

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 6, 2022, at the Matanuska-Susitna Borough, in Conference Room 110, 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 (by Teams)
- Ms. Sloan Von Gunten, Administrative Specialist

2. UNFINISHED BUSINESS:

(No Unfinished Business at this time)

3. PUBLIC HEARINGS:

- A. **RUSELLS RIDGE**: The request is to equally adjust the common lot line between Tax Parcels B8 & B9 (Parcels 1 & 2 of MSB Waiver 86-63-PWm recorded as 86-185W) to be known as Russells Ridge, containing 10.14 acres +/- . The property is located directly north of N. Pittman Road, directly east of N. Little Nook Drive and south of W. Sunrise Road (Tax ID # 18N02W24B008 & B009); within the NW ¼ Section 24, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/ Petitioner: Roselene Christie & Cynthia Leach; Surveyor: Acutek; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 24 public hearing notices were mailed out on March 16, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-031.
- 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 Russells Ridge with 10 recommendations. There are 7 findings of fact.

- B. COYNE:** The request is to create two lots from Parcel 1A of MSB Waiver 2003-150-PWm recorded as 2003-024268-0 (Tax Parcel D13) to be known as Coyne, containing 28.6 acres +/- . The property is located west of W. Fairview Loop, north of W. Lupine Lane and southeast of S. Knik-Goose Bay Road (Tax ID # 17N02W25D013); within the E ½ Section 25, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/ Petitioner: O'Neal & Wendy Coyne; Surveyor: Bull Moose; 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 March 16, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-032.
- 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 Coyne with 6 recommendations. There are 8 findings of fact.

- C. BUTTE MEADOWS 2:** The request is to create two lots from Lot 2, Lucille Landing, Plat No. 2021-176, to be known as Butte Meadows 2, containing 12.716 acres +/- . The property is located directly south of E. Peaceful Lane, east of S. Bodenburg Loop and west of E. Mothershead Lane (Tax ID # 8227000L002); within the NE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Owner/ Petitioner: Estate of Judith C. Pearson & O'Neal & Wendy Coyne; Surveyor: Acutek; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 15 public hearing notices were mailed out on March 16, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-034.
- 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 Butte Meadows 2 with 7 recommendations. There are 7 findings of fact.

D. MSB-SELDON: The request is to create two lots from Tract A, ASLS 2004-18, to be known as MSB-Seldon, containing 156.41 acres +/- . The property is located directly west of N. Church Road and directly north of W. Seldon Road (Tax ID # 6757000T00A); within the SE ¼ Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: 49th Star; Staff: Matthew Goddard*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 24 public hearing notices were mailed out on March 16, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-033.
- 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.


Ms. Nancy Cameron, MSB LMD Agent, the petitioner, 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 MSB-Seldon with 6 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 8:37 a.m. (CD: Total time: 4:34 minutes/seconds)


FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist