

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 7, 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. **PHILBIN ESTATES:** The request is to create two lots from Tax Parcel D4 (Parcel #2, MSB Waiver 6-40, unrecorded) to be known as Philbin Estates, containing 20 acres +/- . The plat is located west of S. Fern Street and east of S. Lavender Lane (Tax ID #17N01W21D004); within the S ½ NE ¼ SE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Owner/ Petitioner: Joyce Philbin; Surveyor: Farmer; 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 June 16, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-089.
- Opened the public hearing for public testimony.

The following person asked about code and zoning changes and asked what would be developed on the lots: Mr. Charles Johnson.

The Platting Officer answered Mr. Johnson's questions.

Platting Officer Fred Wagner:

- There being no one else 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 Philbin Estates with 7 recommendations. There are 8 findings of fact.

**B. TIERRA VERDE RSB B/1 L/11 & 12:** The request is to combine Lots 11 & 12, Block 1, Tierra Verde, Plat No. 72-57 into one lot to be known as Lot 11A, containing 2.85 acres +/- . The property is located north of W. Hollywood Road, along S. Sylvan Lane and W. Cielo Court (Tax ID # 6315B01L011 & 6315B01L012); lying within the W ½ W ½ Section 22, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/ Petitioner: KR&W Management / Ryan McKay; Surveyor: ALS; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 37 public hearing notices were mailed out on June 16, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-090.
- 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 Tierra Verde RSB B/1 L/11 & 12 with 5 recommendations. There are 5 findings of fact.

**C. LANGDON RSB L/11A & 11B:** The request is to create two lots from Lot 11 LANGDON SUBDIVISION, Plat #W-67, to be known as Lot 11A & 11B, containing 4.58 acres +/- . The property is located east of S. Fern Street, north of E. Leota Street and along S. Ruth Street (Tax ID # 1040B02L011); lying within Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Owner/ Petitioner: Damian Kuzmin; Surveyor: R & K; Staff: Fred Wagner*)

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 June 16, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-091.
- 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 Langdon RSB L/11A & 11B with 7 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 8:36 a.m. (CD: Total time: 6:27 minutes/seconds)

  
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FRED WAGNER,  
Platting Officer

ATTEST:

  
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SLOAN VON GUNTEN,  
Platting Administrative Specialist