

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 17, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Vice Chair Alan Leonard.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1  
Mr. Emmett Leffel, District Seat #2  
Mr. Dan Bush, District Seat #4  
Ms. Linn McCabe, District Seat #5  
Mr. Alan Leonard, District Seat #7, Vice Chair  
Ms. Amanda Salmon, Alternate

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3  
Mr. Wilfred Fernandez, District Seat #6, Chair  
Vacant, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Sloan Von Gunten, Platting Administrative Specialist  
Ms. Kimberly McClure, Platting Technician  
Mr. Matthew Goddard, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Ms. Linn McCabe.

**C. APPROVAL OF THE AGENDA**

Vice Chair Leonard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

Vice Chair Leonard inquired if there were any changes to the minutes for February 17, 2022.

GENERAL CONSENT: The minutes for February 17, 2022 were approved without objections.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS** *(Three minutes per person, for items not scheduled for public hearing)*

**PRESENTATION:** The Official Streets and Highways Plan by Planning, Adam Bradway.

**4. UNFINISHED BUSINESS: Quasi-Judicial Matters**  
*(There is no Unfinished Business)*

**5. RECONSIDERATIONS/APPEALS**

*(There are no Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS: Quasi-Judicial Matters**

*Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*

- A. BEAVER FLATS MASTER PLAN:** The request is to divide Tax Parcels A11 and A12 (Government Lots 1 and 2) into 40 lots, by a three phase Master Plan, to be known as Beaver Flats Master Plan, containing 79.96 acres +/- . Petitioner will construct Borough standard streets within the existing Section Line Easement and the right-of-way of N. Duley Road and within the subdivision. This subdivision will have private roads. Parcel is located north of Big Beaver Lake, north of N. Beaver Lake Road and northwest of W. Hawk Lane (Tax ID # 17N03W04A011/A012); lying within the NE ¼ Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Owner/Petitioner: Jeremy D. and Elaine C. Ridlon; Surveyor: HLS; Staff: Amy Otto-Buchanan)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Mr. Cottini stated his company worked with the petitioner and has no interest on the property; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 11 public hearing notices were mailed out on February 23, 2022.

Mr. Matthew Goddard for Amy Otto-Buchanan:

- Gave an overview of the case, #2022-013.
- Staff recommends a continuation to May 4, 2022 for redesign.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative passed on giving a brief overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative passed on their comments.

Vice Chair Leonard moved to the Platting Board for a motion.

**MOTION:** Platting Member McCabe moved to continue the preliminary plat for Beaver Flats Master Plan to May 4, 2022. The motion was seconded by Platting Member Cottini.

**VOTE:** The motion passed with all in favor by general consent.

**B. MCHONE HEIGHTS MASTER PLAN:** The request is to create 46 lots and four tracts by a four phase master plan from Tract A-1, Foxwood Addition #1, Plat No. 79-324 to be known as McHone Heights Master Plan, containing 88 acres +/- . The property is located north and west of W. Wasilla-Fishhook Road, east of N. Soto Road, and south of E. Needham Avenue (Tax ID # 1652000T00A-1); within the SE ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Teal, LLC; Surveyor: Keystone; Staff: Matthew Goddard*)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 103 public hearing notices were mailed out on February 23, 2022.

Mr. Matthew Goddard:

- Gave an overview of the case, #2022-012.
- Staff recommends a continuation to April 21, 2022 to resolve issues on access.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative passed on giving a brief overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative passed on their comments.

Vice Chair Leonard moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to continue the preliminary plat for McHone Heights Master Plan to April 21, 2022. The motion was seconded by Platting Member Bush.

**VOTE:** The motion passed with all in favor by general consent.

**TIME: 1:37 P.M.**

**CD: 0:37:33**

**C. ROCKY POINT:** The request is to vacate the 33-foot wide Section Line Easement lying along the south boundary of Lots 18 & 19, Rocky Point Phase 2, Plat No. 2020-82. The property is located south of N. River Rock Circle and west of Matanuska River (Tax ID #8040000L018 & L019); lying within the SE ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Owner/Petitioner: Rocky Point Development LLC/GHM Trust; Surveyor: Keystone; Staff: Kimberly McClure*)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 67 public hearing notices were mailed out on February 23, 2022.

Ms. Kimberly McClure:

- Gave an overview of the case, #2022-015.
- Staff recommends approval of the case with findings of fact and conditions.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Kevin Sorenson, the petitioner's representative, gave a brief overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the easement being taken away for those accessing the land to the south. The State of Alaska owns the property to the south. Handed the platting clerk an exhibit of a design drawing of the property on what the state might do: Mr. Joseph Mazut.

Vice Chair Leonard

- There being no one else to be heard, the chair closed public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, explained the vacation action on the property and answered questions from the platting board. Gave three exhibits to the clerk for the board to view regarding the action and placement on the property. Agrees with all the recommendations.

Vice Chair Leonard moved to the Platting Board for a motion.

**MAIN**

**MOTION:** Platting Member Leffel moved to approve the vacation of the Section Line Easement within Lots 18 & 19 with 9 recommendations. The motion was seconded by Platting Member Cottini

**AMENDED**

**MOTION:** Platting Member Bush moved to amend the motion to add recommendation #10. The motion was seconded by Platting Member Cottini

**AMENDED**

**VOTE:** The amended motion to add recommendation #10 passed with all in favor by general consent.

**TIME: 2:18 P.M.**

**CD: 01:18:34**

**BREAK:** Time for staff to help the board with the wordage for recommendation #10.

**TIME: 2:29 P.M.**

**CD: 01:29:19**

**RECOMMENDATIONS:**

- Add #10: Petitioner to show 33' x 33' triangle Section Line Easement remaining on the west side of Lot 18, Rocky Point Phase 2.

**MAIN MOTION**

**VOTE:** The main motion passed with all in favor by general consent. There are 9 findings of fact.

**D. BACKWORKIN:** The request is to create five lots from Lot 5, Block 1 and three lots from Lot 9, Block 2, Dunworkin, Plat No. 78-65, to be known as Backworkin, containing 9.26 acres +/- . The property is located north of W. Sunset Avenue and directly west and east of S. Gon Fishin Drive (Tax ID #1453B01L005 & 1453B02L009); lying within the SE ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/Petitioner: Premier Homes LLC; Surveyor: Southwest AK; Staff: Kimberly McClure*)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 95 public hearing notices were mailed out on February 23, 2022.

Ms. Kimberly McClure:

- Gave an overview of the case, #2022-016.
- Staff recommends approval of the case with findings of fact and conditions.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative passed on giving a brief overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative was not present at the hearing.

Vice Chair Leonard moved to the Platting Board for a motion.

**MOTION:** Platting Member Cottini moved to approve the preliminary plat for Backworkin with 7 recommendations. The motion was seconded by Platting Member Salmon.

**VOTE:** The motion passed with all in favor by general consent. There are 7 findings of fact.

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(There is no Items of Business & Miscellaneous)*

## **8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory *(if needed)*
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be April 21, 2022.

Ms. Von Gunten did not have any announcements at this time.

## **9. BOARD COMMENTS**

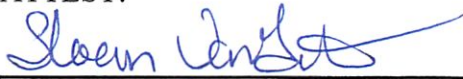
- Platting Member Leffel thanked staff for their work.
- Platting Member Bushed thank staff.
- Platting Member McCabe will not be able to attend the April 21<sup>st</sup> meeting.
- Platting Member Salmon thanked everyone for their work.
- Platting Member Cottini thanked the vice chair and staff.
- Platting Member Leonard thanked the board and staff for their time and work.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 2:43 p.m. (CD: 1:45:02)

  
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ALAN LEONARD,  
Platting Board Vice Chair

ATTEST:

  
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SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved:* April 21, 2022