

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 3, 2024, at the Matanuska-Susitna Borough, 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. Theresa Taranto, Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **MARTHA'S VIEW ESTATE:** The request is to create one lot from Lots 8 and 9, Block 1, Gold Key Est Add # 1, Plat 83-107, to be known as Martha's View Estate, containing .37 acres +/- . The property is located directly west of N. Gulkana Street and directly south of E. Falcon Court, (Tax ID#'s 2478B01L008 & 2478B01L009) located within the SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. *(Petitioner/Owner: Henry Guinotte, Staff: Chris Curlin, Case #2023-145)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 62 public hearing notices were mailed out on December 13, 2023.

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.

- Invited the petitioner or their representative to provide their comments.

The petitioner chose not to speak.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

- B. **BAKERSFIELD:** The request is to create two lots from Tax Parcel C4 (SE ¼ SW ¼ Section 9), to be known as **Bakersfield**, containing 40 acres +/- . Parcel is located northwest of S. Glenn Highway and the Matanuska River, directly north of E. Collier Road and directly east of E. Peter Zell Circle (Tax ID# 18N02E09C004); lying within Section 09, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and Assembly District #1. *(Petitioner/Owner: Craige & Kathleen Baker Living Trust, Staff: Amy Otto-Buchanan, Case #2023-148)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 16 public hearing notices were mailed out on December 13, 2023.

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.

- Invited the petitioner or their representative to provide their comments.

Craig Hanson, the petitioner's representative chose not to speak.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 6 findings of fact.

- C. **IRISH HILLS RSB LOTS 1A-1 & LOT 3A BLOCK 1**: The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3 & 4, Block 1, Irish Hills (Plat#75-11) to be known as **Irish Hills RSB Lots 1A-1 & Lot 3A Block 1**, containing 4.08 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake (Tax ID's 7161B01L001A, 6541B01L003, 6541B01L004); within the SE ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Brian Brigandi, Staff: Chris Curlin, Case # 2023-149*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 20 public hearing notices were mailed out on December 13, 2023.

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.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 6 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:34 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist