

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 5, 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  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Mr. Robert Hallford, Alternate B

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

### **B. THE PLEDGE OF ALLEGIANCE**

Platting Member Goodman led the pledge of allegiance.

### **C. APPROVAL OF THE AGENDA**

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

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

The agenda was approved unanimously.

## **2. APPROVAL OF MINUTES**

- August 15, 2024.

MOTION: Platting Membe Traxler made motion to approve August 15, 2024 minutes.  
Platting Member Koan seconded.

Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

*(None)*

**4.UNFINISHED BUSINESS**

*(None)*

**5.RECONSIDERATIONS/APPEALS**

*(None)*

**6.PUBLIC HEARINGS**

- A. **SPRINGS WEST**: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from August 15<sup>th</sup> Platting Board Hearing.**  
*(Petitioner/Owner: Hanson Land Solutions Staff: Chris Curlin, Case #2024-071)*

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

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to October 3<sup>rd</sup> Platting Board Meeting.

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.

Persons who spoke:

- Rod Hanson

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.

The petitioner's representative Craig Hanson spoke.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to continue the preliminary plat of Springs West to October 3<sup>rd</sup> 2024. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- B. **CORREIRA ESTATES**: The request is to create 10 lots from Lot 2, I & B (Plat #2023-20), to be known as **CORREIRA ESTATES**. The property is directly west of S. Comsat Road, directly north of E. Camelot Place and directly south of E. Shangrila Drive;(Tax ID# 8461000L002) within the SE ¼ Section 29, T26 North, Range 4 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Brian Correira Staff: Chris Curlin, Case #2024-073)*

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

Kayla Kinneen provided the mailing report:

- Stating that 19 public hearing notices were mailed out on August 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 9 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.

The following persons spoke:

- Stephen Tower
- Chris Zafren

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, Craig Hanson spoke.

Discussion ensued.

**MOTION:** Platting Member Koan made a motion to approve the preliminary plat, Correira Estates. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- C. **NORTH 40**: The request is to create 21 lots and two Tracts from Government Lots 1, 2, & 4 in the S ½ NE ¼, SE ¼ NW ¼, NE ¼ SW ¼, Section 15, Township 19 North, Range 04 East, (Tax ID 19N04E15A001), to be known as **NORTH 40**, containing 255 acres +/- . The property is southeast of the Kings River, and directly north and south of N. Glenn Highway at approximately mile 68; within Section 15, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1. (*Petitioner/Owner: Brett Gatten Staff: Chris Curlin, Case #2024-085*)

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

Kayla Kinneen provided the mailing report:

- Stating that 9 public hearing notices were mailed out on August 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 6 findings of facts.

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

The petitioner's representative, Ellery Gibbs spoke.

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 chose not to speak.

**MOTION:** Platting Member Koan made a motion to approve the preliminary plat, North 40. Platting Member Kreger seconded the motion.

Discussion ensued.

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

**D. HOMESTEAD HILLS PH 2:** The request is to create 17 lots from Lot 4, Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel C3, created from Government Lot 4, to be known as **HOMESTEAD HILLS PHASE 2**, containing 127.2 acres +/- . The petitioner is proposing the elimination of the utility easements on Lot 4 with new utility easement dedications following the proposed roads. The property is located south of S. Ed Rush Road, south and west of E. Knik River Road, and northwest of Hunter Creek (Tax ID #16N04E30C003, 7682000T00A, 7682000T00B, & 7682000L004); within the SE ¼ Section 25, Township 16 North, Range 03 East, & the SW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. *(Petitioner/Owner: John & Julie Nystrom Staff: Matthew Goddard, Case #2024-086)*

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

Kayla Kinneen provided the mailing report:

- Stating that 22 public hearing notices were mailed out on August 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 10 findings of facts.

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

The petitioner, Julie Nystrom 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 and answer any questions from the Board.

The petitioner was present but no questions were asked of her .

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Homestead Hills Ph 2. Platting Member Traxler 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 Clerk, Kayla Kinneen informed the board of upcoming items:


- There is 2 cases on September 19th Platting Board Meeting.
  - Ancient Tree Estates B1 L4 SLEV
  - Alliance Country Heights

#### **BOARD COMMENTS.**

- Goodman- Clarified the meeting dates in October. We will not have one October 17<sup>th</sup>.
- Bertz- Requests to be excused September 19<sup>th</sup> meeting.
- Chair Johnson- Thanked everyone for coming out.

#### **8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 1:57 PM.



RON JOHNSON  
Platting Board Chair

ATTEST:



KAYLA KINNEEN  
Platting Board Clerk