

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 9, 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. **JEWELS ACRES RSB B/2 L/6:** The request is to create three lots from Lot 6, Block 2, Jewels Acres, Plat No. 73-97 to be known as Lots 6A, 6B & 6C, containing 3.94 acres +/- . The property is located directly north of E. Bogard Road, directly east of N. Greentree Street and west of N. Burlwood Lane (Tax ID # 6469B02L006); within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. (*Owner/ Petitioner: Sumner Company; Surveyor: Frontier; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 25 public hearing notices were mailed out on February 16, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-021.
- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the proposed lot space. Concerned on the property value and the spacing on Lot 6C as it will affect the placement of the septic. Is concerned on the driveway placement by the highway. Does not agree with the proposed design for 3 lots, and would rather see a design with 2 lots. Ms. Karen Steen.

The following person spoke regarding their concerns on the development and placement of the lots. Does not agree with the multifamily housing on these lots. Has the same concerns as Ms. Steen. Mr. Dan Magone.

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.

Mr. Wagner addressed the public concerns on the driveway and septic for the lots.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve Jewels Acres RSB B/2 L/6 with 11 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 8:49 a.m. (CD: Total time: 15:34 minutes/seconds)



FRED WAGNER,  
Platting Officer

ATTEST:



SLOAN VON GUNTEN,  
Platting Administrative Specialist