

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 6, 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
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Mr. Sidney Bertz, District Seat #7

Platting Board members absent were:

Ms. Sandra Kreger, District Seat #6

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 Hallford led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

- Platting Officer, Mr Wagner suggested amending the agenda to include the reconsideration of Lazy Moose Run to Item number 4 Reconsiderations/Appeals.

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- May 2, 2024
- May 16, 2024

Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

The following persons spoke:

- Gary LoRusso
- Jay Van Diest

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

Lazy Moose Run Case #2024-048

The petitioner's representative, Gary LoRusso gave an overview.

MOTION: Platting Member Traxler moved to approve the reconsideration of Lazy Moose Run. Platting Member Koan seconded the motion.

VOTE: The reconsideration was approved unanimously.

6. PUBLIC HEARINGS

A. **PANORAMIC PRESERVE**: The request is to create 20 lots from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **PANORAMIC PRESERVE**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets; lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. **This case was continued from November 2, 2023.** In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: Arctic Devco Inc Staff: Chris Curlin, Case #2023-107)*

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

Kayla Kinneen provided the mailing report:

- Stating that 291 public hearing notices were mailed out on May 14, 2024.

Staff gave an overview of the case:

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

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

The petitioner's representatives, Richard Besse and Steve Eng spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Sandy Traini

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 spoke.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the variance from SCM 2022 A09.1 & A09.2 and the preliminary plat of Panoramic Preserve. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **SECON PUE**: The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-). The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; (Tax ID 17N01E24D001); located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Secon Inc Staff: Chris Curlin, Case #2024-055*)

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

Kayla Kinneen provided the mailing report:

- Stating that 34 public hearing notices were mailed out on May 14, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to a date uncertain.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- John Stuart
- Wendy Craig
- Cheyenne Guard

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.

MOTION: Platting Member Hallford made a motion to postpone the preliminary plat, Secon PUE. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The case was postponed 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:

- No Platting Board Meeting June 20th, 2024. The next Meeting will be July 3rd which is a Wednesday due to the holiday.

BOARD COMMENTS.

- Chair Johnson – Welcomed Ms. McBride

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:50 PM**.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk