

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 17, 2021, at the Matanuska-Susitna Borough, in the Assembly Chambers, located at 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 (attended via Teams)
- Ms. Sloan Von Gunten, Administrative Specialist

2. PUBLIC HEARINGS

- A. **STARBOARD COVE RSB B/4 L/2 & 3:** The request is to adjust the common lot line between Lots 2 & 3, Block 4, Starboard Cove, Plat No.72-39, to resolve a structural encroachment. This is to be known as Starboard Cove B/4 L/2A & 3A, containing 2.4 acres +/- . The property is located north of S. Big Lake Road and west of S. Starboard Street (Tax ID # 6289B04L002 & 6289B04L003); within the SE ¼ Section 30, Township 17 North, Range 03 West, Seward Meridian, Alaska. Community Council: Big Lake and in Assembly District #5 Mokie Tew (*Owner/Petitioner: Grace Davenport; Surveyor: Fixed Height; Staff: Peggy Horton*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 33 public hearing notices were mailed out on January 27, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-007.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The petitioner or the petitioner's representative was not present at the meeting.

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

MOTION: Platting Officer Fred Wagner approved Starboard Cove RSB B/4 L/2 & 3 with 5 recommendations. There are 5 findings of fact.

- B. **BILL'S HAPPY PLACE @ KASHWITNA LANDING:** The request is to eliminate the common lot line between Lots 13 & 14, Block 1, Kashwitna Landing Estates, Plat No. 80-8, to be known as Bill's Happy Place @ Kashwitna Landing, containing 4.71 acres +/- . The plat is located east of S. Parks Highway at Milepost 83, west of S. Chuniilna Loop and north of E. Nakochna Circle (Tax ID # 51855B01L013/L014); within the E ½ NE ¼ SE ¼ Section 07 and the W ½ SW ¼ Section 08, Township 21 North, Range 04 West, Seward Meridian, Alaska.

Community Council: Willow Area and in Assembly District #7 Tam Boeve. (*Owner/Petitioner: Troy & Creta Bloxom; Surveyor: Farmer; 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 36 public hearing notices were mailed out on January 27, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-008.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The petitioner or the petitioner's representative was not present at the meeting.

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

MOTION: Platting Officer Fred Wagner approved Bill's Happy Place @ Kashwitna Landing with 6 recommendations. There are 4 findings of fact.

C. CHURCH OF EOAN BOHOSLOV: The request is to eliminate the common lot lines between Lot 1, Sunny Heights, Plat No. 2015-117 and Lots 11 & 12, Block 2, Knik Heights, Plat No. 2003-117, to be known as Church Of Eoan Bohoslov, containing 11.03 acres +/- . The plat is located northwest of S. Knik-Goose Bay Road, north of S. Knik Knack Mud Shack Road, and north of W. Sanderling Drive (Tax IDs # 55411B02L011/L012; 57458000L001); within the SW ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. Community Council: Knik-Fairview and in Assembly District #5 Mokie Tew. (*Owner/Petitioner: Church of Eoan Bohoslov; 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 32 public hearing notices were mailed out on January 27, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-010.
- Opened the public hearing for public testimony.
- There being no one to be heard, closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The petitioner or the petitioner's representative was not present at the meeting.

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

MOTION: Platting Officer Fred Wagner approved Church of Eoan Bohoslov with 5 recommendations. There are 5 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: 4:14 minutes/seconds)

Fred Wagner

FRED WAGNER,
Platting Officer

ATTEST:

Sloan Von Gunten

SLOAN VON GUNTEN,
Platting Administrative Specialist