

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 11, 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. **ZERKEL ESTATES:** The Request is to divide Tax Parcel C5 (Govt Lot 4) into two lots to be known as **ZERKEL ESTATES**, containing 35.95 acres +/- . This project is located east of Mile 3 of N. Palmer-Fishhook Road and east of N. Tazlina Drive (Tax ID #18N02E18C005); within Section 18, Township 18 North, Range 02 East, Seward Meridian. Community Council: Farm Loop and in Assembly District #1 Tim Hale (*Owner/Petitioner: Kirk and Katherine Zerkel; Surveyor: Strager; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 23 public hearing notices were mailed out on February 19, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-027.
- 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 Zerkel Estates with 5 recommendations. There are 9 findings of fact.

- B. **TIMBER ARROW:** The request is to divide Tax Parcel B6 (Parcel A, MSB Waiver 75-49, recorded as 79-212W) into three lots, to be known as **Timber Arrow**, containing 4.34 acres +/- . This project is located southeast of the intersection of E. Palmer-Wasilla Highway and N. Vroman Drive (Tax ID #17N01E02B006); within Section 02, Township 17 North, Range 01 East, Seward

Meridian. Community Council: Gateway and in Assembly District #2 Stephanie Nowers
(Owner/Petitioner: Dustin Czachowicz; Surveyor: Hanson; 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 February 19, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-029.
- 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, 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 Timber Arrow with 8 recommendations.
There are 7 findings of fact.

C. **ALASKA GARDENS**: The request is to create one lot from Lots 2, 3 & 4, Block 4, On the Iditarod, Plat # 93-25 to be known as **Alaskan Gardens**, containing 7.68 acres +/- . This project is located directly west of S. Malemute Run Drive and northwest of S. Knik-Goose Bay Road (Tax ID #'s 4125B04L002, 4125B04L003 & 4125B04L004); within Section 24, Township 16 North, Range 03 West, Seward Meridian. Community Council: Knik-Fairview and in Assembly District #5 Dan Mayfield (Owner/Petitioner: Gary B. Jones; Surveyor: Bull Moose; Staff: Cheryl Scott)

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 19, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-028.
- 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 Alaskan Gardens with 5 recommendations. There are 5 findings of fact.

D. SILVER BLUFF ESTATES: The request is to divide Tax Parcel B5 into four lots to be known as **Silver Bluff Estates**, containing 9.64 acres +/- . All lots will share one common access point onto the Glenn Highway. This project is located southeast of N. Glenn Highway and east of N. Soapstone Road (Tax ID #18N02E10B005), within Section 10, Township 18 North, Range 02 East, Seward Meridian. Community Council: Buffalo-Soapstone and in Assembly District #1 Tim Hale (*Owner/Petitioner: Scott & Michelle Wirtanen; Surveyor: Keystone; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 9 public hearing notices were mailed out on February 19, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-030.
- 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 water wells and the bluff erosion: Ms. Chris Hughes

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.

Mr. Gary LoRusso, the petitioner's representative, would like to modify the wordage to recommendation #4.

RECOMMENDATIONS:

- Modify #4: Surveyor to provide letter that the two driveways have been consolidated into one and provide a copy of the ADOT&PF driveway permit for the new single access.

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

MOTION: Platting Officer Fred Wagner approved Silver Bluff Estates with 7 recommendations. There are 8 findings of fact.

3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:42 a.m. (CD: Total time: 10:55 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist