

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 9, 2021, at the Matanuska-Susitna Borough, in Conference Room 119, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Planning Director and Acting Platting Officer, Alex Strawn.

1. INTRODUCTION

A. INTRODUCTION OF STAFF

Staff in Attendance:

- Mr. Alex Strawn, Planning Director
- Ms. Sloan Von Gunten, Administrative Specialist

2. PUBLIC HEARINGS

A. WINDING BROOK HEIGHTS: The request is to create two lots from Lot 7, Block 2, Winding Brook Estates, Plat No. 74-51, to be known as Winding Brook Heights, containing 2.11 acres +/- . The plat is located south of E. Palmer-Wasilla Highway and west of N. Winding Brook Loop (Tax ID #53051B02L007); within the NE ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2: Stephanie Nowers. (*Owner/ Petitioner: Precision Frontiers LLC; Surveyor: SW AK; Staff: Amy Otto-Buchanan*)

Acting Officer Alex Strawn read the case description into the record.

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 25 public hearing notices were mailed out on May 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-068.
- 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.

Acting Officer Alex Strawn closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Acting Officer Alex Strawn moved to approve Winding Brook Heights with 8 recommendations. There are 8 findings of fact.

B. ADALYNN ACRES: The request is to create four lots from Tax Parcel D10 (Parcel #1, MSB Waiver 2003-276-PWm, Reception No. 2003-038789-0), to be known as Adalynn Acres, containing 3.99 acres +/- . The plat is located north of W. Parks Highway and west of N. Church Road (Tax ID #217N01W06D010); within the SE ¼ Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4: Robert Yundt. (*Owner/ Petitioner: Goldman Global LLC; Surveyor: Keystone; Staff:*

Amy Otto-Buchanan)

Acting Officer Alex Strawn read the case description into the record.

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 54 public hearing notices were mailed out on May 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-071.
- 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.

Acting Officer Alex Strawn closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Acting Officer Alex Strawn moved to approve Adalynn Acres with 6 recommendations. There are 9 findings of fact.

C. **MSB-WINDSONG III**: The request is to combine Lots 1-4 & 6-8, Block 8 and Lots 3 & 4 Block 9, Windsong Subdivision, Plat #76-110 into 4 lots to be known as MSB-Windsong III, containing 5.00 acres +/- . The property is located north of S. Old Glenn Highway, directly east of S. River Drive and directly south of E. Wycoff Drive, (Tax ID #1169B08L001/002/003/004/006/007/008 & #1169B09L003/004); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: MSB/Dayna; Staff: Fred Wagner*)

Acting Officer Alex Strawn 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 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-072.
- 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.

Ms. Nancy Cameron, MSB Land Management Representative, gave a brief summary of the platting action and agrees with all the recommendations.

Acting Officer Alex Strawn closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Acting Officer Alex Strawn moved to approve MSB-Windsong III with 4 recommendations. There are 6 findings of fact.

D. MSB-WINDSONG IV: The request is to combine Lots 18, 19, 22, 23, 30, 31, 32 & 33, Block 10, Windsong Subdivision, Plat #76-110 into 4 lots to be known as MSB-Windsong IV, containing 4.35 acres +/- . The property is located north of S. Old Glenn Highway, directly south of S. River Drive and directly north of E. Wycoff Drive, (Tax ID #1169B10L018/019/022/023/030/031/032/033); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: MSB/Dayna; Staff: Fred Wagner*)

Acting Officer Alex Strawn 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 May 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-073.
- 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.

Ms. Nancy Cameron, MSB Land Management Representative, agrees with all the recommendations.

MOTION: Acting Officer Alex Strawn moved to approve MSB-Windsong IV with 4 recommendations. There are 6 findings of fact.

E. MSB-WINDSONG V: The request is to combine Lots 31-34, Block 3, and Lots 15 & 16, Block 11, Windsong Subdivision, Plat #76-110 into 3 lots to be known as MSB-Windsong V, containing 2.76 acres +/- . The property is located north of S. Old Glenn Highway and adjacent to S. River Drive, (Tax ID #1169B03L031-34 & #1169B11L015/016); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: MSB/Dayna; Staff: Fred Wagner*)

Acting Officer Alex Strawn read the case description into the record.

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 30 public hearing notices were mailed out on May 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-074.
- 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.

Ms. Nancy Cameron, MSB Land Management Representative, agrees with all the recommendations.

Acting Officer Alex Strawn closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Acting Officer Alex Strawn moved to approve MSB-Windsong V with 4 recommendations. There are 6 findings of fact.

F. MSB-WINDSONG VI: The request is to combine Lots 6-9, Block 7, and Lots 6 & 7, Block 9, Windsong Subdivision, Plat #76-110 into 3 lots to be known as MSB-Windsong VI, containing 2.77 acres +/- . The property is located north of S. Old Glenn Highway, north of E. Baker Boulevard and south of E. Wycoff Drive, (Tax ID #1169B07L006-009 & #1169B09L006/007); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: MSB/Dayna; Staff: Fred Wagner*)

Acting Officer Alex Strawn read the case description into the record.

Ms. Sloan Von Gunten provided the mailing report.

- Stated that 51 public hearing notices were mailed out on May 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-075.
- 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.

Ms. Nancy Cameron, MSB Land Management Representative, agrees with all the recommendations.

Acting Officer Alex Strawn closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Acting Officer Alex Strawn moved to approve MSB-Windsong VI with 4 recommendations. There are 6 findings of fact.

G. MSB-WINDSONG VII: The request is to combine Lots 17, 18, 23, 24 & 25 Block 4, Windsong Subdivision, Plat #76-110 into 2 lots to be known as MSB-Windsong VII, containing 2.55 acres +/- . The property is located north of S. Old Glenn Highway, south of E. Georgia Boulevard and west of E. Sundance Court, (Tax ID #1169B04L017, L018, L023, L024, L025); lying within Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1: Tim Hale. (*Owner/ Petitioner: Matanuska-Susitna Borough; Surveyor: MSB/Dayna; Staff: Fred Wagner*)

Acting Officer Alex Strawn 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 May 19, 2021.

Acting Officer Alex Strawn opened the case file.

- Gave an overview of the case, #2021-076.
- 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.

Ms. Nancy Cameron, MSB Land Management Representative, agrees with all the recommendations.

Acting Officer Alex Strawn closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Acting Officer Alex Strawn moved to approve MSB-Windsong VII with 4 recommendations. There are 6 findings of fact.

3. ADJOURNMENT

With no further business to come before the Acting Officer, Alex Strawn adjourned the meeting at 8:51 a.m. (CD: Total time: 19:25 minutes/seconds)



ALEX STRAWN,
Acting Officer / Planning Director

ATTEST:



SLOAN VON GUNTEN,
Platting Administrative Specialist