

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 19, 2022, 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. UNFINISHED BUSINESS:

(No Unfinished Business at this time)

3. PUBLIC HEARINGS:

- A. **AROQUESTRIAN ACRES:** The request is to create two lots from Parcel A-1 of MSB Waiver Resolution No. 94-35-PWm (Tax Parcel B15) to be known as Aroquestrian Acres, containing 8.03 acres +/- . The property is located directly south of E. Palmer-Wasilla Highway, east of N. Loma Prieta Drive and west of N. Hemmer Road (Tax ID # 17N02E06B015); lying within the NW ¼ Section 06, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. This was continued from the October 20, 2021 public hearing. (*Owner/ Petitioner: Aro Properties LLC; 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 40 public hearing notices were mailed out on December 29, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-155.
- 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 Aroquestrian Acres with 9 recommendations. There are 7 findings of fact.

- B. **SANTA'S LAKE TERRACE:** The request is to combine Lots 1369-1371, Caswell Lakes, Plat #68-10, into one lot to be known as Santa's Lake Terrace, containing 1.31 acres +/- . The

property is located south of Middle Caswell Lake, north of Lower Caswell Lake, north of E. Passthebait Avenue, and directly south of S. Silver Salmon Drive (Tax ID# 6070000L1369, 6070000L1370 & 6070000L1371), lying within Section 14, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Caswell Community Council and in Assembly District #7.
(Owner/ Petitioner: Thomas & Margaret Beauvais; Surveyor: Denali North; Staff: Fred Wagner)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 36 public hearing notices were mailed out on December 29, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-196.
- 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 Santa's Lake Terrace with 5 recommendations. There are 5 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: 2:19 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist