

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 15, 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. **JENSEN RSB L/9-10:** The request is to create one lot from Lots 9 and 10, Jensen Subdivision, Plat No. 95-89, to be known as **LOT 9A, JENSEN**, containing 2.99 acres +/- . The plat is located north of E. Parks Highway and north of S. Tanya Court, (Tax ID #s 51519000L009/L010); within the NW ¼ NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian. Community Council: Gateway Assembly District #2 Stephanie Nowers (*Owner/Petitioner: Matthew McKenna; 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 public hearing notices were mailed out on December 26, 2019.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2019-183.
- 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 Jensen RSB L/9-10 with 6 recommendations. There are 4 findings of fact.

FINDINGS:

- **Modify #3:** There were no objections from the public in response to the Notice of Public Hearing. There was one objection received by email prior to meeting.

B. CARTER RSB B/2 L/4-5: The request is to create two lots from Lots 4 and 5, Block 2, Carter Subdivision, Plat No. 63-24, to be known as **LOTS 4A and 5A; CARTER**, containing .56 acres +/- . The plat is located south of W. Parks Highway, east of Lake Lucille, north of E. Lake View Avenue and east of S. Lake Street, (Tax ID #s 51010B02L004/L005); within the City of Wasilla, NW ¼ SW ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian. Assembly District #4 Ted Leonard (*Owner/Petitioner; Jennifer Ann Messick and Walter E. Gilmour; 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 14 public hearing notices were mailed out on December 26, 2019.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2019-184.
- Staff recommended approval of the case with findings of fact & conditions.

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

The following person had concerns in regards to the development of the properties and the impact it will do to the other owners in the area: Mr. Rick Wernofsky

There being no one else 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 Carter RSB B/2 L/4-5 with 7 recommendations. There are 9 findings of fact.

3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:41 a.m. (CD: Total time: 10:07 minutes/seconds)



FRED WAGNER,
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist