

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 25, 2023, at the Matanuska-Susitna Borough, Assembly Chamber, 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. SKY MOUNTAIN TERRACE RSB L1 & 2:** The request is to create one lot from Lot 1 and Lot 12, Sky Mountain Terrace, Plat No. 77-138, to be known as **LOT 1A**, containing 2.04 acres +/- . Parcel is located south of W. Fairview Loop and directly east of S. Sky Circle (Tax ID# 1369000L001\L012); lying within Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council Knik-Fairview and Assembly District #3. *(Petitioner/Owner: Linda Joann Ducey, Staff: Amy Otto-Buchanan, Case #2023-112)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 19 public hearing notices were mailed out on October 4, 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 5 conditions. There are 5 findings of fact.

- B. SUSLOSITNA PLACE 2023:** The request is to adjust the common lot line between Lots 2 & 3, Suslositna Place, Plat No. 2021-117 to be known as **Suslositna Place 2023**, containing 1.84 acres +/- . The property is located south of W. Schrock Road, west of E. Schrock Road and east of N. Infinite Road (Tax ID # 8177B05L002 / L003); within the NW ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Pavel Chebukin, Nathan Hassel & Darlene Hassel)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 24 public hearing notices were mailed out on October 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 6 conditions. There are 8 findings of fact.

- C. **CAULKINS RSB LOT 1:** The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop (Tax ID # 4169000L001); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case # 2023-115*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 65 public hearing notices were mailed out on October 3, 2023.

Platting Officer, Fred Wagner stated that:

- Applicant applied with 30-foot-wide proposed lot.
- MSB 43.20.300(E)(5)(b) requires lots to be the minimum 40 feet wide for lots containing 3 acres or less.
- Petitioner has submitted new design.
- Staff is requesting a continuation to November 8, 2023.

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

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

- 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 the continuation of Caulkins RSB to November 8, 2023.

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