

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 2, 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 Acting 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. Sandra Kreger, District Seat #6
- Mr. Sidney Bertz, District Seat #7
- Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

- Ms. Michelle Traxler, District Seat #5

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 Bertz 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

- April 18, 2024, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **MISTY MEADOW**: The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Mosquito Park, LLC, Staff: Matthew Goddard, Case #2024-003*)

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

Kayla Kinneen provided the mailing report:

- Stating that 62 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 finding of facts.

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

The petitioner's representative, Gary LoRusso spoke.

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 or answer any questions from the Board.

The petitioner, Scott Johannes spoke.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the Variance, Misty Meadow. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection

MOTION: Platting Member Bush made a motion to approve the preliminary plat, Misty Meadow with recommendation #4 stating City of Houston instead of DPW. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

Recess was called at 1:30 PM

Back at 1:34 PM

- B. **BOGARD COLONIAL MSP**: 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. **Continued from the April 18, 2024 meeting.** (*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 100 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 14 conditions and 11 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:

- Ron Conklin
- Chuck Kaucic
- Bill Wiederkehr
- Joel Stefanski
- Rachel Greenberg

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 or answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Bertz made a motion to approve the preliminary plat, Bogard Colonial MSP. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion did not pass with 3 in favor and 4 opposed. (Johnson, Hallford, and Koan in favor)

Discussion ensued and a motion for reconsideration vote was made by Platting Member Kreger. Platting Member Halford seconded the motion.

VOTE: The reconsideration vote passed with 4 in favor. (Goodman, Hallford, Koan, and Kreger in favor)

C. NORDIC PARK 2: The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. **This case was continued from the April 18, 2024 meeting** (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Natasha Heindel, Case #2024-026)

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 36 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 8 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.

There being no one to be heard Chair Johnson closed 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, Gary LoRusso spoke.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Nordic Park 2. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- D. **HIDDEN JEWEL**: The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-032)*

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 140 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

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

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Jim Burnem
- Martin George

There being no one else to be heard Chair Johnson closed 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, Gary LoRusso spoke.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat, Hidden Jewel. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- E. **WISTERIA MEADOWS ADD 1**:The request is to create 10 lots from Tax Parcel C11, (Tax ID#17N02E10C011), to be known as **WISTERIA MEADOWS ADD 1**, containing 20 acres +/- . The proposed lots are located directly north of S. Mary Street, west of N. River Rock Circle, and east of S. Gunnysack Road; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-034)*

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 30 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Martin George

There being no one else to be heard Chair Johnson closed 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, Gary LoRusso spoke.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the preliminary plat, Wisteria Meadows Add 1 with 9 recommendations of approval and amendment of Recommendation # 6 to state “If needed by ENSTAR” Platting Member Kreger seconded the motion.

Discussion ensued.

MOTION: Platting Member Bush made a motion to add recommendation # 10 to show a temporary turnaround on Mary Street on final plat. Platting Member Bertz seconded the motion.

Discussion ensued.

VOTE: The motion passed 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 May 16, 2024. We have six cases on the agenda.
 - Meadow Creek Homestead
 - Thor Rd Add PUE
 - Lazy Moose Run
 - Silvertip Commercial
 - Pates Province
 - Morning Light

BOARD COMMENTS.

- Platting member Hallford- Had comments as to the process of the Board and making a decision.
- Platting member Bush had comments on Fred's observations.
- Platting member Koan had comments on packets and reviewing them when they are available.
- Chair Johnson commented on having a private meeting to help board members understand a meeting more thoroughly.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 3:38 PM.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk