

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 23, 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 (by Teams)
- Ms. Sloan Von Gunten, Administrative Specialist

2. UNFINISHED BUSINESS:

(No Unfinished Business at this time)

3. PUBLIC HEARINGS:

- A. **LARKSPUR ADDITION 2021**: The request is to create two lots from Lot 8, Larkspur, Plat No. 2004-44 to be known as Larkspur Addition 2021, containing 13.73 acres +/- . Lot 8B will be a flag lot. Access for both lots will be N. Larkspur Hill Circle, a Borough owned and maintained road. The property is located east of Finger Lake, south of E. Bogard Road, and west of N. Trunk Road (Tax ID # 5489000L008); within the NE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1. *(Owner/ Petitioner: Matthew and Ruth Reisterer; Surveyor: Farmer; Staff: Matthew Goddard)*

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 February 2, 2022.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2022-009.
- 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 Larkspur Addition 2021 with 6 recommendations. There are 8 findings of fact.

- B. **WEE BIT O' THE WORLD**: The request is to create three lots from Tax Parcel C7, Parcel #1, MSB Waiver 83-39PWm, recorded at 83-68w and 83-184w, to be known as Wee Bit O' The World, containing 5 acres +/- . The upper northwest corner of the parcel is crossed by the

easement of W. Beverly Lake Road (Tax ID # 18N02W34C007); within the N ½ NE ¼ SW ¼ SW ¼ Section 34, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. . (*Owner/ Petitioner: Elvira Murri; Surveyor: Farmer; 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 29 public hearing notices were mailed out on February 2, 2022.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2022-010.
- 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 Wee Bit O' The World with 9 recommendations. There are 6 findings of fact.

C. LAKE WALLACE RSB B/3 L/5A & 6A: The request is to combine Lot 5a and Lot 6a, Block 3, Lake Wallace Subdivision, Plat # 77-103, to be known as Block 3, Lot 5A-1, containing 3.68 acres +/- . The property is located south of W. Parks Highway, directly south of W. Lakeside Drive, and north of Wallace Lake (Tax ID # 1136B03L005A & 1136B03L006A); within Section 12, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Owner/ Petitioner: Shuey Trust; Surveyor: Bull Moose; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 38 public hearing notices were mailed out on February 2, 2022.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2022-011.
- 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 Lake Wallace RSB B/3 L/5A & 6A 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 8:34 a.m. (CD: Total time: 3:17 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist