

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 21, 2021, at the Matanuska-Susitna Borough, in Conference Room 119, 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. **RIDGECREST RSB B/1 L/8:** The request is to create two lots from Lot 8, Block 1, **Ridgecrest**, Plat No. 73-20 to be known as **LOTS 8A & 8B**, containing 2.18 acres +/- . The property is located directly north of W. Sunrise Drive, east of N. Prospect Drive and south of W. Hoot Hollow Circle (Tax ID # 6442B01L008); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. (*Owner/ Petitioner: Oleg Bueller & Dina Bueller; Surveyor: Bull Moose; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 38 public hearing notices were mailed out on June 30, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-098.
- 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.

Mr. Oleg Bueller, the petitioner, 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 Ridgecrest RSB B/1 L/8 with 7 recommendations. There are 7 findings of fact.

- B. **WILSON RANCH:** The request is to combine Lots 1C & 1D, Knapp Estates, Plat #2011-80, into 1 lot to be known as **WILSON RANCH**, containing 5.32 acres +/- . The property is located east of S. Old Glenn Highway, north of E. Maud Road and west of N. Smith Road (Tax ID # 7061000L001C/L001D); lying within Section 02, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Owner/ Petitioner: Dean Wilson; Surveyor: Farmer; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 29 public hearing notices were mailed out on June 30, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-106.
- 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 Wilson Ranch with 5 recommendations. There are 5 findings of fact.

**C. EXCURSION HILLS ESTATES:** The request is to create two lots from Tax Parcel D3 (Parcel 2, MSB Waiver 79-163-PWm, recorded as 19-464W) to be known as **EXCURSION HILLS ESTATES**, containing 30 acres +/- . The property is located east of N. Palmer-Fishhook Road, and directly north of E. Falk Road (Tax ID # 18N01E11D003); lying within Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6. (*Owner/ Petitioner: Ryan & Amber Laulainen / Jeremy & Elaine Ridlon; Surveyor: Keystone; Staff: Fred Wagner*)

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 June 30, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-107.
- 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 Excursion Hills Estates with 8 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 8:34 a.m. (CD: Total time: 3.27 minutes/seconds)



FRED WAGNER,  
Platting Officer

ATTEST:



SLOAN VON GUNTEN,  
Platting Administrative Specialist