

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 15, 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 8:32 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. GRIZZLY ACRES:** The request is to create two lots from Tract 1, Flying Crown Estates Subdivision, Plat No. 78-188, to be known as Grizzly Acres, containing 3.21 acres +/- . The plat is located directly south and east of N. Pittman Road, east of W. Silver Drive, and south of the Little Susitna River, (Tax ID #1596000T001); located within Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/ Petitioner: Roman Pugach, Lybov Pugach & Sergey Pugach; Surveyor: Bull Moose; Staff: Matthew Goddard*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 17 public hearing notices were mailed out on November 24, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-184.
- 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 Grizzly Acres with 8 recommendations. There are 7 findings of fact.

- B. VIEW POINTE AT THE RANCH 2021:** The request is to adjust the common lot line between Lot 4, Block 2, View Pointe at the Ranch, Plat No. 2020-93 and Lot 31, Block 1, View Pointe at the Ranch Addition No. 1 Phase I, Plat No. 2021-105 to be known as Lot 4A and Lot 31A,

containing .96 acres +/- . The property is located west of S. Trunk Road and south of E. Parks Highway (Tax ID # 8049B02L004 & 8049000T00B); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Owner/ Petitioner: Leonson Design LLC; Surveyor: Besse Engineering; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 26 public hearing notices were mailed out on November 24, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-183.
- 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. Rick Besse, the petitioner's representative, gave an update on the driveway permit. 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 View Pointe at the Ranch 2021 with 7 recommendations. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:35 a.m. (CD: Total time: 2:56 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist