

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 1, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson 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. 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. Sandra Kreger, District Seat #6  
Ms. Karla McBride, Alternate A  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

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

Platting Board members absent were:

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  
Mr. Connor Herren, Platting Assistant

### **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.

**MOTION:** Platting Member Traxler made motion to approve the agenda. Platting Member Koan seconded.

The agenda was approved unanimously.

## **2. APPROVAL OF MINUTES**

- July 18, 2024.

MOTION: Platting Membe Kreger made motion to approve July 18, 2024 minutes.  
Platting Member Traxler seconded.

Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

Persons who spoke:

- Geral Vanduska
- Landon Binder

**4.UNFINISHED BUSINESS**

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.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Lazy Moose Run with 7 conditions of approval and 10 findings of fact.  
Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Borough Attorney, John Aschenbrenner, addressed the Board about the public participation questions.

Discussion ensued.

**5.RECONSIDERATIONS/APPEALS**

*(None)*

**6.PUBLIC HEARINGS**

- A. **STONE CREEK PH 7**: The request is to create 15 lots and one tract from Tract Z, Stone Creek Phase 6, Plat No. 2021-48; to vacate a Public Use Easement along the southern and eastern boundary of Tract Z, Plat No. 2021-48; and to dedicate of right of way for the connection of N. Engstrom Road along the southern and eastern boundary of Tract Z, to be known as **STONE CREEK PHASE 7**, containing 106.17 acres +/- . The parcel is located directly northeast of N. Engstrom Road, north of Cornelius Lake, and southwest of N. Palmer-Fishhook Road (Tax ID# 8124000T00Z); within the N 1/2 of Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #1. (*Petitioner/Owner: JRK Group LLC Staff: Natasha Heindel, Case #2024-076/077*)

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

Kayla Kinneen provided the mailing report:

- Stating that 109 public hearing notices were mailed out on July 9, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 8 findings of facts.

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Spencer Audie

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 LoRusso spoke.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat of Stone Creek. Platting Member Koan seconded the motion.

Discussion ensued.

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

B. **KALMBACH LAKE 2023**: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake(Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Maria Kalmbach Staff: Matthew Goddard, Case #2024-078*)

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

Kayla Kinneen provided the mailing report:

- Stating that 73 public hearing notices were mailed out on July 9, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 7 findings of facts.

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

The petitioner’s representative, Dayna Rumfelt spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Patricia O’Neil
- Maria Kalmbach

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 spoke.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Kalmbach Lake 2023. Platting Member Kreger seconded the motion.

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



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 approval with 8 conditions and 11 findings of facts.

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

The 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, Craig Hanson spoke.

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

Discussion ensued.

Recess: 2:39 PM  
Returned: 2:51 PM

Discussion continued.

**MOTION:** Platting Member Koan made a motion to amend and add the condition of approval #9 to state 'move the 60 foot Public Use Easement 15 feet southernly and grant a 15 foot Utility Easement to adjoin the northernly side of the Public Use Easement.' Platting Member Traxler seconded.

Discussion ensued

**VOTE:** The motion passed without objection to add condition #9.

**VOTE:** The preliminary plat of Hatcher Pass Village Ph I SLEV PUE was approved unanimously.

**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:

- o There is 1 case on August 15th Platting Board Meeting. Alex Strawn will be attending in place of Fred.

**BOARD COMMENTS.**

- Goodman- Thanked everyone that worked through the meeting and help come to an understanding of what other property owners may need.
- Hallford- Well done.
- Kreger- Thanked Mr. Hanson and his client.
- Chair Johnson- Thanked everyone for their patience.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:04 PM**.

  
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RON JOHNSON  
Platting Board Chair

**ATTEST:**

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KAYLA KINNEEN  
Platting Board Clerk