

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 2, 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. **ENLOW ESTATES:** The request is to create three lots from Lot 1, Block 2, Autumn Meadows, Plat No. 2005-168, to be known as Enlow Estates, containing 5 acres +/- . The parcel is south of W. O'Brien Creek Drive and southeast of S. Knik-Goose Bay Road (Tax ID # 5778B02L001); within the NE ¼ SE ¼, Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/ Petitioner: Nicholas T. & Lori J. Enlow; Surveyor: Shadrach; 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 February 9, 2022.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2022-017.
- 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, Mr. Nicholas Enlow, asked if there were any other comments from the public. 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 Enlow Estates with 6 recommendations. There are 6 findings of fact.

- B. **MR LUCY ESTATES RSB L/1:** The request is to create two lots from Lot 1, Mr. Lucky Estates, Plat No. 2015-86 to be known as Lots 1A & 1B, containing 4 acres +/- . The property is located east of E. Outer Springer Loop, and north of E. Rocky Point Drive (Tax ID #

7435000L001); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Owner/ Petitioner: Ronald Vincent; Surveyor: Hanson; Staff: Matthew Goddard)

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 February 9, 2022.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2022-019.
- 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 Mr. Lucky Estates RSB L/1 with 6 recommendations. There are 7 findings of fact.

C. **DALKS**: The request is to combine Lot 3 and Lot 4, Lucky Lindy, Plat # 2004-157, to be known as Dalks, containing 1.84 acres +/- . The property is located north of E. Hart Lake Loop, directly south of the Wolf Lake east-west runway, and directly north of N. Skyvan Circle (Tax ID # 5602000L003 & 5602000L004); within Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (Owner/ Petitioner: Shuey Trust; Surveyor: Acutek Geomatics; Staff: Fred Wagner)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 37 public hearing notices were mailed out on February 9, 2022.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2022-018.
- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the drainage and the placement of the ditches and flooding that is occurring. There needs to be a solution to this issue if placement of the lots are near the flooding.: Mr. Dale Tallman.

Platting Officer Fred Wagner

- There being no one else 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 Dalks 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 8:348 a.m. (CD: Total time: 16:30 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist