, 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. Robert Hallford, Alternate B

Platting Board members absent and excused were:

- Mr. Sidney Bertz, District Seat #7

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Kayla Kinneen, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Kreger led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

- Amendment made on Agenda, Approval of minutes. January 18th and February 15th minutes were already approved previously.

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- March 7, 2024, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **BOGARD COLONIAL**: The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case #2024-023)*

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 33 public hearing notices were mailed out on March 11, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 14 conditions and 9 finding of facts.

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

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

Chair Johnson opened the public hearing for public testimony.

- The following persons spoke:
 - Ron Conklin
 - Amanda Adams
 - Bob Woolsey
 - Jack Lorigan
 - Erin Kittredge
 - Brent Taylor
 - Jim Rogers
 - Megan Gotski
 - Rachel Mariano
 - Steve Mariano

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 give a brief overview.

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

Discussion ensued and break at 2:10pm

Back from break at 2:34pm

Mr. Wagner addressed the lack of public notices and that we will have to re-notice the public and continue the case to May 2, 2024 Platting Board Hearing.

MOTION: Platting Member Koan made a motion to continue the preliminary plat of Bogard Colonial MSP. Platting Member Hallford seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. DESHKA RIVER CAMPGROUND:** The request is to create three lots from Tract F, ASCS 19N06W101 (Plat #81-126), recorded at 1982-001786-0 (Tax ID#5887S26T00F), to be known as **DESHKA RIVER CAMPGROUND**, containing 75.17 acres +/- . The proposed lots are located directly west of the Susitna River, directly west of the Deshka River, and north of the point where both rivers meet.; located within the SW ¼ Section 26, Township 19 North, Range 06 West, Seward Meridian, Alaska. (*Petitioner/Owner: MSB Land and Resource Management, Staff: Chris Curlin, Case #2024-022*)

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 9 public hearing notices were mailed out on March 11, 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.

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

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 give a brief overview.

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

MOTION: Platting Member Koan made a motion to approve the preliminary plat of Deshka River Campground with 4 conditions and 5 findings of fact. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

LINGAFELT: The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **LINGAFELT**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. (*Petitioner/Owner: Douglas Lingafelt, Staff: Chris Curlin, Case #2024-028*)

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 57 public hearing notices were mailed out on March 11, 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 was not present.

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 give a brief overview.

The petitioner/petitioner’s representative was not present.

Discussion ensued.

Amendment to add Recommendation #8 Plat to show section line.

MOTION: Platting Member Bush made a motion to approve preliminary plat Lingafelt with 7 conditions and 5 findings of fact. Platting Member Hallford seconded the motion.

Discussion ensued.

MOTION: Platting Member Bush made a preliminary amendment to amend and add Recommendation #8. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: Preliminary amendment passed without objection.

MOTION: Platting Member Bush made a motion to approve the preliminary plat of Lingafelt with 8 conditions and 5 findings of fact. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed as amended without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- Next meeting April 18, 2023. We have six cases on the agenda.
 - Two Lakes
 - Nordic Park 2
 - Colony Commercial Park
 - Powder Ridge
 - 30' PUE Vacation Govt Lot 6
 - Strubher Est

BOARD COMMENTS.

- Platting member Bush – Welcomed Kayla
- Chair Johnson – Thanked Kayla and thoughts to Theresa

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:14 PM**.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk