

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on MAY 18, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:14 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. Robert Hallford, Alternate B
Mr. Eric Koan, District Seat #3
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate A
Mr. Emmett Leffel, District Seat #2
Mr. Dan Bush, District Seat #4
Mr. Sandra Kreger, District Seat #6

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 Koan 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

- May 4, 2023 Minutes were approved unanimously

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. **WOLFGLEN PHASE 2 RSB B/7 L/1 & T/A:** The request is to create 13 lots from Tract A & Lot 1, Block 7, Wolfglen Phase 2, Plat # 2005-7, to be known as **Wolfglen Ph 2 RSB B/7 L/1 & T/A**, containing 49.04 acres +/- . The property is located east of the Susitna River, south of E. Powers Road, and west of S. Talkeetna Spur (Tax ID # 5817000T00A & 5817B07L001); within the W ½ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Joel Hoffman, Staff: Matthew Goddard, Case # 2023-034)*

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 87 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.

Shane Straiger Surveyor petitioner's representative and Joel Hoffman, the petitioner gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Ms. Nexkix
- William Arett

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.

Shane Straiger Surveyor petitioner's representative and Joel Hoffman, the petitioner gave a more in-depth overview.

Mr. Hallford had questions for the petitioner's representative.

MOTION: Platting Member Koan made a motion to approve with 7 findings of fact and 8 conditions. Platting Member Johnson seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- B. **JTBNS:** The request is to create seven lots from Parcels #1-#3, MSB Waiver 84-119-PWm, recorded at 84-303w (Tax Parcels B10, B11 & B12), to be known as **JTBNS**, containing 13.65 acres +/- . Parcels are located east of E. Outer Spring Loop and directly

south of E. Lawalter Road (Tax ID#s 17N02E10B010-B012); lying within the NW 1/4 Section 10, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Ronald L. & Ann Marie Svedin, Staff: Amy Otto-Buchanan, Case #2023-037)*

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 39 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.
- Notes that description should state 02 East not 02 West.

Platting Member Koan had questions for staff.

Platting Member Johnson had questions for staff.

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

The petitioner/petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Mary Eleiss

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.

The petitioner Ron Svedin and Craig Hanson the petitioner's representative gave a brief overview and addressed public concerns.

MOTION: Platting Member Johnson made a motion to approve with 6 findings of fact and 7 conditions. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

- C. **SETTING SUN ACRES:** The request is to create five lots from Parcel #2, MSB Waiver 80-55-PWm, recorded at 80-122w (Tax Parcel C5), to be known as **Setting Sun Acres**, containing 11.08 acres +/- . Parcels are located west of S. Knik-Goose Bay Road and directly north of W. Sunset Avenue (Tax ID# 17N02W28C005); lying within the SW ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Jeffrey L. & Monica D. Baldrige, Staff: Amy Otto-Buchanan, Case # 2023-040)*

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 78 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

- Staff recommends continuance to date uncertain.

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

The petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

Chair Leonard kept the public hearing open.

Platting Member Johnson had question for staff.

MOTION: Platting Member Johnson made a motion to continue Setting Sun Acres to a date uncertain. Platting Member Koan 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 June 1, 2023. We have 3 cases on the agenda.

Platting Clerk, Theresa Taranto thanked the board for their patience with the telephone system.

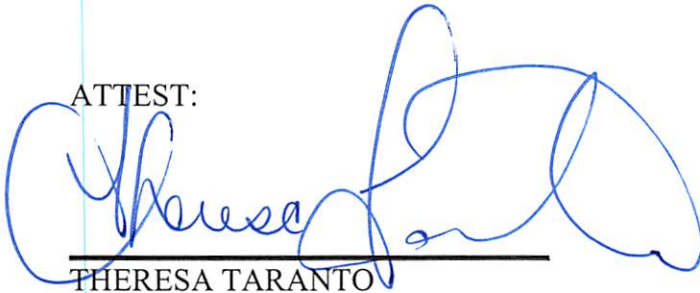
BOARD COMMENTS.

- Platting member Hallford – stated he was confused on Wolfglen noticing issues for people on the phone.
- Platting member Koan – no comment
- Platting member Johnson – no comment
- Chair Leonard – Thank you everyone for showing up.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 2:03 pm.

ATTEST:



THERESA TARANTO
Platting Board Clerk

ALAN LEONARD
Platting Board Chair