

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 19, 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. **EAGLE'S ROOST ESTATES**: The request is to create two lots from Lots 1-3, AA Cobb, Plat #18-89, Tax Parcels A7 and A9 to be known as Eagle's Roost Estates, containing 2.72 acres +/- . The property is located directly north of S. Glenn Highway and south of Matanuska and Kepler Lake (Tax ID #6084000L001, 6084000L002, 6084000L003, 17N01E23A007 & 17N01E23A009); lying within the NE ¼ Section 23, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #2 Stephanie Nowers. (*Owner/Petitioner: Scott Wells & Katie Rousey; Surveyor: Frontier; Staff: Cheryl Scott*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 12 public hearing notices were mailed out on March 31, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-041.
- Opened the public hearing for public testimony.
- There being no one to be heard, kept the public hearing open for the requested continuance.
- 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 moved to the motion.

MOTION: Platting Officer Fred Wagner moved to continue Eagle's Roost Estates for 6 months or earlier to complete submittal requirements.

- B. **KENNERSON**: The request is to create two lots from Lot 1, Block 2, Weswood Shores, Plat #85-92 to be known as Kennerson, containing 5.83 acres +/- . The property is located directly north of E. Palmer-Wasilla Hwy, south of Finger Lake, east of N. Legacy Lane and west of E. Schelin Spur (Tax ID # 3077B02L001); within the NE ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In South Lakes Community Council and Assembly District #3: George McKee. (*Owner/Petitioner: Roland & Lori Kennerson; Surveyor: Hanson; Staff: Cheryl Scott*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 47 public hearing notices were mailed out on April 28, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-055.
- 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 Kennerson with 7 recommendations. There are 6 findings of fact.

C. REINDEER FLATS: The subdivision was originally approved on 1/27/2021 and is being reheard to show the entire boundary of the proposed subdivision, which includes Tax Parcel D3. The request is the same; creating two lots from Tax Parcels A13 Section 27 and D3 Section 22 to be known as Reindeer Flats, containing acres 152.30+/- . The property is located within S. Bodenburg Loop (Tax ID # 17N02E27A013 and 17N02E22D003); within the NE ¼ Section 27 and SE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1: Tim Hale. (*Owner/Petitioner: Estate of Thomas E. Williams, Kimberly Snedeker, Personal Representative; Surveyor: Hanson; Staff: Cheryl Scott*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 30 public hearing notices were mailed out on April 28, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-192.
- 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 Reindeer Flats with 6 recommendations. There are 7 findings of fact.

D. HAPPY VALLEY RSB L/1: The request is to create two lots from Lot 1, Happy Valley Subdivision, Plat No. 99-136 to be known as Lots 1A & 1B, containing 14.93 acres +/- . The property is located directly west of S. Trunk Road, directly east of S. Jensen Road and north of E. Gateway Drive (Tax ID # 54928000L001); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #3: George McKee. (*Owner/Petitioner: KG Enterprises, LLC / William Long; Surveyor: TBC; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 24 public hearing notices were mailed out on April 28, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-059.
- 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.

Timothy Ally, the petitioner's representative/engineer had a question on the MTA agreement and recording process. Agrees with all the recommendations.

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

MOTION: Platting Officer Fred Wagner moved to approve Happy Valley RSB L/1 with 6 recommendations. There are 7 findings of fact.

E. MEMORY LAKE EST UNIT 1 RSB B/15 L/1 & 2: The request is to combine Lots 1 & 2, Block 15, Memory Lake Estates Unit 1, Plat #72-58 into one lot to be known as Lot 1A, containing 1.0 acres +/- . The property is located directly north of E. Black Bear Drive and directly west of N. Grey Wolf Drive (Tax ID # 1077B15L001 & 1077B15L002); lying within the NE ¼ Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Theodore & Lois Walden; Surveyor: Acuteck; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 61 public hearing notices were mailed out on April 28, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-060.
- 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 Memory Lake Estates Unit 1 RSB B/15 L/1 & 2 with 5 recommendations. There are 5 findings of fact.

3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:37 a.m. (CD: Total time: 7:35 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist