

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 3, 2023, 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 am. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

**A. Introduction of Staff**

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. NEW HOPE ESTATES RSB B3 L6-7:** The request is to create three lots from Lots 6 & 7, Block 3, New Hope Estates, Plat No. 2022-114, to be known as **LOTS 6A, 7A & 7B**, containing 19.837 acres +/- . The parcel is located south of N. Wasilla-Fishhook Road, southwest of N. Hope Farm Road and will be accessed by E. Heavenly Circle, Tract A of New Hope Estates (Tax ID#s 8313B03L006/L007); within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Dave Hale, PLS, R&M Consultants, Staff: Amy Otto-Buchanan, Case # 2023-035)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 16 public hearing notices were mailed out on April 7, 2023.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

Dave Hale, the petitioner's representative agrees with the conditions of approval.

Discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 7 conditions. There are 7 findings of fact.

- B. BUSH PILOTS ESTATES PHASE 1 RSB B2 L3 & TRACT A:** The request is to create two lots from Lot 3, Block 2 and Tract A of Bush Pilot Estates Phase I, Plat No. 2015-38, to be known as **LOTS 3A and TRACT A-1**, containing 14.92 acres +/- . The parcel is located south of the intersection of W. Big Lake Road and W. Parks Highway, south of W. Padre Pio Road and borders on Johnson Pond (Tax ID#s 7399000T00A & 7399B02L003); within Section 13, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Big Lake

Community Council and Assembly District #5. (*Petitioner/Owner: Robbie A. & Rebecca Smart, Bush Pilot Estates, LLC, Staff: Amy Otto-Buchanan, Case # 2023-041*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 29 public hearing notices were mailed out on April 7, 2023.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 7 findings of fact.

#### 4. **OLD BUSINESS**

- A. **MILLHOUSE ESTATES:** The request is to combine Tax Parcel D4 (Government Lot 9) in Section 2 with Tax Parcels A19 & A20 (Parcels 1 & 2, MSB Waiver 85-22-PWm, recorded as 85-108W) in Section 11 and Lot 1, Block 2 of BMB Subdivision (Plat #86-154) into one lot to be known as, **Millhouse Estates**, containing 15.2 acres +/- . Located northwest of E. Palmer-Wasilla Highway and west of E. Myrtle Avenue, with lake frontage on Wasilla Lake {Tax ID #17N01 W02D004, 17N01W11A019, 17N01W11A020, and 3283B02L001) within the SE¼ Section 2 and NE¼ Section 11, Township 17 North, Range 01 West, Seward Meridian. In Assembly District #4 Robert Yundt. (*Petitioner/Owner: Sandra D. Millhouse, Staff: Chris Curlin, Case # 2020-009*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 27 public hearing notices were mailed out on April 7, 2023.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

Platting Officer, Fred Wagner invited the petitioner or their representative to provide their comments.

Ellery Gibbs, the petitioner's agrees with the conditions of approval.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

**5. ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:34 a.m.

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer