

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 26, 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. **STRINGFIELD:** The request is to divide Tax Parcel D15 (Parcel 1 of MSB Waiver 84-12-PWm, recorded as 84-33W), into two lots to be known as **Stringfield**, containing 65.62 acres +/- . Pioneer Peak Elementary School is located on proposed Lot 2. No alteration to school property is proposed. This project is located north of the Palmer-Wasilla Highway, bisected by N. Stringfield Road (Tax ID #18N01E34D015), within Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #1 Tim Hale (*Owner/Petitioner: Matanuska-Susitna Borough; Surveyor: CPD; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 19 public hearing notices were mailed out on February 5, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-016.
- 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.

Ms. Nancy Cameron, MSB Land Management Agent, agrees with all the recommendations.

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

MOTION: Platting Officer Fred Wagner approved Stringfield with 5 recommendations. There are 8 findings of fact.

- B. **MSB-WINDSONG I:** The request is to create 4 lots from a combination of Lots 7, 8, & 9, Block 4 and Lots 9, 14, 15, 16, 18, & 19, Block 5, Windsong Subdivision, Plat 76-110, to be known as **MSB-Windsong I**, containing 4.87 acres +/- . This project is located northwest of S. Old Glenn

Highway and east of S. River Drive (Tax ID # 1169B4L007, 1169B04L008, 1169B04L009, 1169B05L009, 1169B05L014, 1169B05L015, 1169B05L016, 1169B05L018, 1169B05L019); located within the SE ¼ Section 08 and NE ¼ Section 17, Township 16 North, Range 02 East, Seward Meridian, Alaska. Community Council: South Knik and in Assembly District #1 Tim Hale (*Owner/Petitioner: Matanuska-Susitna Borough; Surveyor: CPD; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 30 public hearing notices were mailed out on February 5, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-018.
- 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 spoke regarding concerns about the drainage to his area and on lot 9. Would like to see lot 9 not part of the action to help with the flooding in the spring: Mr. Marc Vradenburg

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.

Ms. Nancy Cameron, MSB Land Management Agent, agrees with all the recommendations. Is willing to work with Mr. Vradenburg and his concerns on the drainage and to do an easement.

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

MOTION: Platting Officer Fred Wagner approved MSB-Windsong I with 4 recommendations and modification to finding #3. There are 6 findings of fact.

FINDINGS:

- **Modify #3:** There were no objections from any borough department, outside agency. There were 2 comments from the public which land management will address and find resolution to.

C. MSB-WINDSONG II: The request is to create 4 lots from a combination of Lots 3 & 4, Block 2 and Lots 1, 2, 3, 4, 8, 9, & 47, Block 10, Windsong Subdivision, Plat 76-110, to be known as **MSB-Windsong II**, containing 4.86 acres +/- . This project is located northwest of S. Old Glenn Hwy and along S. River Dr. (1169B02L003, 1169B02L004, 1169B10L001, 1169B10L002, 1169B10L003, 1169B10L004, 1169B10L008, 1169B10L009, 1169B10L047); located within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the Community Council: South Knik and in Assembly District #1 Tim Hale (*Owner/Petitioner: Matanuska-Susitna Borough; Surveyor: CPD; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 32 public hearing notices were mailed out on February 5, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-019.
- 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.

Ms. Nancy Cameron, MSB Land Management Agent, agrees with all the recommendations.

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

MOTION: Platting Officer Fred Wagner approved MSB-Windsong II with 4 recommendations.
There are 6 findings of fact.

D. STARS AND STRIPES: The request is to divide Lot 5, Block 1, Rambling Hills Estates, Phase 1, Plat 2004-86, into two lots to be known as **STARS AND STRIPES**, containing 3.66 acres +/- . This project is located west of S. Foothills Boulevard and north of W. Lollybrock Drive (Tax ID #5549B01L005); within the NE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Knik-Fairview and in Assembly District #5 Dan Mayfield (*Owner/Petitioner: Sergei Prokoshev; Surveyor: CPD; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 15 public hearing notices were mailed out on February 5, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-020.
- 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 Stars and Stripes with 5 recommendations.
There are 7 findings of fact.

3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:43 a.m. (CD: Total time: 11:55 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist