

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 26, 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. NORTHGATE ALASKA:** The request is to create two lots from Tract B, Gemstone Estates, Phase 1, Plat No. 2006-91, to be known as **NORTHGATE ALASKA**, containing 58.99 acres +/- . The plat is located west of N. Tait Drive and south of E. Seldon Road, (Tax ID # 55890000T00B); within the N ½ Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly District #3 George McKee (*Owner/Petitioner: Northgate Alaska; Surveyor: All Points North; 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 66 public hearing notices were mailed out on August 6, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-108.

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 Northgate Alaska with 7 recommendations. There are 7 findings of fact.

- B. PEACEFUL MEADOWS:** The request is to create two lots from Parcel #4, MSB Waiver #84-77-PWm. Resolution Serial No. 84-175W, to be known as **PEACEFUL MEADOWS**, containing 106.57 acres +/- . The plat is located southeast of W. Beverly Lake Road and north of W. Karen Street, (Tax ID # 218N02W35B016); within the SW ¼ NW ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. Community Council: Meadow lakes and in

Assembly District #7 Tam Boeve (*Owner/Petitioner: Howard Allen Janneck Jr. & Vicki Lou Janneck; 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 57 public hearing notices were mailed out on August 6, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-109.

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

The following person spoke in regards to his concern on about the driveway access to the lot: Josh Caple.

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, agrees with all the recommendations and had no comments.

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

MOTION: Platting Officer Fred Wagner approved Peaceful Meadows with 6 recommendations. There are 6 findings of fact.

C. NORTH COUNTRY ESTATES RSB: The request is to adjust the common lot line between Lot 1, North Country Estates Add #2, Phase 1, Plat 84-267, and Lot 4A, Block 5, North Country Estates, Plat 98-28, to be known as **LOTS 1A & 4B, NORTH COUNTRY ESTATES**, containing 1.95 acres more or less. Located directly north and west of the intersection of S. Lakewood Drive and W. Harvest Loop (Tax ID# 2863000L001, 3636B05L004A); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. Community Council: N/A and in Assembly District #4 Ted Leonard (*Owner/Petitioner: Northland Homes, LLC; Justin & Amanda Morgan And Morris & Sharron Morgan; Surveyor: Frontier; 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 44 public hearing notices were mailed out on August 6, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-112.

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 North Country Estates RSB with 5 recommendations. There are 6 findings of fact.

3. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:37 a.m. (CD: Total time: 7:59 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist