

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 25, 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:

3. PUBLIC HEARINGS:

- A. **BIRDSELL 2022:** The request is to create one lot from Lots 23 & 24, Block 2, Birdsell Subdivision, Plat #61-53, to be known as Birdsell 2022, containing 1.04 acres +/- . The plat is located east of N. Pittman Road, north of Rainbow Lake, and directly south of N. Birdsell Drive (Tax ID # 6040B02L023 & 24); within Section 03, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/ Petitioner: Jon Stengrim; Surveyor: Lavender; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 30 public hearing notices were mailed out on May 4, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-062.
- 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 Birdsell 2022 with 5 recommendations. There are 5 findings of fact.

- B. **NOLAN ADD 1 RSB L/1-3 & L/5:** The request is to create three lots from Lots 1, 2, 3 & 5, Nolan Addition #1, Plat No. 95-71 to be known as Nolan Additions #1 Lots 2A, 3A & 5A, containing 13.01 acres +/- . The property is located directly south of W. Big Lake Lodge Road and west of S. Big Lake Road (Tax ID # 4464000L001, L002, L003 & L005); within the SE ¼ Section 21, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake

Community Council and in Assembly District #5. (*Owner/ Petitioner: McKenna Brothers Properties; Surveyor: Frontier; Staff: Matthew Goddard*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 44 public hearing notices were mailed out on May 4, 2022.

Platting Officer Fred Wagner opened the case file:

- Gave an overview of the case, #2022-061.
- 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 Nolan Addition #1 RSB L/1-3 & L/5 with 7 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 8:32 a.m. (CD: Total time: 2:09 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist