

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 13, 2020, at the Matanuska-Susitna Borough, Assembly Chambers, 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. **STEWARTS PLACE:** The request is to create two lots from Tax Parcel C5, to be known as **Stewart's Place**, containing 4.99 acres +/- . The plat is located north of E. Palmer-Wasilla Highway, east of N. Trunk Road and west of N. 49<sup>th</sup> State Street (Tax ID # 118N01E35C005); within the E ½ SE ¼ SE ¼ SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #1 Tim Hale (*Owner/Petitioner: Scott D. & Laura A. Steward; Surveyor: Farmer Surveyor; 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 46 public hearing notices were mailed out on March 11, 2020 and April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-037.
- 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.

By email 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 Stewarts Place with 5 recommendations. There are 9 findings of fact.

- B. **BERBERICH ESTATES:** The request is to create two lots from Parcel #1, MSB Waiver 74-14, recorded as 79-91w, Tax Parcel A15, to be known as **Berberich Estates**, containing 2.5 acres +/- . The plat is located south and west of E. Outer Springer Loop, (Tax ID # 117N02E09A015);

within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and in Assembly District #2 Stephanie Nowers (Owner/Petitioner: Donald Berberich, Executor, Estate of Patricia W. Berberich; Surveyor: Hanson; 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 March 11, 2020 and April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-040.
- 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 Berberich Estates with 8 recommendations. There are 9 findings of fact.

C. **LONG LAKE RETREAT**: The request is to create three lots from Parcel #2, Willow Woods South, Plat No. 2000-36 and Government Lot 17 (Tax Parcel A6), to be known as **Long Lake Retreat**, containing 7.68 acres +/- . The plat is located northwest of E. Crystal Lake Road, west of N. Long Lake Shores Drive and east of Long Lake, (Tax ID #s 219N05W25A006 & 54957000P002) within the NW ¼ NW ¼ Section 30 and the NE ¼ NE ¼ Section 25, Township 19 North, Range 05 West, Seward Meridian, Alaska. Community Council: Willow Area and in Assembly District #7 Tam Boeve (Owner/Petitioner: Rob M. & Delores K. Merchant and Wayne H. & Vanessa K. Jones; Surveyor: R&K Land Surveyors; 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 26 public hearing notices were mailed out on March 11, 2020 and April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-041.
- 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 Long Lake Retreat with 5 recommendations. There are 10 findings of fact.

**D. LAKE PARK RSB B/4 L/26-27:** The request is to create one lot from Lots 26 & 27, Block 4, Lake Park, Plat #62-24 to be known as **Lake Park B/4 L/26A**, containing 0.51 acres +/- . This project is located east of S. Park Lane and northwest of S. Big Lake Road (Tax ID 6173B04L026 & 6173B04L027), within NW ¼ Section 28, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District #5 Dan Mayfield (*Owner/Petitioner: Walch Family Trust; Surveyor: Alaska Land Surveying; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 54 public hearing notices were mailed out on March 18, 2020 and April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-044.
- 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. Kenneth Walch, the petitioner, 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 Lake Park RSB B/4 L/26-27 with 4 recommendations. There are 5 findings of fact.

**E. BAY CITY ACRES:** The request is to divide Tax Parcel D5 (Parcel 2 of MSB 40-Ac Exemption, Recorded as 2019-029082-0) into 4 lots to be known as **Bay City Acres**, containing 40 acres +/- . This project is located east of W. Point MacKenzie Road and north of W. Alsop Road (Tax ID #15N04W25D005), within SE ¼ SE ¼ Section 25, Township 15 North, Range 04

West, Seward Meridian, Alaska. In Community Council: Pt. MacKenzie and in Assembly District #5 Dan Mayfield (*Owner/Petitioner: Daniel & Rosalie Talbert; Surveyor: Lavender Surveying; 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 March 18, 2020 and April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-045.
- 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 Bay City Acres with 5 recommendations. There are 6 findings of fact.

**F. UPWIND:** The request is to divide Tax Parcel B7 into two lots to be known as **Upwind**, containing 4.19 acres +/- . This project is located east of S. Big Lake Road and directly south of W. Aero Lane (Tax ID 17N03W27B007), within Section 27, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council: Big Lake and Assembly District #5 Dan Mayfield (*Owner/Petitioner: Equity Trust FBO Deborah M. Bitney IRA; Surveyor: R&K Land Surveyor; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 31 public hearing notices were mailed out on March 18, 2020 and April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2017-075.
- 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. Deborah Bitney, the petitioner, had no comments and 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 Upwind with 5 recommendations. There are 12 findings of fact.

**G. SHERROD RSB B/1A L/1-3:** The request is to create one lot from Lots 1-3, Block 1A, Sherrod, Plat #12-204 to be known as **Lot 3A, Sherrod**, containing .69 acres +/- . This project is located on the northwest corner of E. Dolphin Avenue and N. Gulkana Street in the City of Palmer. (Tax ID #5018B1AL001, 5018B1AL002 & 5018B1AL003), within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: N/A and Assembly District #2 Stephanie Nowers (*Owner/Petitioner: Daryl & Martha Imhoe; 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 72 public hearing notices were mailed out on April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-046.
- 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 Sherrod RSB B/1A L/1-3 with 6 recommendations. There are 7 findings of fact.

**H. YENLO PHASE II:** The request is to create two new lots from Lot 8, Carney Wilson Estates #2, Plat #2003-198 and Lot 1, Block 1, Yenlo Square, Plat #2006-141 to be known as **Yenlo Phase II**, containing 3.05 acres +/- . This project is located in the City of Wasilla directly west of N. Yenlo Street and south of E. Bogard Road. (Tax ID # 5484000L008 & 5926B01L001); within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4 Ted Leonard (*Owner/Petitioner: Cook Inlet Housing Authority; Surveyor: Boutet Company;*

*Staff: Cheryl Scott)*

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 April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-048.
- 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. Jeff Judd, the petitioner, 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 Yenlo Phase II with 6 recommendations.  
There are 6 findings of fact.

**I. WILLOW HOUSE 1:** The request is to divide Tract A-2B, Center Point Subdivision Phase 4, Plat 2019-140, into two lots to be known as **Willow House 1**, containing 7.29 acres +/- . This project is located west of mile 1, S. Knik-Goose Bay Road and north of E. Harmonious Drive (Tax ID #7947000T00A-2B), within Section 16, Township 17 North, Range 01 West, Seward Meridian, Alaska. In City of Wasilla and Assembly District #4 Ted Leonard (*Owner/Petitioner: Valley Hospital Association, Inc.; Surveyor: Boutet Company; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 42 public hearing notices were mailed out on April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-049.
- 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. Tim Allen, the petitioner, 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 Willow House 1 with 7 recommendations. There are 6 findings of fact.

**J. WASILLA EAST RSB B/2 L/3A & 3B:** The request is to resubdivide Lots 3A & 3B, Block 2, Wasilla East, Plat 2003-126 into two new lots to be known as **Lots 3A-1 & 3B-1, Block 2, Wasilla East**, containing 2.66 acres +/- . This project is located south of E. Palmer Wasilla Hwy and east of N. Seward Meridian Parkway. (Tax ID #5421B02L003A & 5421B02L03B), within Section 07, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council: South Lakes and in Assembly District #3 George McKee (*Owner/Petitioner: Dea Kneale & Marjorie Seidler and Les & Nancy Johnston; Surveyor: Bush Construction; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 35 public hearing notices were mailed out on April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-050.
- 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 Wasilla East RSB B/2 L/3A & 3B with 5 recommendations. There are 5 findings of fact.

**K. KIME LANE ADDITION 1 RSB B/4 L/16-18 B/3 L/10-11:** The request is to create one lot from Lots 16-18, Block 3 & Lots 10 & 11, Block 4, Kime Lane Addition #1, Plat #71-54 to be known as **Lot 16A, Kime lane Addition #1**, containing 2.15 acres +/- . This project is located on the south end of W. Amy Circle on Nancy Lake. (Tax ID #6162B03L016, 6162B03L017, 6162B03L018, 6162B04L010 & 6162B04L011); within Section 03, Township 18 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Willow and in Assembly District #7 Tam Boeve (*Owner/Petitioner: Jeffrey Bartenstein; Surveyor: Walatka Associates; Staff: Cheryl*)

*Scott)*

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 43 public hearing notices were mailed out on April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-051.
- 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 Kime Lane Addition #1 RSB B/4 L/16-18 B/3 L/10-11 with 5 recommendations. There are 5 findings of fact.

**L. FAIRVIEW LANDING DROPZONE:** The request is to create four lots from Tax Parcel C3 to be known s **Fairview Landing Dropzone**, containing 77.5 acres +/- . This project is located directly north of E. Fairview Loop and S. Davis Road at approximately mile marker 2 of Fairview Loop. (Tax ID #17N01W13C003 & 17N01W13D006); within the SE ¼ of Section 13, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Knik-Fairveiw and in Assembly District #3 George McKee (*Owner/Petitioner: Chad & Grace Reel; Surveyor: Acutek Geomatics; Staff: Cheryl Scott*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 26 public hearing notices were mailed out on April 22, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-052.
- 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.

By email the petitioner 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 Fairview Landing Dropzone with 7 recommendations. There are 8 findings of fact.

**M. CHAMBERS ACRES:** The request is to divide Lot 14, Block 5, Raven's Hill, Plat 72-102, into 2 lots to be known as **Chambers Acres**, containing 4.7 acres +/- . This project is located northwest of mile 52 N. Glenn Hwy and directly north of E. Lupine Road (Tax ID #6390B05L014); within Section 06, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Buffalo-Soapstone and in Assembly District #1 Tim Hale (*Owner/Petitioner: Sharon Dale Chambers; Surveyor: Acutek Geomatics; 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 26, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-053.
- 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.

By email 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 Cahmbers Acres with 6 recommendations. There are 5 findings of fact.

**N. MT TRAILS ESTATES:** The request is to combine Tax Parcels B5, B10 & B13 into one lot to be known as **Tract A, MT Trails Estates**, containing 9.36 acres +/- . This project is located on the southwest corner of E. Huntley Road and N. Mountain Trail Circle. (Tax ID #18N02E36B005, 18N02E36B010 & 18N02E36B013); within Section 36, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Lazy Mountain and in Assembly District #1 Tim Hale (*Owner/Petitioner: Steve & Jaclyn Wirtanen; 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 13 public hearing notices were mailed out on February 26, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-059.
- 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 Mt Trails Estates with 7 recommendations.  
There are 7 findings of fact.

**O. LOXLEY ESTATES:** The request is to create four lots from the NE ¼ of the NW ¼ and the N ½ of the NW ¼, Section 25, Township 18 North, Range 03 West, to be known as **Loxley Estates**, containing 120.12 acres +/- . The plat is located north of Prator Lake, north of W. Ballyshannon Drive, in the city limits of Houston (Tax ID # 218N03W25A001); within the NW ¼ NE ¼ and NW ¼ N ½ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska.  
Community Council: None and in Assembly District #7 Tam Boeve (*Owner/Petitioner: Maureen Carson Wilson; Surveyor: South West Alaska; 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 37 public hearing notices were mailed out on February 26, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-061.
- 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 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 Loxley Estates with 6 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 8:50 a.m. (CD: Total time: 34:46 minutes/seconds)



FRED WAGNER, PLS  
Platting Officer

ATTEST:



SLOAN VON GUNTEN,  
Platting Administrative Specialist