

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 12, 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
- Ms. Sloan Von Gunten, Administrative Specialist

## 2. PUBLIC HEARINGS

- A. **MACKEN GOOSE**: The request is to create two lots from Tract 4, MSB Waiver 2004-157-PWm, recorded at Reception No. 2004-023436-0, to be known as Macken Goose, containing 17 acres +/- . The plat is located west of the intersection of W. Point MacKenzie Road and S. Knik-Goose Bay Road (Tax IDs # 215N03W04A016); within the NE ¼ NE ¼ Section 04, Township 15 North, Range 03 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and in Assembly District #5: Mokie Tew. (*Owner/Petitioner: Edward & Jeanie Olson; Surveyor: HLS; 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 19 public hearing notices were mailed out on April 21, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-049.
- 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 and/or the petitioner's representative was not present at the hearing.

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

**MOTION:** Platting Officer Fred Wagner moved to approve Macken Goose with 6 recommendations. There are 7 findings of fact.

- B. **GRANITE RIDGE 2021**: The request is to create four lots from Tract B, Granite Ridge Ph 1, Plat No. 2016-14, to be known as Granite Ridge 2021, containing 4.51 acres +/- . The plat is located west of N. Farm Loop and south of E. Granite Ridge Road (Tax ID #57507000T00B); within the SE ¼ NW ¼ Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1: Tim Hale. (*Owner/Petitioner: Ken & Beth Kincaid; 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 33 public hearing notices were mailed out on April 21, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-051.
- 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 and/or the petitioner's representative was not present at the hearing.

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

RECOMMENDATION:

- Remove recommendation #6.

MOTION: Platting Officer Fred Wagner moved to approve Granite Ridge 2021 with 7 recommendations. There are 7 findings of fact.

C. **JOYCE LENORE WOODS**: The request is to create two lots from Lot 2, Block 1, Ridgcrest, Plat No. 73-20, to be known as Joyce Lenore Woods, containing 2.27 acres +/- . The plat is located south of N. Meadow Lakes Loop, west of N. Theodore Drive and east of N. Prospect Drive (Tax ID #56442B01L002); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7: Tam Boeve. (*Owner/Petitioner: Sam Goldman; 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 24 public hearing notices were mailed out on April 21, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-053.
- 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 and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve Joyce Lenore Woods with 7 recommendations. There are 9 findings of fact.

**D. LUCILLE LANDING:** The request is to adjust the common lot line between Tax Parcel A4 and Lot 5 of Butte Meadows, plat #71-69, to eliminate a structural setback violation, to be known as Lucille Landing, containing 15.08 acres +/- . The property is located directly east of S. Bodenbug Loop and south of E. Peaceful Lane (Tax ID # 17N02E22A004 & 2003000L005); within the NE ¼ Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1: Tim Hale. (*Owner/Petitioner: Leann Mason, Steven Anderson, Eric & Judith Pearson; Surveyor: Acutek; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 19 public hearing notices were mailed out on April 21, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-044.
- 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 and/or the petitioner's representative was not present at the hearing.

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

MOTION: Platting Officer Fred Wagner moved to approve Lucille Landing with 7 recommendations. There are 5 findings of fact.

**E. BIRCH PARK ADD 1 RSB B/1 L/1 & 2:** The request is to combine Lots 1 & 2, Block 1, Birch Park Addition No. 1, Plat #73-23 into one lot to be known as Lot 1A, containing 1.96 acres +/- . The property is located at the intersection of W. Big Lake Road and W. Birch Lake Drive on the east side (Tax ID # 6298B01L001 & 6298B01L002); within the SE ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5: Mokie Tew. (*Owner/Petitioner: Chris Zello & Sergey Kharchenko; Surveyor: Frontier; Staff: Kimberly McClure*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 28 public hearing notices were mailed out on April 21, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-054.
- 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.

Mr. Sergey Kharchenko, the petitioner, agreed with all the recommendations and had no comments.

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

**MOTION:** Platting Officer Fred Wagner moved to approve Birch Park Add 1 RSB B/1 L/1 & 2 with 5 recommendations. There are 5 findings of fact.

**F. LUNGARO LOTS:** The request is to create two lots from Tract D, Shennum Subdivision, Plat No. 2000-2 to be known as Lungaro Lots, containing 18.44 acres +/- . The property is located directly east of E. Montana Creek Road and south and east of E. Helena Avenue (Tax ID # 4945000T00D); within the NW ¼ Section 34, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7: Tam Boeve. (*Owner/Petitioner: Shirley Lungaro and Cora B. Lee; Surveyor: R & K Surveying; Staff: Fred Wagner*)

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

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 20 public hearing notices were mailed out on April 21, 2021.

Platting Officer Fred Wagner opened the case file.

- Gave an overview of the case, #2021-052.
- 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 and/or the petitioner's representative was not present at the hearing.

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

**MOTION:** Platting Officer Fred Wagner moved to approve Lungaro Lots with 6 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 8:38 a.m. (CD: Total time: 8:32 minutes/seconds)

  
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FRED WAGNER,  
Platting Officer

ATTEST:

  
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SLOAN VON GUNTEN,  
Platting Administrative Specialist