

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on SEPTEMBER 7, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:02 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
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. Michelle Traxler, District #5
Ms. Amanda Salmon, Alternate A

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 Officer, Fred Wagner 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

- August 3, 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. **KELTON'S CIRCLE:** : The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#'s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061)*

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 252 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per 43.10.065.

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

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard left the public hearing open.

MOTION: Platting Member Johnson made a motion to continue Kelton's Circle to October 5, 2023. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

- B. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼ SE ¼ SE ¼ & NE ¼ Section 28, to be known as **Houston Wye**, containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E ½ Section 28, and SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. *(Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088)*

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 7 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

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

Petitioner's representative/petitioner chose not to speak at this time.

Chair Leonard opened the public hearing for public testimony.

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

The petitioner's representative chose not to give a brief overview of the case.

MOTION: Platting Member Koan made a motion to continue Houston Wye to October 5, 2023. Platting Member Hallford seconded the motion.

VOTE: The motion passed without objection.

- C. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089*)

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 11 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.

- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

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

Petitioner's representative/petitioner was not present.

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

Petitioner's representative/petitioner was not present.

MOTION: Platting Member Kreger made a motion to continue Alliance Ridge Estates to October 5, 2023. Platting Member Hallford seconded the motion.

VOTE: The motion passed without objection.

- D. SCHREIBER- PUBLIC USE EASEMENT:** The request is to create a 60' X 70' Public Use Easement with a T-turnaround in the northwest corner of Parcel #2, MSB Waiver 2006-154-PWm, recorded at 2007-00026-0 (Tax ID#24N04W05B006), containing 3,150 sf (.07 acres +/-). The proposed Public Use Easement is located east of S. Talkeetna Spur and directly south of E. Tanner Road; located within the NW ¼ NW ¼ Section 5, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Rick Schreiber, Staff: Chris Curlin, Case # 2023-077)*

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 12 public hearing notices were mailed out on August 16, 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.

The petitioner, Rick Schreiber gave a brief overview of the case.

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.

The petitioner, Mr. Schreiber, had questions for the board. Chair Leonard directed him to Public Works to answer his question.

MOTION: Platting Member Johnson made a motion to approve with 5 findings of fact and 5 conditions. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

- E. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

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 29 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

Platting member, Mr. Hallford, had a question for staff.

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

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

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

Petitioner's representative/petitioner was not present.

MOTION: Platting Member Kreger made a motion to continue Sculpin Master Plan to October 5, 2023. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

- F. **LUITEN - VACATION OF PUBLIC USE EASEMENT:** The request is to vacate the 50' Public Use Easement on **Tract 1A, South Big Lake Alaska Subdivision**, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake

Community Council and in Assembly District #5. (*Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case # 2023-085*)

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 August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

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

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

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

Petitioner's representative/petitioner was not present.

MOTION: Platting Member Johnson made a motion to continue Luiten Vacation of Public Use Easement to October 5, 2023. 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 Wagner informed the board of upcoming items:

- Next meeting October 5, 2023. We now have eight cases on the agenda, we had three, but due to the continuance of today's five cases, which gives us eight cases next meeting.
 - Settler's Bay South (SLEV)
 - Knik River Place
 - South Shore Waterfront MSP

- Kelton's Circle
- Houston Wye
- Alliance Ridge
- Sculpin MSP
- Luiten VAC – PUE
- We had to choose October 5 for the continued cases because of the proper time for notification.
- This was an error, and we are making steps to ensure this does not happen again.

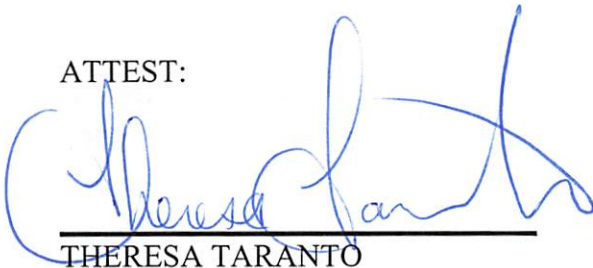
BOARD COMMENTS

- Platting member Hallford - None
- Platting member Koan – I would like to congratulate Fred on his first time leading the Pledge of Allegiance.
- Platting member Kreger - None
- Platting member Johnson – Is Fred buying lunch for the next meeting?
- Chair Leonard – Great job staff. We are subject to mistakes.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **1:34 pm**.

ATTEST:



THERESA TARANTO
Platting Board Clerk



ALAN LEONARD
Platting Board Chair