

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on AUGUST 3, 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 Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1  
Mr. Eric Koan, District Seat #3  
Ms. Michelle Traxler, District #5  
Mr. Sandra Kreger, District Seat #6  
Mr. Alan Leonard, District Seat #7, Chair  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

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

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Hallford 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, with moving Arcadian Heights MSP to last public hearing to be heard.

**2. APPROVAL OF MINUTES**

- July 6, 2023 Minutes were approved unanimously
- July 20, 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. **LEGACY HILLS ESTATES:** The request is to create 12 lots from Tax Parcel D5, (Parcel #1, MSB Corrected Waiver Resolution Serial No. 75-52 PWm, recorded as 79-215W) and construct an interior road for access to all lots, to be known as **Legacy Hills Estates**, containing 20.09 acres +/- . Parcels are located north of S. Knik Goose Bay Road. Access is from S. Foothills Boulevard (Tax ID #17N02W14D005); lying within the SE ¼ Section 14, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Alaska Royal Holdings, LLC, Staff: Chris Curlin, Case # 2023-064)*

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 51 public hearing notices were mailed out on June 30, 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.

Ellery Gibbs, the petitioner's representative stated he was here for any questions.

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. Gibbs, the petitioner's representative stated he is here for any questions.

Platting member Johnson had questions for the petitioner's representative, Mr. Gibbs.

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

Discussion ensued

VOTE:                         The motion passed without objection.

- B. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-10, recorded at 2005-029658-0) to be known as **Angus Acres**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E08A026/A028/A029); lying

within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Stefan K. & Yvonne L. Marty, Staff: Amy Otto-Buchanan, Case #2023-067)*

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:

- o Stating that 178 public hearing notices were mailed out on June 30, 2023.

Staff gave an overview of the case:

- o Staff recommends continuance to a date certain of September 21, 2023.

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

Petitioner's representative/petitioner was not present.

Chair Leonard left the public hearing open for public testimony and invited the petitioner and/or the petitioner's representative to give a brief overview.

Petitioner's representative/petitioner was not present.

Platting Officer, Fred Wagner stated the Handout # 3 Recommendations of Conditions of Approval should read as follows:

Suggested motion: I move to approve the continuance to September 21, 2023 for the preliminary plat of Angus Acres.

Petitioner's representative /petitioner was not present.

**MOTION:** Platting Member Johnson made a motion continue Angus Acres to September 21, 2023. Platting Member Kreger seconded the motion.

Discussion ensued

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

- C. **ARCADIAN HEIGHTS MASTER PLAN:** The request is to create 47 lots by a three-phase master plan from Lots 1-3, Block 6 & Tract B, Valley Ridge Phase 2, Plat # 2022-115, and Tax Parcel B6, to be known as **Arcadian Heights Master Plan**, containing 85.29 acres +/- . The petitioner is requesting the elimination of a portion of the utility easement adjacent to the turnaround of W. Valley Ridge Drive. The property is located south-east of S. Clapp Street, north of S. Knik Goose Bay Road and south of W. Parks Highway (Tax ID # 17N01W17B006, 8314B06L001-L003 & 8314000T00B); within the N ½ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of

*Wasilla and in Assembly District #4. (Petitioner/Owner: Liberty Development, LLC & RS Enterprises, LLC, Staff: Matthew Goddard, Case # 2023-070/071)*

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 13 public hearing notices were mailed out on July 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Revised Recommendations of Approval by adding #6 in the list of conditions in the Handout.

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

Gary LoRusso, the petitioner's representative stated he was here along with the petitioner, Bill Kramer, for any questions.

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, the Petitioner's representative stated he was here for any questions.

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

Discussion ensued

VOTE:                          The motion passed without objection.

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

*(None)*

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

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

Platting Officer, Fred Wagener informed the board of upcoming items:

- Next meeting August 17, 2023. We have three cases on the agenda.
  - PUE – Schreiber
  - Sculpin Master Plan
  - Old business, Riddleburg Station.
- Hope you are all out enjoying this weather.

Platting Clerk, Theresa Taranto – Robert Rules of Order book are behind the Dias for those who have not received one.

**BOARD COMMENTS.**

- Platting member Traxler – No comment
- Platting member Koan – No comment
- Platting member Kreger – No comment
- Platting member Johnson – Excuse my absence for the next meeting, August 17, 2023
- Platting member Hallford – No comment
- Chair Leonard – Thank you for everyone for coming out.
  - Thank you Mr. Johnson for putting on record your excused absence.
  - The fact that we do not have many questions is due to the good job of staff with the staff reports.

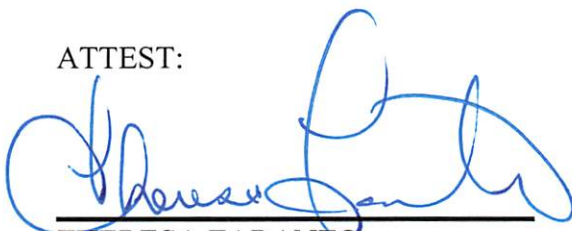
**9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **1:31 pm.**



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ALAN LEONARD  
Platting Board Chair

ATTEST:



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THERESA TARANTO  
Platting Board Clerk