

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 27, 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. GREEN MOUNTAIN ESTATES ADDITION 1:** The request is to create three lots from Lots 1 and 2, Green Mountain Estates, Plat No. 2018-17 to be known as Green Mountain Estates Addition 1, containing 18.66 acres +/- . The property is located south of S. Knik Goose Bay Road, east of W. Fairview Loop, and directly south of W. Top of the World Circle (Tax ID # 7736000L001 / L002); within the SW ¼ Section 19, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Owner/ Petitioner: Green Door Group, LLC; Surveyor: Edge; Staff: Matthew Goddard)*

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 49 public hearing notices were mailed out on April 6, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-039.
- 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 Green Mountain Estates Addition 1 with 6 recommendations. There are 7 findings of fact.

- B. MCPHERSON RSB B/6 L/6-7:** The request is to create one lot from Lots 6 & 7, Block 6, McPherson, Plat No. 18-266, to be known as Lot 6A, containing 1.15 acres +/- . The property is located north of the Matanuska River, north of N. Glenn Highway, west of N. Chickaloon Way,

east of N. Park Street, and directly south of E. McPherson Avenue (Tax ID # 4004B06L006/L007); within Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Owner/ Petitioner: Virginia Spitzer Living Trust / Virginia Spitzer – Trustee; 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 33 public hearing notices were mailed out on April 6, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-041.
- 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 McPherson RSB B/6 L/6-7 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: 2:11 minutes/seconds)

  
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FRED WAGNER, PLS  
Platting Officer

ATTEST:

  
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SLOAN VON GUNTEN,  
Platting Administrative Specialist