

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 26, 2023, at the Matanuska-Susitna Borough, 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. Theresa Taranto, Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **PRECISION FRONTIERS, LLC:** The request is to combine lots 11, 12 and 13, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known as **Precision Frontiers**, containing 1.41 acres +/- . The property is located north of E. Baker Boulevard, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B07L011, L012, and L013); within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1. (*Petitioner/Owner: MSB Land Management, Precision Frontiers, LLC, Staff: Chris Curlin, Case # 2023-075*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 40 public hearing notices were mailed out on July 3, 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.

Lisa Gray, the petitioner's representative agrees with all the conditions.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 5 conditions. There are 5 findings of fact.

- B. **RYAN'S FINGER LAKE COVE:** The request is to create two lots from Lots 3, 4, 5 & 6, Block 1, Finger Lake Subdivision, Plat No. 60-12, to be known as **Ryan's Finger Lake Cove**, containing 0.46 acres +/- . The property is located south of E. Bogard Road, directly west of N. Keith Street and directly east of Finger Lake (Tax ID # 6017B01L003/ L004/ L005 & L006); within the NE ¼ Section 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Ryan Burke, Staff: Matthew Goddard, Case # 2023-076*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 30 public hearing notices were mailed out on July 3, 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, Ryan Burke had no comment.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 5 conditions. There are 5 findings of fact.

- C. **DOUGLAS FIR**: The request is to create two lots from Lot 4, Block 4, Devon Wood I, Plat No. 84-232, to be known as **Douglas Fir**, containing 2.75 acres +/- . Parcels are located southwest of E. Schrock Road, north of E. Seldon Road and northwest of N. Lucille Street (Tax ID# 2855B04L004); lying within the NW ¼ SW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Amanda Schou, Staff: Amy Otto-Buchanan, Case # 2023-080*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 30 public hearing notices were mailed out on July 3, 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.

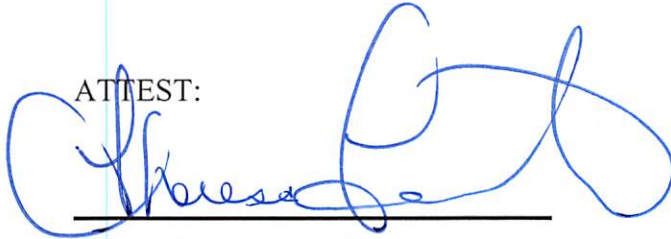
Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 6 findings of fact.

4. 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

The extension of the regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 26, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:45 p.m. by Platting Officer Fred Wagner.

Platting Officer Fred Wagner stated that we are here to reconvene our Abbreviated Plat Hearing from this morning, July 26, 2023, 8:30 a.m., due to a clerical error with incorrect meeting time in the public notice for Douglas Fir.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

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

Platting Officer Fred Wagner stated he rescinded decisions from this morning's meeting, regarding Douglas Fir.

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **DOUGLAS FIR:** The request is to create two lots from Lot 4, Block 4, Devon Wood I, Plat No. 84-232, to be known as **Douglas Fir**, containing 2.75 acres +/- . Parcels are located southwest of E. Schrock Road, north of E. Seldon Road and northwest of N. Lucille Street (Tax ID# 2855B04L004); lying within the NW ¼ SW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Amanda Schou, Staff: Amy Otto-Buchanan, Case # 2023-080*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 30 public hearing notices were mailed out on July 3, 2023.

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

The following person spoke:

- Kelly Hammer- opposed of development
 - Concerns of land preservation
 - Water table
 - Peace and quiet

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

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

Gary LoRusso, the petitioner's representative agrees with the conditions.

Platting Officer, Fred Wagner closed the petitioner comment period.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 6 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 1:50 p.m.

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist



FRED WAGNER, PLS
Platting Officer