

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JUNE 1, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:00 P.M.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Acting Clerk)

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
Mr. Sandra Kreger, District Seat #6
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Acting Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Bush 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 18, 2023 Minutes approved with the following changes: Board Comments, removing Platting Board Bush and inserting Platting Board Hallford.

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. **WISTERIA MEADOWS:** The request is to create 9 lots from Tax Parcel C6, a non-conforming split created by Quit Claim Deed, recorded at Book 76 Page 177, to be known as **Wisteria Meadows**, containing 10.00 acres +/- . The property is located west of the Matanuska River, east of E. Outer Springer Loop and south of E. Rocky Point Drive (Tax ID # 17N02E10C006); within the SW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Reginald Carney, Karen Carpenter & Chad Carpenter, Staff: Matthew Goddard, Case # 2023-043*)

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.

Kayla Kinneen provided the mailing report:

- Stating that 70 public hearing notices were mailed out on May 10, 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.

Reginald Carney, the petitioner, gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

A person from the public spoke but did not give name or sign in.

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, the petitioner's representative gave a brief overview.

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

Discussion ensued

VOTE: The motion passed without objection.

- B. **HULL FAMILY HOMESTEAD:** The request is to create eight lots from Lots 1, 3 & 4, Block 8, Tract A and Lot 4, Block 7 of Country Pleasure, Plat No. 85-17, to be known as **Hull Family Homestead**, containing 53.86 acres +/- . Parcels are located north of W. Parks Highway, east of N. Suzanna Street, south and north of W. Rocca Road, south of W. Piker Drive and west of N. Tammy Lane (Tax ID#s 2944000T00A, 2944B07L004, 2944B08L001/L003/L004); lying within the SW ¼ Section 01, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Ronald & Jane Hull; Wendy Wissler, Personal*)

Representative for Estate of Edward D. Hull; Keath & Cynthia Hull, Staff: Amy Otto-Buchanan, Case #2023-044)

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.

Kayla Kinneen provided the mailing report:

- Stating that 35 public hearing notices were mailed out on May 10, 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.

Stan Hull, the petitioner representative, gave an overview of the case.

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

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

Discussion ensued

VOTE: The motion passed without objection.

- C. **SNOWSHOE WOODS PHASE 3:** The request is to create 26 lots from Tract 1, Snowshoe Woods Phase 2, Plat No. 2022-9 and Lot 30 & Lot 31, Block 2 and Lot 10, Block 1, Snowshoe Woods, Plat No. 2021-9, to be known as **Snowshoe Woods Phase 3**, containing 105.42 acres +/- . Parcels are located west of S. Talkeetna Spur, north of E. Powers Road and west of S. Morel Circle (Tax ID#s 8204B01L010/8204B03L030 & L031/8331000T001); lying within the SW ¼ Section 31, Township 26 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: Tim Bradley, All Aspects Construction LLC; Linda Peters, Staff: Amy Otto-Buchanan, Case #2023-046)*

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.

Kayla Kinneen provided the mailing report:

- Stating that 79 public hearing notices were mailed out on May 10, 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 Strangier, the petitioner's representative gave an overview of the case.

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.

Shane Strangier the petitioner's representative gave a brief overview.

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

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

- Vote for Vice-Chair
 - The board voted unanimously for Ron Johnson

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 board meeting will be July 6, 2023.

8. PLATTING STAFF & OFFICER COMMENTS

- Platting member Bush – Agreed with Platting Board member Leffel's comment
- Platting member Koan – No comment
- Platting member Johnson – Appreciates Platting Board member Leffel's comments and thanked the board
- Platting member Leffel – Made comment that he would like the board to engage more with the public
- Platting member Kreger – Agrees with Leffel's comment and does not want to appear that we do not care to the public.
- Chair Leonard – Thanked the board and made mention he may not be at the next meeting.

ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 2:06 pm.



ALAN LEONARD
Platting Board Chair

ATTEST:



Kayla Kinneen
Acting Platting Board Clerk