

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 19, 2024, at the Matanuska-Susitna Borough, Assembly Chambers located at 350 E Dahlia Ave, Palmer, 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.

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

The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- September 5, 2024.

MOTION: Platting Member Traxler made motion to approve September 5, 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. **ANCIENT TREE ESTATES B1 L4 SLEV**: The request is to vacate the 33' wide section line easement on the northern boundary of **Block 1, Lot 4, Ancient Tree Estates**, Plat #82-89 excepting the west 86'. The property is located west of Mud Lake, south and east of E. Bogard Road, and directly north of N. Creekview Drive (Tax ID #2327B01L004); within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Hans Hanson / Crystal Investments LLC Staff: Matthew Goddard, Case #2024-090)*

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

Kayla Kinneen provided the mailing report:

- Stating that 57 public hearing notices were mailed out on August 27, 2024.

Staff gave an overview of the case:

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

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

The petitioner's representative, Ken Anderson 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/petitioner's representative chose not to speak.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Ancient Tree Estates. Platting Member McBride seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. ALLIANCE COUNTRY HEIGHTS:** The request is to 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street (Tax ID# 17N02W02D014, 17N02W02D004); within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. *(Petitioner/Owner: Alliance Construction LLC Staff: Natasha Heindel, Case #2024-093)*

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

Kayla Kinneen provided the mailing report:

- Stating that 78 public hearing notices were mailed out on August 27, 2024.

Staff gave an overview of the case:

- Staff recommends a continuation to the October 3rd 2024 Platting Board Hearing.

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

The petitioner's representative was not present.

Chair Johnson opened the public hearing for public testimony.

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/petitioner's representative was not present.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to continue the preliminary plat, Alliance Country Heights to the October 3rd Platting Board Hearing. Platting Member McBride 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:

- There are 5 cases on October 3rd Platting Board Meeting.
 - Victory Gerwig
 - Katagnik Ranch
 - Glacier Heights Add 1 Lots 11A & 11B
 - Springs West
 - Alliance Country Heights

Platting Officer, Fred Wagner addressed the possibilities of the Platting Board being able to do site visits.

BOARD COMMENTS.

- Traxler- The sun is out.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:23 PM**.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk