

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 3, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:03 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, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District Seat #5

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Ms. Sandra Kreger, District Seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Ms. Natasha Heindel, Platting Technician  
Mr. Connor Herren, Platting Assistant

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member Goodman led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member Goodman seconded.

The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- June, 6 2024.

MOTION:           Platting Membe Traxler made motion to approve June 6, 2024 minutes.  
Platting Member Goodman seconded.

Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**A. PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)

*(None)*

**B. UNFINISHED BUSINESS**

*(None)*

**4. RECONSIDERATIONS/APPEALS**

*(None)*

**5. PUBLIC HEARINGS**

**A. WILLIWAW #2 B7 L5-6 UE:** The request is to vacate the 10' Utility Easements on **Lots 5 & 6, Williwaw #2** Plat #W-76. The property is located directly south of N. Tanana Drive and west of N. Copper Creek Road; (Tax ID's 1069B07L005 & 1069B07L006); located within the NE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Precision Frontiers, LLC Staff: Chris Curlin, Case #2024-063)*

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

Kayla Kinneen provided the mailing report:

- Stating that 344 public hearing notices were mailed out on June 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 5 findings of facts.

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

The petitioner's representative was not present.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to approve the vacation of Williwaw #2 B7 L5-6 Utility Easement. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- B. CELESTIAL HEIGHTS:** The request is to create 56 lots and 1 tract from Tax Parcel B2 in a five phase master plan, to be known as **CELESTIAL HEIGHTS**, containing 80.00 acres +/- . The parcel is located east of N. Palmer-Fishhook Road and directly south of E. Boyd Road, in Section 12 (Tax ID# 118N01E12B002); within Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: State of Alaska Mental Health Trust Land Office Staff: Natasha Heindel, Case #2024-068)*

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

Kayla Kinneen provided the mailing report:

- Stating that 58 public hearing notices were mailed out on June 12, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 7 findings of facts.

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

The petitioner's representative, Dave Hale, requested a continuance to further clarify the ADT.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Riley Kelly
- Bryan Sande
- Gordy Richmond
- Denise Gates
- Roy Willis

- Igor Galloway
- Lou Fritts
- Jenna Deason

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

**MOTION:** Platting Member Koan made a motion to continue the preliminary plat, Celestial Heights to a date uncertain. 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:

- There are 6 cases on July 18th Platting Board Meeting. Alex Strawn will be Acting Platting Officer.
- Thanked the public for there participation
- Welcomed Connor, the new Platting Assistant

## **BOARD COMMENTS.**

- Goodman- addressed Mr Richmond and thanked him for his comment
- Koan- Wished everyone a happy 4<sup>th</sup>
- Bush- Commented on order of comments before discussion. Question about advertising and expanding the mailing radius.
- Traxler- Wished everyone a safe holiday
- Chair Johnson hopes Fred catches fish, welcomed new staff Connor Herren

## **8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **2:09 PM**.



**RON JOHNSON**  
Platting Board Chair

ATTEST:



**KAYLA KINNEEN**  
Platting Board Clerk