

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 1, 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. UNFINISHED BUSINESS:

*(No Unfinished Business at this time)*

## 3. PUBLIC HEARINGS:

- A. **STONERIDGE HEIGHTS 2021:** The request is to create two lots from Lot 4, Block 2, Stoneridge Heights, Plat No. 77-141, to be known as Lot 4A and Lot 4B, containing 2.0 acres +/- . The plat is located north of W. Seldon Road and west of N. Tamar Road, (TAX ID # 1370B02L004), within Section 28, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Owner/ Petitioner: G & A Panoncillo Family Trust; Surveyor: Keystone; 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 35 public hearing notices were mailed out on November 10, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-178.
- 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 Stoneridge Heights 2021 with 6 recommendations. There are 6 findings of fact.

- B. **BLUEBERRY POND:** The request is to create one lot from Tract A, Green Way Subdivision, Plat No. 2021-3 and Tax Parcels B6 and A5, to be known as Blueberry Pond, containing 117.3 acres +/- . The plat is located east of S. Talkeetna Spur, south of E. Birch Creek Boulevard and north of E. Barge Drive, (Tax IDs # 25N04W29B006, 25N04W30A005, 8105000T00A); located

within Sections 29/30, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (Owner/ Petitioner: John Strassenburgh & Ruth D. Woods; Surveyor: Bull Moose; 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 41 public hearing notices were mailed out on November 10, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-181.
- 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 Blueberry Pond with 6 recommendations. There are 6 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:32 a.m. (CD: Total time: 2:13 minutes/seconds)

  
FRED WAGNER,  
Platting Officer

ATTEST:



SLOAN VON GUNTEN,  
Platting Administrative Specialist