

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 22, 2021, at the Matanuska-Susitna Borough, in the Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. INTRODUCTION OF STAFF

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Administrative Specialist

2. PUBLIC HEARINGS

- A. **DANIELS-MSB**: The request is to reconfigure the lot lines between Tax Parcel B7 and B8, also known as Parcels 1 & 2 from MSB Waiver Resolution Serial No. 2005-078-PWm to be known as Daniels-MSB, containing 37.94 acres +/- . The property is located directly south of W. Susitna Parkway and west of S. Big Lake Road (Tax ID # 16N04W02B007 & 16N04W02B008); within the NW ¼ Section 02, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: MSB; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 27 public hearing notices were mailed out on September 1, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-132.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The Petitioner and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve Daniels-MSB with 6 recommendations. There are 7 findings of fact.

- B. **HUSKY PADDOCK**: The request is to create two lots from Tax Parcel A10, to be known as Husky Paddock, containing 39.99 acres +/- . The plat is located at Milepost 73 of W. Parks Highway (Tax ID # 20N05W25A010); located within the NE ¼ SE ¼ Section 25, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. (*Owner/ Petitioner: Owen Family Properties LLC; Surveyor: R & K; Staff: Amy Otto-Buchanan*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 34 public hearing notices were mailed out on September 1, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-135.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The Petitioner and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve Husky Paddock with 7 recommendations. There are 7 findings of fact.

C. MCPHERSON RSB B/5 L/12-14: The request is to combine Lots 12-14, Block 5, McPherson Subdivision, Plat #18-226 into one lot to be known as Lot 12A, containing 1.91 acres +/- . The property is located north of Matanuska River, east of N. Jonesville Mine Road, and directly north of N. Glenn Highway (Tax ID# 4004B05L012, 4004B05L013, & 4004B05L014), lying within Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Owner/ Petitioner: Hanson Land Solutions / Sutton Bible Church; Surveyor: Hanson Solutions; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 27 public hearing notices were mailed out on September 1, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-136.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The Petitioner and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve McPherson RSB B/5 L/12-14 with 5 recommendations. There are 5 findings of fact.

D. MCPHERSON RSB B/5 L/5-7: The request is to combine Lots 5-7, Block 5, McPherson Subdivision, Plat #18-226 into one lot to be known as Lot 5A, containing 1.72 acres +/- . The property is located north of Matanuska River, east of N. Jonesville Mine Road, and directly north of N. Glenn Highway (Tax ID# 4004B05L005, 4004B05L006, & 4004B05L007), lying within Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Owner/ Petitioner: James Robert Harris Jr.; Surveyor: Hanson; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 39 public hearing notices were mailed out on September 1, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-137.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The Petitioner and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve McPherson RSB B/5 L/5-7 with 5 recommendations. There are 5 findings of fact.

E. LIBERTY COURT: The request is to create two lots from Tax Parcel D16 to be known as Liberty Court, containing 4.10 acres +/- . The property is located directly south of E. Cottle Loop, north of E. Palmer-Wasilla Highway and west of N. Seward Meridian Parkway (Tax ID # 17N01W01D016); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in the Assembly District #4. (*Owner/ Petitioner: Rhonda C. Hughes; Surveyor: Hanson; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 19 public hearing notices were mailed out on September 1, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-131.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The Petitioner and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve Liberty Court with 9 recommendations. There are 7 findings of fact.


3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:35 a.m. (CD: Total time: 5:10 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist