

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 3, 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. CANDYWINE UNIT 1 RSB B/1 L/6:** The request is to create two lots from Lot 6, Block 1, **Candywine Unit No. 1**, Plat No. 2017-116 to be known as **Lots 6A and 6B**, containing 8.9 acres +/- . The plat is located south of E. Fairview Loop, west of S. Candywine Road and north and west of S. Donovan Way (Tax ID # 57690B01L006); within the NW ¼ Section 24, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #3 George McKee (*Owner/Petitioner: Brent and Suzanne Stott; Surveyor: Besse Engineering; 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 32 public hearing notices were mailed out on May 13, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-065.
- Staff recommended continued to June 17, 2020.

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

There being no one to be heard, Platting Officer Fred Wagner kept the public hearing open.

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 moved to continue Candywine Unit 1 RSB B/1 L/6.

- B. SETTLERS BAY 2 RSB B/23 L/9 & 10:** The request is to adjust the common lot line between Lots 9 & 10, Settlers Bay #2, Plat #77-17 to alleviate a structural setback encroachment to be known as **Lots 9A & 10A, Block 23, Settlers Bay #2**, containing .92 acres +/- . This project is located west of S. Settlers Bay Drive, south of W. Sandvik Drive and directly north of W. Werner

Drive. (Tax ID #6612B23L009 & 6612B23L010); within Section 10, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Krik-Fairview and Assembly District #5 Dan Mayfield (*Owner/Petitioner: Desiree Baxter / William & Breanna Homestead / Christopher Bean; Surveyor: Acutek; Staff: Cheryl Scott*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 80 public hearing notices were mailed out on May 13, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-067.
- 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 Settlers Bay 2 RSB B/23 L/9 & 10 with 7 recommendations. There are 7 findings of fact.

C. SUNNYSIDE: The request is to create three lots from Lot 1, Hovermale, Plat No. 86-110 to be known as **SUNNYSIDE**, containing 4 acres +/- . The plat is located directly south of E. Burlwood Drive and north of Memory Lake (Tax ID # 53262000L001); within the SE ¼ Section 22, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Anatoly Muzechuk; 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 16 public hearing notices were mailed out on May 13, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-070.
- 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 agrees with the recommendations and has no comments.

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

MOTION: Platting Officer Fred Wagner approved Sunnyside with 8 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 8:35 a.m. (CD: Total time: 7:36 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist