

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 8, 2020, at the Matanuska-Susitna Borough, Conference Room 110, 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. PUBLIC HEARINGS

- A. **SUNSHINE HANNA:** The request is to combine Tax Parcels C11, C14, & C15 into one lot to be known as **Sunshine Hanna**, containing 8.63 acres +/- . This project is located west of S. Talkeetna Spur and north of E. Shade Tree Drive. (Tax ID #24N04W21C011, 24N04W21C014, 24N04W21C015); within Section 21, Township 24 North, Range 04 West, Seward Meridian. Community Council: Talkeetna and in Assembly District #7 Tam Boeve. (*Owner/Petitioner: Kenneth & Prawn Miller; Surveyor Acutek; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 17 public hearing notices were mailed out on December 18, 2019.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2019-176.
- Staff recommended approval of the case with findings of fact & conditions.

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.

Platting Officer Fred Wagner 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 discussion moved to the motion.

MOTION: Platting Officer Fred Wagner approved Sunshine Hanna with 5 recommendations. There are 6 findings of fact.

- B. **JOHNNY DAE FARMS:** The request is to combine Lots 28 & 29, Rustic Wilderness Division 1, Plat 72-67, into one lot to be known as **Lot 1, Johnny Dae Farms**, containing 0.92 acres +/- . This project is located west of mile 80 Parks Highway and east of S. Airpark Place (Tax ID #6274000L028, 6274000L029); within Section 25, Township 21 North, Range 05 West, Seward

Meridian. Community Council: Willow and in Assembly District #7 Tam Boeve
(Owner/Petitioner: Olin & Dotty Hammack; Surveyor: Southwest Alaska; Staff: Peggy Horton)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 41 public hearing notices were mailed out on December 18, 2019.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2019-178.
- Staff recommended approval of the case with findings of fact & conditions.

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.

Platting Officer Fred Wagner 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 discussion moved to the motion.

MOTION: Platting Officer Fred Wagner approved Johnny Dae Farms with 5 recommendations.
There are 5 findings of fact.

C. LONGENECKER HOMESTEAD RSB L/3: The request is to create three lots from Lot 3, Longenecker Homestead, Plat No. 2016-77, to be known as **LOTS 3A, 3B and 3C Longenecker Homestead**, containing 26.41 acres +/- . The plat is located north of W. Carmel Road, and west and north of S. Knik Knack Mud Shack Circe, (Tax ID #57542000L003); within the SW ¼ SW ¼ Section 32, Township 17 North, Range 02 West, Seward Meridian. Community Council: Knik-Fairview Assembly District #5 Dan Mayfield. (Owner/Petitioner: Harvey L. Longenecker; Surveyor: Bull Moose; Staff: Amy Otto-Buchanan)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 13 public hearing notices were mailed out on December 18, 2019.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2019-179.
- Staff recommended approval of the case with findings of fact & conditions.

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.

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

Mr. Larry Longenecker, the Petitioner, had concerns & questions regarding the roadway construction as finding #8 and recommendation #6 conflict with each other. Has concerns regarding Recommendation #4 as he would like more information regarding the senior exemption payback.

Platting Officer Fred Wagner closed the petitioner's comments and discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to continue Longenecker Homestead RSB L/3.

3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 9:16 a.m. (CD: Total time: 33:22 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist