

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 14, 2022, at the Matanuska-Susitna Borough, in Conference Room 110, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

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DEC 19 2022

CLERKS OFFICE

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **ALASKA LODGE**: The request is to create two lots from Lot 9B, Lot 9 Subdivision, Plat No. 67-7 to be known as **Alaska Lodge**, containing 4.73 acres +/- . The property is located south of Matanuska River, north of Wolverine Lake and directly south and east of N. Wolverine Road (Tax ID # 3247000L009B); within the E ½ Section 07, Township 18 North, Range 03 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Johnathan Jester, Staff: Matthew Goddard, Case # 2022-164*)

Platting Officer, Fred Wagner read the case description into the record.

Ms. Theresa Taranto provided the mailing report.

- Stated that 11 public hearing notices were mailed out on November 23, 2022.

Platting Officer Fred Wagner gave an overview of the case.

- Opened the public hearing for public testimony.

The following person spoke:

- Neal Woodhouse

Platting Officer, Fred Wagner answered Mr. Woodhouse questions.

There being no one else to be heard, Platting Officer, Fred Wagoner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 9 conditions. There are 8 findings of fact.

- B. **REED II:** The request is to create one lot from lots 1, 21 & 22, Windsong Subdivision, Plat No. 76-110 to be known as **Reed II**, containing 1.47 acres +/- . The property is located south of the Knik River, north of S. Old Glenn Highway and directly north of E. Carolyn Court (Tax ID # 1169B05L001 / L021 / L022); within the NE ¼ Section 17 & the SE ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: MSB Land Management, Staff: Matthew Goddard, Case # 2022-157*)

Platting Officer, Fred Wagner read the case description into the record.

Ms. Theresa Taranto provided the mailing report.

- Stated that 27 public hearing notices were mailed out on November 23, 2022.

Platting Officer Fred Wagner gave an overview of the case.

- Opened the public hearing for public testimony.

The following person spoke:

- Mark Vradenburg

There being no one else to be heard, Platting Officer, Fred Wagoner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative, MSB Land Management, Lisa Gray spoke.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 5 conditions. There are 5 findings of fact.

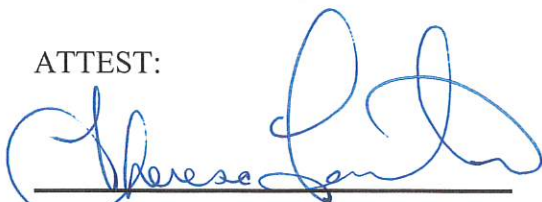
4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:42 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 21, 2022, at the Matanuska-Susitna Borough, in the Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:31 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

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2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **HART LAKE ESTATES 2022:** The request is to adjust the lot line between Lot 4 and Lot 5, Block 1, Hart Lake Estates Phase 1, Plat No. 2006-203, to be known as **Hart Lake Estates 2022**, containing 2.28 acres +/- . The purpose of this action is to alleviate a setback encroachment issue. The parcel is located south of Hart Lake, southeast of E. Pamela Drive and north of E. Frost Circle (Tax ID# 5969B01L004/L005); within Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Assembly District #6. (*Petitioner/Owner: Laurence J. & Sheri L. Howell and Benny & Lindsey Markos, Staff: Amy Otto-Buchanan, Case # 2022-167*)

Platting Officer, Fred Wagner read the case description into the record.

Ms. Theresa Taranto provided the mailing report.

- Stated that 38 public hearing notices were mailed out on November 23, 2022.

Platting Officer Fred Wagner gave an overview of the case.

- Opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagoner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

Laurence Howell, the petitioner agrees to the conditions.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

- B. **SMITH FARM:** The request is to create two lots from Tax Parcel B17, Parcel #1, 40A Exm 2016-30-Exm, recorded 2017-003166-0, to be known as **Smith Farm**, containing 79 acres +/- . The parcel is located south of N. Pittman Road and west of N. Edenfield Road (Tax ID# 18N02W24B017); within Section 24, Township 18 North, Range 02 West, Seward Meridian,

Alaska. In Community Council Meadow Lakes and Assembly District #7. (Petitioner/Owner: William H. & Doris Smith, Staff: Amy Otto-Buchanan, Case #2022-168)

Platting Officer, Fred Wagner read the case description into the record.

Ms. Theresa Taranto provided the mailing report.

- Stated that 48 public hearing notices were mailed out on November 30, 2022.

Platting Officer Fred Wagner gave an overview of the case.

- Opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagoner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative was present and had no comment.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:35 a.m.

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist



FRED WAGNER, PLS
Platting Officer

MATANUSKA-SUSITNA BOROUGH
Enhanced 911 ADVISORY BOARD MINUTES

August 9, 2022

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The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m. by Chairman, Casey Cook.

Advisory Board members in attendance establishing a quorum were:

Jacob Butcher, Mat-Com; Casey Cook, MSB DES;
Dwayne Shelton, Palmer Police; Christian Hartley, Houston Fire; and
Zack McRae, MSB Telecom.

Also in attendance were: Ken Kleewein and Nick Srebernak, MSB GIS; Lori Criqui and Jana Walette, DPS; Daron Cooper, AST; Whitney Dow, Palmer Dispatch; and Dan Robinson, Mat-Com.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: There was no objection to the approval of the April 12, 2022 minutes as presented.

PERSONS TO BE HEARD

None

REPORTS

GIS

Mr. Srebernak stated:

- 1) They have received their first delivery of the new imagery. They are starting their internal quality control process for that. It will take a couple of months before it is ready to be loaded up at Mat-Com and Palmer.
- 2) They have been working with everyone trying to get the 911 call dashboard figured out. Once that is finalized he would like to show it to the group.

Addressing Campaign

Chairman Cook stated: They sent out 300 postcards to addresses they identified in more wildfire prone areas. The flip side of the card had information regarding addressing. Once they get some feedback on the mailing, they may continue to do them for outreach purposes.

Smart 911 / Community Connect

Mr. Jacob Butcher stated: They are continuing to advertise through 911 calls. They have the texting feature through it so they have pushed it out to a few people. They are setting up a booth at the fair this year and this will be part of their community engagement. They will have pamphlets and informational materials and be able to walk people through the program and how to sign up.

OLD BUSINESS

Legislative Action Workgroup

1. Criminalizing the Abuse/Misuse of 911 Systems or Emergency Communications
 - Mr. Jacob Butcher reported: Since this didn't pass the house it will need to be reintroduced at the next legislative session and work its way through both branches of the legislature.
2. HB55 Restructuring Retirement for First Responders to include Dispatch and 911
 - Mr. Jacob Butcher reported: This has been held up again until the next legislative session – this was the third year they attempted to introduce it.
3. HB3 Declaring Cyber events as Disasters
 - Chairman Cook reported: Earlier this summer the governor signed HB3 which allows the State Department of Homeland Security and Emergency Management to respond and help pay for cyber events as disasters.

NEW BUSINESS

Election of Vice Chair

Ms. Laughlin stated: The Vice Chair seat is up for election and she received no prior nominations. She asked for nominations from the floor; Mr. Shelton nominated Mr. Jacob Butcher who accepted the nomination. No other nominations were heard. All voting members present approved Mr. Jacob Butcher continuing as Vice Chair.

Mat-Com Request for Funding – Backup Power Supply \$161,904.10

Mr. Jacob Butcher stated: The City of Wasilla budgeted for and has received most of the parts for a backup power supply. Per the attached proposal, they are requesting reimbursement of this expenditure from the E-911 surcharge fund.

MOTION: Mr. Jacob Butcher moved, and Mr. Shelton seconded, to approve a reimbursement to the City of Wasilla for the purchase of backup power supply, not to exceed \$161,904.10. All were in favor, none opposed.

INFORMATIONAL ITEMS

- FY22 Surcharge Revenue Chart
 - Carrier Response to Reimbursements – Ms. Criqui stated that she would look into the overcharges from the carriers.
- FY22 E-911 Budget Performance Report
 - No questions heard.
- 911 Quarterly Dispatch Call Report (Mat-Com and Palmer)

COMMENTS

Mr. Shelton stated: He would like to introduce Whitney Daw, who is the new dispatch supervisor for the City of Palmer. She will most likely be attending these meetings on a regular basis.

Ms. Criqui stated: She is happy to be attending and if anyone would like any information or her e-mail address, please let her know.

Mr. Cooper stated: He has completed and submitted the application for the AST alternate seat on the board.

NEXT MEETING DATE

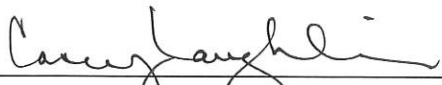
Chairman Cook announced that the next regularly scheduled board meeting would be October 11, 2022 at 9:00 a.m.

ADJOURNMENT



Casey Cook, Chairman

ATTEST:



Casey Laughlin, Secretary

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on November 21, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Stafford Glashan.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3, Vice-Chair
- Mr. Michael Rubeo, Assembly District #4
- Mr. Bill Kendig, Assembly District #5
- Mr. Stafford Glashan, Assembly District #6, Chair
- Mr. Curt Scoggin, Assembly District #7

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Planning Commission members absent and excused were: None

Staff in attendance:

- Ms. Peggy Horton, Planner II
- Mr. Jason Ortiz, Development Services Manager
- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Kim Sollien, Planning Division Manager
- Ms. Kelsey Anderson, Planner III
- Ms. Hannah Steketee, Assistant Attorney
- Mr. Rick Benedict, Planner II
- Ms. Karol Riese, Planning Dept. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Rick Benedict, Planner II.

IV. CONSENT AGENDA

- A. Minutes: Regular Meeting Minutes: October 3, 2022
Regular Meeting Minutes: October 17, 2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

V. **COMMITTEE REPORTS** - *(There were no committee reports.)*

VI. **AGENCY/STAFF REPORTS** - *(There were no Agency/Staff Reports.)*

VII. **LAND USE CLASSIFICATIONS** - *(There were no land use classifications.)*

VIII. **AUDIENCE PARTICIPATION (Three minutes per person.)**
(There were no persons to be heard.)

IX. **PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

Resolution 22-33 A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for a marijuana retail facility located at 9351 N. Palmer Fishhook Road, Tax ID #4316B01L006A; within Township 19 North, Range 1 East, Section 34, Seward Meridian. (Applicant: Caleb Saunders dba Green Jar Hatcher Pass; Staff: Jason Ortiz, Development Services Manager).

Chair Glashan read the resolution title into the record.

Mr. Ortiz provided a staff report:

- Staff recommended approval of the resolution with conditions.

Chair Glashan invited the applicant or their representative to provide an overview of their application.

Ms. Stuart, applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:

- Live events on the property

Chair Glashan opened the public hearing.

There being no one to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-33. The motion was seconded.

Discussion ensued.

MOTION: Commissioner Chesbro moved a primary amendment add to condition 1 “by October 15, 2023”. The motion was seconded.

Condition 1 will read as follows: “The ADA parking spaces and access aisle shall be painted and provide a firm, stable, and slip-resistant surface, in compliance with the current ADA guidelines, by October 15, 2023.”

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

Resolution 22-35 A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for operation of a marijuana retail facility located at 12825 W. Big Lake Road, Building #2, Tax ID #17N03W14C019; within Township 17 North, Range 3 West Section 14, Seward Meridian. (Applicant: Daniel Rogers for Stash Cannabis Company; Staff: Peggy Horton, Planner II)

Chair Glashan read the resolution title into the record.

Ms. Horton provided a staff report:

- Staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

Chair Glashan invited the applicant or their representative to provide an overview of their application.

Mr. Dan Rogers, applicant, and Jana Weltzin, representative, provided an overview of their application.

Chair Glashan opened the public hearing.

There being no one to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-35. The motion was seconded.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 22-36 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt the 2022 Capital Improvement Program (CIP) (Staff: Kelsey Anderson, Planner II)

Chair Glashan read the resolution title into the record.

Mr. Anderson provided a staff report.

Commissioners questioned staff regarding:

- Clear process
- Maintenance items that would be associated with certain nominations

Chair Glashan opened the public hearing.

There being no one to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-36. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

Resolution 22-37 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create an administrative permit process for marijuana cultivation facilities. (Staff: Alex Strawn, Planning and Land Use Director)

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- notification timeline; streamline the process/lighten the load for staff; and public notice period

Chair Glashan opened the public hearing.

Michelle LaRosa; Tainana Community Council

There being no one to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-37. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

Resolution 22-38 A resolution of the Matanuska-Susitna Borough Planning Commission

recommending approval of an ordinance amending MSB 17.60 to create hours of operation for marijuana retail facilities and adding additional standards for retail facilities with marijuana consumption areas. (Staff: Alex Strawn, Planning and Land Use Director)

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- Existing retail owners hours of operation be grandfathered; number of retail facilities in MSB; whether Fairbanks has had any issues; why would this not mimic alcohol laws

Chair Glashan opened the public hearing.

The following person spoke to Planning Commission Resolution 22-38:

Ms. Bailey Stuart

There being no one else to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-38. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS - *(There was no new business.)*

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn: Congratulations to Jason for processing his first Conditional Use Permit; Introduced Rick Benedict, new Planner II; referral on gravel ordinance at the Assembly meeting; cancellation of December 21st meeting (nothing on the schedule); last meeting December 5th regular meeting and workshop at 4:00 p.m.

- Jason Ortiz: Training on December 5th 4:00 p.m. then regular meeting at 6:00 p.m.
Commissioner Chesbro: Thank you to staff for the remarkable job that they do. I won't be so busy on Monday nights.
- Commissioner Kendig: Thank you to staff.
- Commissioner Glashan: Who wants to take my place on Recreational Rivers Advisory Board seat?

XVI. ADJOURNMENT

The regular meeting adjourned at 7:19 p.m.



STAFFORD GLASHAN,
Planning Commission Chair

ATTEST:



KAROL RIESE,
Planning Commission Clerk

Minutes approved: December 5, 2022

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**REGULAR MEETING
NOVEMBER 17, 2022DEC 11 2022
CLERKS OFFICE

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on NOVEMBER 17, 2022, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Fernandez 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. Pio Cottini, District Seat #1
- Mr. Emmett Leffel, District Seat #2
- Mr. John Shadrach, District Seat #3
- Mr. Dan Bush, District Seat #4
- Ms. Linn McCabe, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Chair

Platting Board members absent and excused were:

- Mr. Alan Leonard, District Seat #7, Vice Chair
- Ms. Amanda Salmon Alternate A
- Mr. Eric Koan, Alternate B

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member McCabe led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: Seeing there were no October 20, 2022 minutes in the packet, Agenda was amended to reflect no minutes.

2. APPROVAL OF MINUTES

(None)

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. **MILLER ACRES & VACATION OF RIGHT-OF-WAY:** The request is to create one lot from Lots 1-4, Block 3 and Lots 1-2, Block 4 of Engelmann Subdivision, Plat No. 63-39, to be known as Miller Acres, containing 6.3 acres +/- . Petitioner proposes to vacate a portion of the 40' wide right-of-way of W. Riffle Street, a portion of the 20' wide right-of-way of S. Cataract Street, and a portion of the 20' wide right-of-way of W. Cut Leaf Birch Avenue. Parcel is located south of W. Edlund Road and S. Knik-Goose Bay Road (Tax IDs# 1018B03L001-L004 and 1018B04L001-L002); lying within the NE ¼ Section 20, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (Petitioner/Owner: Miller Investment Trust, Staff: Amy Otto-Buchanan, Case # 2022-145/146)

Chair Fernandez 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 70 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner, Barbara Miller gave a brief overview on the case.

Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

The petitioner's representative passed on giving a brief overview at this time.

MOTION: Platting Member Shadrach made a motion to approve with 9 findings of fact and 9 conditions. Leffel seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- B. **HARDLINE:** The request is to create five lots from Tax Parcels B2 & C4 to be known as Hardline, containing 120.93 acres +/- . Access to all lots will be from N. Meadow Lakes Loop. Proposed Lot 3 is a flag lot. The property is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road (Tax ID # 18N02W33B002 & 18N02W33C004); lying within the W ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly

District #7. (Petitioner/Owner: Braxton Cline; Weston & Holly Hardan, Staff: Kimberly McClure, Case # 2022-147)

Chair Fernandez 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 88 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Platting Officer, Fred Wagner gave the case overview.
- Staff recommends approval of the case with findings of fact and conditions.

Platting member, Mr. Leffel had questions for staff.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative passed on giving a brief overview at this time.

Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

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

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

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

Discussion ensued

VOTE: The motion passed without objection.

- C. **SHADOWRIDGE:** The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **Shadowridge**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022**

public hearing. (*Petitioner/Owner: 6R Development Group LLC, Staff: Kimberly McClure, Case # 2022-052*)

Chair Fernandez 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 89 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Staff recommends continuance to a date uncertain.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative was not in attendance.

Chair Fernandez opened the public hearing for public testimony.

The following person spoke:

- Johns Griesinger

Mr. Griesinger mentioned talking to Platting member Mr. Bush.

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

The petitioner/petitioner's representative passed on giving a brief overview at this time.

MOTION: Platting Member Cottini made a motion to continue to a date uncertain. Shadrach seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

DANDY BLUFFS 2022: The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as Dandy Bluffs 2022, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. This case was continued

from the November 3, 2022 meeting. (Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)

Chair Fernandez 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 32 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Platting Officer, Fred Wagner gave the case overview.
- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Shadrach had questions for staff.

Platting member Leffel had questions for staff.

Chair Fernandez 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.

Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

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

Discussion ensued

AMENDED

MOTION: Platting Board Member Shadrach made a motion to add Plat Note #11, Condition of Approval, stating; "If lots 3A or 3B are further subdivided, that would create more than the original lots created, a road must be constructed to a minimum residential standard to provide physical access. Leffel seconded the motion.

Recessed to address verbiage for Amended Motion at 2:18 pm

Reconvened at 2:22 pm

VOTE: The amended motion passed without objection.

VOTE: The main motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner informed the board:

- Upcoming meeting will be December 1st; we have 2 cases on the agenda. Jack Lake Est and View Pointe E.

BOARD COMMENTS

- Platting member Cottini said Thank you to everyone, and have a nice Thanksgiving.
- Platting member Shadrach
 - Mentioned it would be nice to “White Board” an item on what can be done for PUE’s
 - Happy Thanksgiving everyone
- Platting member McCabe was glad Theresa is feeling better and Happy Thanksgiving.
- Platting member Bush stated he would not be here for the next meeting, December 1, 2022.
- Chair Fernandez let everyone know that he has was appointed to the Planning Commission and he only has one more meeting on the Platting Board. He said Thank you to the board and to staff.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at **2:25 pm**.

ATTEST



THERESA TARANTO
Platting Board Clerk



WILFRED FERNANDEZ
Platting Board Chair

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
DECEMBER 1, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on DECEMBER 1, 2022, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Fernandez called the Meeting to order at 1:01 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. Pio Cottini, District Seat #1
- Mr. Emmett Leffel, District Seat #2
- Mr. John Shadrach, District Seat #3
- Ms. Linn McCabe, District Seat #5
- Mr. Wilfred Fernandez, District Seat #6, Chair
- Mr. Alan Leonard, District Seat #7, Vice Chair

Platting Board members absent and excused were:

- Mr. Dan Bush, District Seat #4
- Ms. Amanda Salmon Alternate A
- Mr. Eric Koan, Alternate B

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting member Leonard led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved as corrected, including minutes from November 3 and November 17 minutes as presented in packet.

2. APPROVAL OF MINUTES

- November 3, 2022 were approved as added to the agenda.
- November 17, 2022 were approved as corrected.

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

- **JACK LAKE ESTATES:** The request is to create two lots from Tax Parcel A17, and to dedicate as right-of-way, the portion of W. Parks Highway easement that divides the parcel, to be known as **Jack Lake Estates**, containing 40.00 acres +/- . The property is located north of W. Abbey Road, east and west of W. Parks Highway and directly west of Jack Lake (Tax ID # 19N04W20A017); within the NE ¼ Section 20, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Justin Jones and Clayton Arterburn, Staff: Matthew Goddard, Case # 2022-150)*

Chair Fernandez 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 November 10, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner was present and passed on giving an overview at this time.

Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

The petitioner's representative was not present.

MOTION: Platting Member Leonard made a motion to approve with 6 findings of fact and 6 conditions. Shadrach seconded the motion.

VOTE: The motion passed without objection.

- **VIEW POINTE EAST MSP:** The request is to create 69 lots and 1 tract by a four phase master plan from Tract D, View Pointe at the Ranch, Plat #2020-93, to be known as **View Pointe East MSP**, containing 51.66 acres +/- . The petitioner will dedicate as right-of-way and construct internal roads to serve as access for all lots, Tract D-1 will take access from S. Trunk Road. The property is located south of E. Parks Highway, west of S. Glenn Highway and directly east of S. Trunk Road (Tax ID # 8049000T00D); within the SE ¼ Section 16 and the NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Arctic Devco, LLC., Staff: Matthew Goddard, Case # 2022-153)*

Chair Fernandez 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 35 public hearing notices were mailed out on November 10, 2022.

Staff gave an overview of the case:

- Staff recommends continuance to date uncertain.
- Continuance due to concerns of Mat-Su Borough, Division of Public Works comments.

Platting member Shadrach had questions for staff.

Platting member Cottini had questions for staff.

Platting member Leffel had questions for staff.

Chair Fernandez invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative was not present.

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Sig Colberg

Platting member had questions for Mr. Colberg.

There being no one else to be heard, Chair Fernandez kept the public hearing open and discussion moved to the board.

MOTION: Platting Member Leffel made a motion to continue View Pointe East Master Plan to date uncertain. McCabe seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board:

- Next meeting will be January 5, 2023; we have 2 cases on the agenda. Cases to be heard; Hi-450 Ph III RSB and Knikatnu 2022

- There is no December 15 meeting, no cases scheduled
- Chair and Vice Chair Elections next meeting
- Administrative Specialist, Theresa Taranto wished everyone Merry Christmas and thanked Mr. Fernandez and Mr. Shadrach for serving on the board and they will be missed.

BOARD COMMENTS

- Platting member Leffel thanked Mr. Fernandez.
- Platting member Cottini thanked Mr. Fernandez and Mr. Shadrach, saying it was great working with both of you.
- Platting member Shadrach said it has been a pleasure to serve on this board.
- Platting member McCabe said thank you to the two who are departing the board and everyone have a Merry Christmas
- Platting member Leonard said thank you to Mr. Shadrach and Mr. Fernandez.
- Chair Fernandez said thank you to Mr. Cottini.
 - Thank you Mr. Shadrach and you will be missed. Please come back after a little break.
 - Thank you everyone, I could not do this without all of you.

9. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 1:37 pm.

ATTEST:



THERESA TARANTO
Platting Board Clerk



WILFRED FERNANDEZ
Platting Board Chair

**Meeting Minutes**

October 6, 2022 7:00pm

Upper Susitna Senior & Community Center

- I. Establish Quorum -- Ned Sparks, Bryan Kirby, Clark Smith & Sheena Fort.
- II. Call Meeting to Order --7:00pm
- III. Pledge of Allegiance
- IV. Approval of Meeting Agenda
 - a. Motion by: Sheena Fort
 - b. 2nd by: Bryan Kirby
 - c.
- V. Approval of Meeting Minutes
 - a. Motion by: Bryan Kirby
 - b. 2nd by: Sheena Fort
- VI. Treasurer's Report
 - a. Checking Account -- \$9,053.54
 - b. Savings Account -- \$225.94
- VII. Persons to be Heard (suggested 3 minutes each)
 - a.
- VIII. Correspondence --
 - a. Request to create a 40 acre lot parcel in Caswell.
 - b. Recycling project
 - c. Tanya Schnell and Joe Pride have resigned from the board.

12/1/22
Sheena Fort
Ned Sparks



IX. Committee and Governmental Reports

- a. Road Service Areas (15 & 29) – They are getting roads ready for winter.
- b. Borough Assembly Update – Shonda Erikson brought updates about the proposed West Susitna Access Road Project. More information can be found on the AIDEA website.
- c. Fire District update– With the Hidden Hills closure it has extended response time outside of Caswell. The Fire Department is processing new hires and have 3 more for interviews. October is fire awareness month and a reminder of the importance of clean chimneys, the use of sheetrock and keeping doors closed slows down fires. Talkeetna CERT & Fire department have CO2 and fire detectors available for the community.
 - i. Neighborhood Watch / Community Safety- Bryan Kirby motioned that the Susitna community council removes itself from Neighborhood Watch. 2nd by Clark Smith.

X. Old Business

- a. Fund Raising Committee- Tabled.
- b. Park Properties update- (Fishermans Hop) Developers have extended road with a cul-de sac. They will take over the park project and start their own non profit.
- c. By Laws Committee- We will meet November 3rd at 6pm to review the by laws.

XI. New Business

- a. Election Committee- Elections will be held November 3rd at 6pm.
- b. Sheena Fort motions we appoint Richard Sayers as a board member, 2nd by Clark Smith.
- c. Banka Lake- Owners have petitioned the State of Alaska to provide access to the public.

XII. Board comments:

- a. Bryan Kirby asked for an update on the bridges on the Parks being finished.
- b. There is a straw shortage in Alaska, Doyle Holmes will have 11,000 bales coming to his hardware store in Willow.

XIII. Adjournment: 8:06pm