

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on MAY 4, 2023, at MSB Public Safety Building/Fire Station 6-2 (KGB) 4568 S Knik Goose Bay Road, Wasilla, AK. Chair Leonard 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  
Mr. Emmett Leffel, District Seat #2  
Mr. Eric Koan, District Seat #3  
Mr. Dan Bush, District Seat #4  
Ms. Linn McCabe, District Seat #5, Vice Chair  
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Mr. Sandra Kreger, District Seat #6  
Ms. Amanda Salmon, Alternate A  
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Theresa Taranto, Platting Clerk  
Ms. Amy Otto-Buchanan, Platting Technician  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Johnson led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously

**2. APPROVAL OF MINUTES**

- April 20, 2023 approved unanimously with amendments as follows; Item 1.A. Roll Call: add Platting member Koan and Hallford as being present at the meeting.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS** *(Three minutes per person, for items not scheduled for public hearing)*  
*(There is no Audience Participation & Presentations)*

**4. UNFINISHED BUSINESS**  
*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **RIDGEVIEW 2023:** The request is to create three lots from Lots 1, 3 & 4, Ridgeview Subdivision, Plat # 2018-1, to be known as **Ridgeview 2023**, containing 10.67 acres +/- . The petitioner is requesting the removal of Plat note #5, regarding common access onto E. Maud Road. The property is located west of McRoberts Creek, east of N. Sasquatch Circle, and directly north of E. Maud Road (Tax ID # 7720000L001 / L003 / L004); within the SW ½ Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Summit Builders Inc., Staff: Matthew Goddard, Case # 2023-026)*

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 53 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Bush had questions for staff.

Platting member McCabe had questions for staff.

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

Dave Miller, petitioner gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Josh Rupe

There being no one else to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Gary LoRusso, petitioner's representative gave a brief overview.

Platting member Bush had questions for Mr. LoRusso.

**MOTION:** Platting Member Bush made a motion to approve with 10 findings of fact and 8 conditions. Platting Member McCabe seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

RECESS 1:33 P.M.

RECONVENED: 1:38 P.M.

- B. **GARRISON RIDGE 2023:** The request is to create six lots from Lots 1-3, Block 1, Garrison Ridge Phase 2, Plat No. 2022-125, to be known as **Garrison Ridge 2023**, containing 12.05 acres +/- . Parcels are located south of Scott Lake and W. Dean Drive, east of N. Melton Lane, west of N. Phillips Drive and north of N. Meadow Lakes Loop. Access is from N. Spook Hollow Circle and W. Dean Drive (Tax ID#s 8324B01L001-L003); lying within the S ½ SE ¼ of Section 28 and the N ½ NE ¼ of Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (*Petitioner/Owner: Lane Wraith, Staff: Amy Otto-Buchanan, Case # 2023-029*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 9 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Bush had questions for staff.

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

Gary LoRusso, petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. LoRusso, petitioner's representative gave a brief overview and answered Platting members questions.

Platting member Bush had questions for the petitioner's representative.

MOTION: Platting Member McCabe made a motion to approve with 6 findings of fact and 9 conditions. Platting Member Koan seconded the motion.

Discussion ensued

AMENDED MOTION: Platting Board Bush made a motion to continue this case to date certain, May 18, 2023. Platting Board Leffel seconded the motion.

Discussion ensued

Mr. LoRusso, petitioner's representative answered more questions from the board.

VOTE AMENDED MOTION: Motion failed with Platting members Johnson, Koan, McCabe, Leonard not in favor. Platting members Leffel and Bush in favor

VOTE MAIN MOTION: The motion passes with Johnson, Leffel, Koan, McCabe and Leonard in favor. Platting member Bush not in favor.

C. **MOOSE RANGE:** The request is to create two lots from Tax Parcel D16 (MSB Waiver 72-44) to be known as **Moose Range**, containing 79.83 acres +/- . Parcel is located east of N. Palmer-Fishhook Road and north of E. Boyd Road. Access is from a 100' wide Section Line Easement and petitioner will construct a street with a temporary turnaround (Tax ID# 18N01E02D016); lying within the Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Nancy J. Moore, Staff: Amy Otto-Buchanan, Case # 2023-031)*

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 71 public hearing notices were mailed out on March 29, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with 7 findings of fact and 7 conditions of approval.
- Changing condition #5 to take out cul-de-sac and replace with turnaround, and striking out #5G in its entirety.

Platting member Bush had questions for staff.

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

Ray Michaelson, the petitioner gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Max Schillinger, the engineer stated he was available online for any questions.

There being no one else to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Max Schillinger, the petitioner's representative gave a brief overview.

**MOTION:** Platting Member Johnson made a motion to approve with 7 findings of fact and 7 conditions with amendments to condition #5 and removing #5G. Platting Member McCabe seconded the motion.

Discussion ensued

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

**D. THUNDERBIRD'S LAIR:** The request is to create eight tracts from Tax Parcel B2, Section 29 and Tax Parcel A1, Section 30, to be known as **Thunderbird's Lair**, containing 135.86 acres +/- . Parcels are located east and west of S. Parks Highway at Milepost 93 and north and south of Goose Creek (Tax IDs# 23N04W29B002/23N04W30A001); lying within the W ½ NW ¼ of Section 29 and the E ½ NE ¼ of Section 30, Sections 29 & 30, Township 23 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Jonathan P. Coyle, Trustee, Jonathan P. Coyle Irrevocable Trust, Dated October 5, 2009, Staff: Amy Otto-Buchanan, Case # 2023-007*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 48 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

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

Gary LoRusso, petitioner's representative gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Loyd Tesch - did not receive Public Notice

There being no one else to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. LoRusso, the petitioner's representative answered questions from board.

**MOTION:** Platting Member Koan made a motion to approve with 9 findings of fact and 6 conditions. Platting Member Bush seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- E. **ALASKA VISTAS MASTER PLAN:** The request is to create six lots, by a two-phase Master Plan, from Lot 3, Granite Creek Meadows, Plat No. 2016-61, to be known as **Alaska Vistas Master Plan**, containing 24 acres +/- Parcel is located northwest of N. Glenn Highway at Milepost #64 and northwest of the Matanuska River (Tax ID# 7529000L003); lying within Section 24, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. *(Petitioner/Owner: Nicholas J. Begich, Staff: Amy Otto-Buchanan, Case # 2023-014)*

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 24 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

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

Petitioner's representative chose not to comment at this time.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Gary LoRusso, petitioner's representative gave a brief overview.

MOTION: Platting Member Johnson made a motion to approve with 8 findings of fact and 6 conditions. Platting Member Bush 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:

- Next meeting May 18, 2023 will be back at the DSJ Building, Assembly Chambers The following cases are on the agenda:
  - Wolfglen
  - JTBNS

**BOARD COMMENTS.**

- Platting member McCabe – Stated this was her last meeting with the Platting Board, and has spoke with someone interested in becoming a Platting Board member.
- Platting member Bush – Stated we will miss Ms. McCabe and thanked everyone for their patience today.
- Platting member Koan -Wished McCabe well and thanked Bush for his questions
- Platting member Johnson – Stated he would miss working with Ms. McCabe, stating he has a lot to learn.
- Platting member Leffel – It was a pleasure serving with Ms. McCabe and great to meet Platting member Johnson.
- Chair Leonard – Said he is sad to see Ms. McCabe leave the board. Also that as the board we do have limits and if we can change it, there is a process.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **3:09 pm.**

ATTEST:

  
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THERESA TARANTO  
Platting Board Clerk  
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ALAN LEONARD  
Platting Board Chair