

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 29, 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. **TAYLOR POND:** The request is to divide ASLS 77-040 (Plat #79-112) into two lots to be known as **Taylor Pond**, containing 4.99 acres +/- . This project is located west of Oilwell Road and south of Petersville Road (Tax ID #17440000000), within Section 34, Township 25 North, Range 08 West, Seward Meridian. Assembly District #7 Tam Boeve (*Owner/Petitioner: Maynard Taylor; Surveyor: T&M; Staff: Cheryl Scott*)

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 January 8, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2019-188.
- 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 Taylor Pond with 5 recommendations. There are 5 findings of fact.

- B. **ELDRIDGE:** To subdivide Tract A, ASLS 82-086 (Plat #84-16) into three lots to be known as **Eldridge Subdivision**, containing 39.63 acres +/- . This project is located north of Petersville Road and east of Seventeen Mile Creek (Tax ID #2714000T00A), within Section 23, Township 26 North, Range 07 West, Seward Meridian. Community Council: Trapper Creek and in Assembly District

#7 Tam Boeve (*Owner/Petitioner: Hanson Land solutions / Kendall Eldridge; Surveyor: Hanson; Staff: Cheryl Scott*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 8 public hearing notices were mailed out on January 8, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-002.
- 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. Craig Hanson, the petitioner's representative, had no comment.

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

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

C. DELAND ESTATES: The request is to create two lots from Lot 6, Block 3, Lepak Subdivision, Phase 1, Plat No. 82-91, to be known as **DELAND ESTATES**, containing 2.1 acres +/- . The project is located east of E. Outer Springer Loop, west of the Matanuska River and north of E. Lawalter Road and directly east of N. Deland Street (Tax ID # 52329B03L006), within the NW ¼ NW ¼ Section 10, Township 17 North, Range 02 West, Seward Meridian. Assembly District #2 Stephanie Nowers (*Owner/Petitioner: Timothy James & Meghan Kathryn Deland; Surveyor: Keystone; 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 11 public hearing notices were mailed out on January 8, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-001.
- 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.

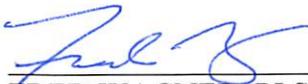
Mr. Gary LoRusso, the petitioner's representative, had no comments.

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

MOTION: Platting Officer Fred Wagner approved Deland Estates 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 8:35 a.m. (CD: Total time: 3.45 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist