

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 4, 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. **TALLERICO 2021**: The request is to create three lots from Lot 2, Block 5, Tallerico, Plat #93-142, to be known as **TALLERICO 2021**, containing 3.01 acres +/- . The property is located north of S. Knik Goose Bay Road, south of Lake Lucille, and directly adjacent to W. Minnetonka Drive and S. Endeavor Street (Tax ID # 4227B05L002); lying within Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Owner/ Petitioner: Hanson Land Solutions / Northern Quality Homes, LLC; Surveyor: HLS; 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 July 14, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-100.
- 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 Tallerico 2021 with 7 recommendations. There are 7 findings of fact.

- B. **BRU-NETTE PARK PHASE III**: The request is to create two lots from Bru-Nette Commercial Park Phase II, Plat No. 2020-088, to be known as **BRU-NETTE PARK PHASE III**, containing 13.50 acres +/- . The property is located directly northwest of E. Bogard Road, between N. Copper Creek Drive and N. Helen Lane (Tax ID # 9208000L001A); within the E ½ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in

Assembly District #4. (Owner/ Petitioner: Bru-Nette, LLC / R.I. Corporation / W&B, LLC;
Surveyor: Acutek; Staff: Fred Wagner)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 162 public hearing notices were mailed out on July 14, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-112.
- 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. Tendra Nicodemus, 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 Bru-Nette Park Phase III with 7 recommendations with modification to recommendation #2. There are 7 findings of fact.

RECOMMENDATIONS:

- Modify #2: Provide platting staff with a copy of the recorded document evidencing that Lot 1A, Bru-Nette Commercial Park, Phase III, Plat #2020-88, has been withdrawn from the condominium association prior to plat recordation.

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: 4:02 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist