

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 27, 2023, at the Matanuska-Susitna Borough, Conference Room 110, 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. HOMESITE TRACT 100 RSB L2A & L3A:** The request is to create two lots from Lots 2A & 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as **LOT 2A1 and LOT 3A1**, containing 10.56 acres +/- . Parcels are located east of N. Glenn Highway and north of W. Bogard Road and W. Recon Circle (Tax ID# 7864000L002A/L003A), lying within the S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. *(Petitioner/Owner: Roland Properties, LLC, Staff: Matthew Goddard, Case #2023-100)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 67 public hearing notices were mailed out on September 5, 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 8 conditions. There are 8 findings of fact.

- B. WINDY MOUNTAIN ACRES:** The request is to create two lots from Parcels A6 and B4, Waiver Resolution # 96-3, recorded as 1996-003118-0, to be known as **Windy Mountain Acres**, containing 51 acres +/- . The property is located directly east of the Matanuska River, directly north of E. Pippel Circle, and directly west of N. Clark-Wolverine Road; (Tax ID # 18N02E27A006 & 18N02E27B004), within the SE $\frac{1}{4}$ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in

Assembly District #1. (*Petitioner/Owner: Hanson Land Solution, Stephanie Gaiser, Staff: Chris Curlin, Case #2023-103*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 11 public hearing notices were mailed out on September 5, 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 and his representative were present and had no comment.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

- C. **SIMMONS:** The request is to create three lots from Parcel #2, Waiver Resolution # 83-130-PWm, recorded as 1983-030091, to be known as **Simmons**, containing 5 acres +/- . The property is located directly east of N. Anning Drive, directly north of W. Delroy Road, and west of N. Saige Boulevard;(Tax ID# 18N03W35C006), within the SW ¼ Section 35, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Keith & Victoria Simmons, Staff: Chris Curlin, Case #2023-105*)

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 September 5, 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 6 conditions. There are 5 findings of fact.

- D. **ROWDY BOY ACRES:** The request is to create four lots Tax Parcel C3 (S ½ E ½ E ½ SW ¼ Section 24), to be known as **Rowdy Boy Acres**, containing 20.04 acres +/- . Parcel is

located north of W. Roberts Drive and Crystal Lake, west of Long Lake, east of N. Florence Drive and directly west of N. Michigan Street (Tax ID# 19N05W24C003); lying within the S ½ E ½ E ½ SW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. (*Petitioner/Owner: Kiel & Jolynn Hansen, Staff: Amy Otto-Buchanan, Case # 2023-102*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 28 public hearing notices were mailed out on August 30, 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 8 findings of fact.

- E. **CONNER HEIGHTS RSB B1/L5:** The request is to create two lots from Lot 5, Conner Heights (Plat 2014-37), to be known as **Conner Heights 5A & 5B, Block 1**, containing 3.92 acres +/- . The property is located south of W. Willow-Fishhook Road, and directly west of W. Bading Lane; (Tax ID#7286B01L005) within the SE ¼ Section 33, Township 20 North, Range 03 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7. (*Petitioner/Owner: Michael and Dala Conner, Staff: Chris Curlin, Case # 2023-101*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 12 public hearing notices were mailed out on August 30, 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.

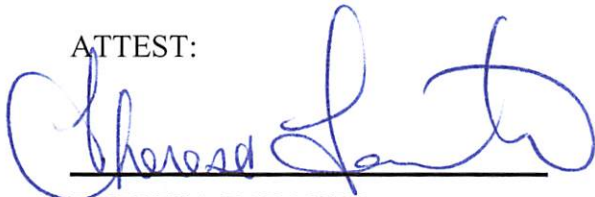
Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:36 a.m.

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist



FRED WAGNER, PLS
Platting Officer