

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 25, 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. **ASLS 80-36 RSB Tract A & B:** The request is to adjust the common lot-line between Tracts A & B, ASLS 80-36, Plat # 80-72, to be known as Tracts A1 & B1, containing 7.9 acres +/- . The property is located east of Amber Lake, and directly east of S. Oilwell Road, (Tax ID # 1931000T00A, 1931000T00B) lying within Section 14, Township 24 North, Range 07 West, Seward Meridian, Alaska. In Assembly District #7. (*Owner/ Petitioner: John A. Funk / Kent D. & Krystal L. Peterson; Surveyor: Fixed Heights; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 14 public hearing notices were mailed out on August 4, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-118.
- 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. John Funk, the petitioner, had no comments and agreed 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 ASLS 80-36 RSB Tract A & B with 6 recommendations. There are 3 findings of fact.

- B. **HATCHER PASS PARADISE ESTATES:** The request is to create three lots from Tract A-1, Hatcher Pass Paradise, Plat No. 2017-97 and Lots 7 & 8, Block 1, Hatcher Pass Estates, Plat No. 2007-99, to be known as Hatcher Pass Paradise Estates, containing 26.11 acres +/- . The plat is located north of E. Edgerton Parks Road (Tax ID #s 6714B01L007/L008 and 7673000T00A-1); located within the NW ¼ Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/ Petitioner: Tyler Greenstreet, HPE LLC; Surveyor: HLS; 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 30 public hearing notices were mailed out on August 4, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-119.
- 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. Tyler Green, the petitioner's representative, had no comments and agreed 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 Hatcher Pass Paradise Estates with 6 recommendations. There are 8 findings of fact.

C. CHURCH 2021: The request is to combine Tract 3, Block 1, Church subdivision, Plat No. W-18 and Tract 4A, Block 1, Church subdivision, Plat No. 2003-94 into one tract to be known as Tract A, Church 2021, containing 3.86 acres +/- . The property is located directly north of S. Knik-Goose Bay Road and east of S. Clapp Street (Tax ID # 1011B01T003 & 5391B01T004A); within the NW ¼ Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #4. (*Owner/ Petitioner: Snowbird Mini Storage, LLC; 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 39 public hearing notices were mailed out on August 4, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-122.
- 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 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 Church 2021 with 6 recommendations. There are 5 findings of fact.

D. K AND T ACRES: The request is to create two lots from Tax Parcel D2 to be known as K and T Acres, containing 88.30 acres +/- . The property is located directly north and west of N. Farm Loop and east of N. Tazlina Drive (Tax ID #18N02E18D002); within the SE ¼ Section 18, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1. (*Owner/ Petitioner: Catherine Franklin & Rebecca Washburn; Surveyor: Hanson; Staff: Kimberly McClure*)

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 August 4, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-123.
- 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 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 K and T Acres 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 8:36 a.m. (CD: Total time: 5:08 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist