

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 14, 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 8:35 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. **LAKE LOUISE LODGE**: The request is to adjust the common lot line between Lots 3 & 4, US Survey 3484, to be known as Lake Louise Lodge, containing 7.54 acres +/- . Located east of S. Lake Louise Road and on the south shore of Lake Louise (Tax ID # U03484000L03 /L04); lying within Sections 27 & 28 , Township 6 North, Range 07 West, Copper River Meridian, Alaska. In the Louise, Susitna & Tyone Lake Community Council and in Assembly District #1. (*Owner/ Petitioner: John & Yvette Delaquito & Glen & Jayne Miles; Surveyor: South West; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 9 public hearing notices were mailed out on June 23, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-094.
- 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.

Ms. Jayne Miles, one of the owners, asked about the soils report and the design for her property. The platting officer answered her questions.

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

MOTION: Platting Officer Fred Wagner moved to approve Lake Louise Lodge with 6 recommendations. There are 5 findings of fact.

- B. **BARRY'S SPRING CREST**: The request is to create two lots from Tax Parcel D4 (40-Acre Exm 1994-8-Exm recorded at Book 775 Page 675), to be known as Barry's Spring Crest, containing 40.00 acres +/- . The property is located west of Niklason Lake, west of E. Sun Crest Drive and northeast of N. Spring Creek Drive (Tax ID # 18N01E20D004); lying within Section 20 , Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes

Community Council and in Assembly District #6. (*Owner/ Petitioner: Hanson Land Solutions / Barry Family Trust; 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 21 public hearing notices were mailed out on June 23, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-099.
- 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.

Craig Hanson, the petitioner's representative had no comments and 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 Barry's Spring Crest with 6 recommendations. There are 6 findings of fact.

**C. GROSS:** The request is to combine Lots 21 & 22, Block 11, Windsong Subdivision, Plat No. 76-110 to be known as Lot 1, Gross Subdivision, containing 1.836 acres +/- . The property is located north of S. Old Glenn Highway and east of E. Wycoff Drive (Tax ID # 1169B11L021 & 1169B11L022); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. (*Owner/ Petitioner: Marc Gross & Matanuska-Susitna Borough; Surveyor: Farmer; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 21 public hearing notices were mailed out on June 23, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-097.
- 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 Gross with 5 recommendations.  
There are 6 findings of fact.

### 3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:40 a.m. (CD: Total time: 4:25 minutes/seconds)

  
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FRED WAGNER,  
Platting Officer

ATTEST:

  
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SLOAN VON GUNTEN,  
Platting Administrative Specialist