

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 18, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Acting Administrative Specialist)**

Platting Board members present and establishing a quorum:

- Mr. Ron Johnson, District Seat #1, Chair
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat#5
- Mr. Sandra Kreger, District Seat #6
- Mr. Sidney Bertz, District Seat #7
- Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

- Mr. Brian Goodman, District Seat #2
- Mr. Eric Koan, District Seat #3, Vice Chair

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Kayla Kinneen, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Ms. Natasha Heindel, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Bush led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

Chair Johnson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- April 4, 2024, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **30' PUE VAC GOVT LOT 6:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. **This case was continued from the January 4, 2024, Public Hearing.** *(Petitioner/Owner: Samuel Dickinson, Staff: Chris Curlin, Case #2023-138)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

- Member Bush recused himself at 1:04 pm

Kayla Kinneen provided the mailing report:

- Stating that 26 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 finding of facts.

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

The petitioner's representative, Scott Holm, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Peter Johanknecht
- Bill Heairet

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

The petitioner's representative gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, 30' PUE/VAC Govt Lot 6. Platting Member Bertz seconded the motion.

Discussion ensued.

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

Member Bush returned at 1:29 pm

- B. **TWO LAKES**: The request is to create 11 lots and one tract from Tax Parcels C5 (Government Lot 26), C6 (Government Lot 29), C8 (Government Lot 28), D2 (Government Lots 23 & 24) & D3 (Government Lot 25), Section 14, and vacate Public Use Easements and Patent Reservations, to be known as **TWO LAKES**, containing 86.3 acres +/- . Parcels are located north of W. Lakes Boulevard, east and west of S. Horseshoe Lake Road, south of Hourglass Lake and west of Horseshoe Lake (Tax IDs# 17N04W14C005/C006/C008/D002/D003); lying within the S ½ N ½ SE ¼ and the NE ¼ NW ¼ SE ¼ of Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Wythe Lee Renfrew & Ronald K. Williams, Staff: Amy Otto-Buchanan, Case #2024-020)

Chair Johnson 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 31 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 8 finding of facts.

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

The petitioner's representative, Gary LoRusso, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative gave a brief overview of the case.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Two Lakes. Platting Member Bush seconded the motion.

Discussion ensued.

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

- C. **COLONY COMMERCIAL PARK**: The request is to create three lots from Tax Parcel C24, MSB Waiver 71-107, (Tax ID#18N02E32C024), containing 4.45 acres +/-, to be known as **COLONY COMMERCIAL PARK**. The proposed lots are located east of N. Hemmer Road, west of S. Felton Street, and directly north of E. Palmer-Wasilla Highway; located within the SE ¼ SW ¼ Section 32, Township 18 North, Range 02 E, Seward

Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.  
*(Petitioner/Owner: Midway, LLC, Staff: Chris Curlin, Case #2024-025)*

Chair Johnson 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 64 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 finding of facts.

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

The petitioner's representative, Gary LoRusso, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner/petitioner's representative gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Colony Commercial Park. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- D. **NORDIC PARK 2**: The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7 Ron Bernier. *(Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail C. Green, Staff: Amy Otto-Buchanan, Case #2024-026)*

Chair Johnson 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 36 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends a continuation to May 2, 2024

Chair Johnson opened the public hearing for public testimony.

**MOTION:** Platting Member Bush made a motion to continue the preliminary plat, Nordic Park 2. Platting Member Traxler seconded the motion.

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

- E. **POWDER RIDGE:** The request is to create four tracts from Tract F, Alaska Division of Land Supplemental Cadastral Survey, recorded as Plat 79-74 (Tax Parcel D2), to be known as **POWDER RIDGE**, containing 107.03 acres +/- . Parcels are located east of Peters Creek and south of W. Petersville Road (Tax ID# 26N08W03D002); lying within Section 03, Township 26 North, Range 08 West, Seward Meridian, Alaska. In the Petersville Community Council and in Assembly District #7 Ron Bernier. (*Petitioner/Owner: Powder Ridge Investments LLC, Staff: Amy Otto-Buchanan, Case #2024-030*)

Chair Johnson 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 11 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 6 finding of facts.

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

The petitioner's representative, Gary LoRusso, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner/petitioner's representative gave a brief overview of the case.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Powder Ridge. Platting Member Hallford seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- F. **STRUBHAR ESTATES**: The request is to create 5 lots from Government Lot 5 and the NE ¼ SW1/4, Section 31, Township 16 North, Range 3 West, to be known as **STRUBHAR ESTATES**, containing 60.71 acres +/- . The property is southeast of Sevenmile Lake, north and west of Goose Creek, and north of W. Point MacKenzie Road. (Tax ID #16N03W31C002); within the SE ¼ Section 31, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Point Mackenzie Community Council and in Assembly District #5. (*Petitioner/Owner: Strubhar Estates, Staff: Matthew Goddard, Case #2024-033*)

Chair Johnson 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 23 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 finding of facts.

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

The petitioner's representative, Wayne Whaley, gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative gave a brief overview of the case.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Strubhar Estates. Platting Member Bush 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 May 2, 2024. We have five cases on the agenda.

- Misty Meadow
- Bogard Colonial MSP
- Nordic Park 2
- Hidden Jewel
- Wisteria Meadows ADD 1

Platting Officer Fred Wagner made comment on time frame for the May 2, 2024 meeting, thanked Amy for her hard work, and welcomed Natasha.

**BOARD COMMENTS.**

- Platting member Bush- Thanked Amy and welcome Natasha
- Chair Johnson – Farewell to A,y and welcome aboard Natasha

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **2:29 PM.**



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RON JOHNSON  
Platting Board Chair

ATTEST:



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KAYLA KINNEEN  
Platting Board Clerk