

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 4, 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
- Ms. Sloan Von Gunten, Administrative Specialist

## 2. UNFINISHED BUSINESS:

- A. **TREASURE ISLAND RSB B/2 L/32-34**: The request is to combine Lots 32-34, Block 2, Treasure Island Subdivision, Plat #71-33 into one lot to be known as Lot 34A, containing 1.43 acres +/- . The property is located west of N. Pittman Road, south of N. Diamond Lane, and directly south of W. Captain Hook Drive (Tax ID# 6319B02L032, 6319B02L033 & 6319B02L034), lying within Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/ Petitioner: Robert Dan Ferguson; 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 51 public hearing notices were mailed out on April 13, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2021-144.
- 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 Treasure Island RSB B/2, L/32-34 with 5 recommendations. There are 5 findings of fact.

## 3. PUBLIC HEARINGS:

- A. **CRABB ESTATES**: The request is to create three lots from Tax Parcel C10, Parcel #2, Forty-Acre Exemption 2012-59-EXM, recorded as 2012-017200-20, to be known as Crabb Estates, containing 120.11 acres +/- . The parcel is north of the E. Jensen Road and west of E. Crabb Circle (Tax ID # 18N01E12C010); within the W ½ Section 12, Township 18 North, Range 01

East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/ Petitioner: Ric F. Black; Surveyor: HLS; 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 28 public hearing notices were mailed out on April 13, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-043.
- 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 Crabb Estates with 7 recommendations. There are 8 findings of fact.

**B. B & B PROPERTIES RSB TRACT A:** The request is to create two lots from Tract A, B & B Properties, Plat No. 2019-148 to be known as Lots 1 and 2, containing 37.02 acres +/- . Both proposed lots will take access off of E. Doc Mckinley Avenue. The property is located south and east of the Matanuska River, north of E. Doc Mckinley Avenue and west of S. Jessie Jo Place(Tax ID # 7951000T00A); within the SE ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Owner/ Petitioner: Bret McDunn; Surveyor: HLS; Staff: Matthew Goddard*)

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 April 13, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-045.
- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the development of the lots and how the new petitioner/owners acquired the property. Is against the platting action: Mr. Scott Vukich.

The following person spoke regarding their concerns about how the petitioner/owner acquired the property too. Concerned on the road and updates needed to improve that area. The previous owner told them that they would not subdivide the property. Stated they would like more research done by a lawyer on the ownership. Mr. Israel Hale.

The following person spoke regarding their concerns on the development and placement of homes will go on the property as there is erosion by the river and removal of house from this area is high. Is against this action on subdividing: Mr. Kevin Arneson.

The following person spoke regarding having the same concerns as the other members of the public that spoke. Does not agree to this case action. Is against the different things going on out in this area: Mr. Mike Moore.

The following person spoke regarding their concerns on the petitioner's decision to divide property. Roads need to be improved. Very concerned and against the noise with motorcycles and guns being shot on the property and the area. Is against the platting action: Mr. Mark Bauer.

The following person spoke regarding having the same concerns as the other members of the public that spoke. Concerned that the owners did a misappropriation of funds and the ownership is questionable. On the northern part of the property the abutments does not look very good and is concerned on the safety with the river. Is against the platting action: Ms. Kellyn Sliwinski.

Platting Officer Fred Wagner:

- Addressed the public concerns and went over different aspects of the case. Answered questions from the public.
- 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 B & B Properties RSB Tract A 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 9:05 a.m. (CD: Total time: 31:01 minutes/seconds)



FRED WAGNER, PLS  
Platting Officer

ATTEST:



SLOAN VON GUNTEN,  
Platting Administrative Specialist