

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 19, 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

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member Kreger 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

- October 5, 2023, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)

- Kelsey Anderson gave a presentation on the Mat-Su Borough Comprehensive Plan.

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) 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. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. 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 17N02E09A026/A028/A029) lying within the NE ¼ Section 09, Township 17 North, Range 02 East, 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:

- Stating that 177 public hearing notices were mailed out on September 26, 2023.

Staff gave an overview of the case:

- Connex will be moved to clear up setback violation, as per Condition #5.
- Variance Application was submitted.
- 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/petitioner's representative 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 closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, petitioner's representative gave a brief overview of the case.

Platting Member Kreger had questions for Mr. Hanson.

VARIANCE

MOTION: Platting Member Johnson made a motion to approve Variance Application. Platting Member Traxler seconded the motion.

VOTE: The motion passed without objection.

MOTION: Platting Member Koan made a motion to approve with 10 findings of fact and 9 conditions. Platting Member Johnson seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. OLD BUSINESS

- A. **RIDDLEBURG STATION:** The request is to modify the approved **Riddleburg Station** subdivision containing 10.9 acres +/- . The petitioner is requesting the internal road and cul-de-sac be made private. This case was approved by the Platting Board on October 19, 2022. The property is located west of N. Lucille Street, south of W. Seldon Road, and directly north of W. Spruce Avenue (Tax ID # 18N01W33D008); within the SE ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Northwest Land Investment, Staff: Matthew Goddard, Case #2022-042*)

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 142 public hearing notices were mailed out on September 26, 2023.

Staff gave an overview of the case:

- Staff suggested adding a condition of approval for necessity of added condition for private road maintenance agreement pursuant to MSB 43.20.100(C).
- Board determined added condition not necessary, as it is already covered in previous conditions.
- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting Member Johnson had questions for staff.

Platting Member Kreger had question for staff.

Chair Leonard had questions for staff.

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

Trinity Yundt, the petitioner gave a brief 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 of the case.

MOTION: Platting Member Johnson made a motion to approve with 5 findings of fact and 3 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

8. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

9. 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 will be at MSB Public Safety Building, Station 6-2 (KGB) November 2, 2023. We have three cases on the agenda.
 - Panoramic Preserve
 - Shadowridge
 - Settler's Bay South (SLEV)
- Mr. Wagner informed board that the Platting Board Meeting will be broadcasting live starting with November 16, 2023.

Platting Clerk, Theresa Taranto

- We will be approving the 2024 Platting Board Calendar at our next meeting.
 - We have one Wednesday meeting in July 2024.

BOARD COMMENTS.

- Platting Member Traxler – None
- Platting Member Koan – None
- Platting Member Salmon –None
- Platting Member Johnson – appreciates the MSB Comprehensive Plan presentation.
- Chair Leonard – None

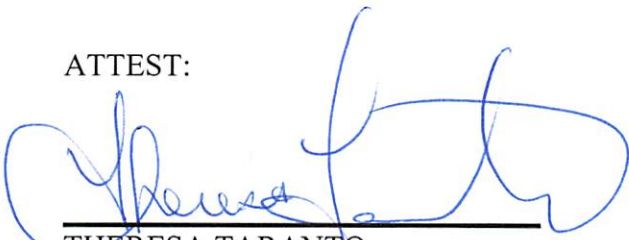
10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:13 P.M.**



ALAN LEONARD
Platting Board Chair

ATTEST:



THERESA TARANTO
Platting Board Clerk

