

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 2, 2020, at the Matanuska-Susitna Borough, Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:32 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. VAIL ESTATES ADDITION 1 RSB B/1 L/1 & 2:** The request is to create one lot from Lots 1 & 2, Block 1, Vail Estates Addition #1, Plat #2015-121 to be known as **Lot 1A, Block 1, Vail Estates Addition #1**, containing 1.92 acres +/- . The property is located south of Wolf Creek Road and north of Aspen Ridge Road (Tax ID # 7462B01L001 & 7462B01L002); within the SE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: Greg Francois & Cheryl Stevenson; 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 61 public hearing notices were mailed out on August 12, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-111.

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 Vail Estates Addition 1 RSB B/1 L/1-2 with 5 recommendations. There are 5 findings of fact.

- B. HATCHER VIEW RSB B/3 L/4 & 5:** The request is to create one lot from Lots 4 & 5, Block 3, Hatcher View, Plat No. 77-7, to be known as **LOT 4A HATCHER VIEW**, containing 1.85 acres +/- . The plat is located north of N. Wasilla Fishhook Road and northeast of N. McCassey Drive (Tax ID #s 51280B03L004-L005); within the SW ¼ Section 03, Township 18 North, Range 01

West, Seward Meridian, Alaska. Community Council Fishhook and in Assembly District #6 Jesse Sumner (*Owner/Petitioner: John Twelvertrees; 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 37 public hearing notices were mailed out on August 12, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-114.

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 Hatcher View RSB B/3 L/4 & 5 with 7 recommendations. There are 4 findings of fact.

C. LANIKAI ESTATES: The request is to create four lots from Tax Parcel A7, to be known as **LANIKAI ESTATES**, containing 20 acres +/- . The plat is located north of N. Farm Loop, west of N. Britchenstrap Drive, and west of E. Wagonwheel Drive (Tax ID # 118N02E18A007); within the E ½ NW ¼ NE ¼ and the E ½ SW ¼ NE ¼ Section 18, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Farm Loop and in Assembly District #1 Tim Hale (*Owner/Petitioner: Lanikai Estates, LLC; 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 31 public hearing notices were mailed out on August 12, 2020.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2020-115.

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 all the recommendations.

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

MOTION: Platting Officer Fred Wagner approved Lanikai Estates with 7 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 8:34 a.m. (CD: Total time: 4:05 minutes/seconds)



FRED WAGNER, PLS
Platting Officer

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist