

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 17, 2023, 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 am. 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. VAKKERT STED:** The request is to create three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88, to be known as **Vakkert Sted**, containing 9.82 acres +/- . The plat is located north of E Maud Road, directly west of N Dewy's Street, east of N Sasquatch Circle, And west of N Yeti Street (Tax ID #4901000T00A6-1); located within the SW ¼ Section 6, Township 17 North, Range 03 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1. (*Petitioner/Owner: Jared and Erin Foley, Staff: Chris Curlin, Case #2023-028*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 33 public hearing notices were mailed out on April 26, 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.

- B. MSB-BARTRON:** The request is to combine lots 10 and 11, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known a Barton Subdivision, containing 1.18 acres +/- . The property is located south of E. Wycoff Drive, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B09L010 & L011); within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Knik River Community Council and Assembly District #1 (*Petitioner/Owner: MSB Land Management, Paul and Jessica Bartron, Staff: Chris Curlin, Case # 2023-042*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 44 public hearing notices were mailed out on April 26, 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.

Lisa Gray, petitioner's representative agrees with all the conditions of approval.

Discussion moved to the motion.

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

- C. **KOPPENBERG ESTATES:** The request is to create two lots from Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-409w, to be known as **Koppenberg Estates**, containing 72.61 acres +/- . The parcel is located northwest of S. Knik-Goose Bay Road, Mile 11, north of S. Foxworth Drive and west of S. Alix Drive (Tax ID#s 16N02W07D008 & 3095B01L005A); within Section 07, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #5. (*Petitioner/Owner: Aaron S Koppenberg Jr. & Theo Koppenberg, Staff: Amy Otto-Buchanan, Case # 2023-045*)

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 April 26, 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, Mr. Koppenberg agrees with conditions.

Discussion moved to the motion.

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

- D. **HARRISON NESCI'IZAANI KAE:** The request is to create two lots from Tax Parcel B5, to be known as **Harrison Nesc'isaani Kai**, containing 41 acres +/- . The parcel is located north of N. Glenn Highway, north and south of N. Chickaloon Branch Road and north and south of Chickaloon River (Tax ID#s 20N05E25B005); within Section 25, Township 20 North, Range

05 East, Seward Meridian, Alaska. In Chickaloon Community Council and Assembly District #1. (*Petitioner/Owner: Hugh Keogh & Libby Clayton, Staff: Amy Otto-Buchanan, Case # 2023-047*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 8 public hearing notices were mailed out on April 26, 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's representative, Tom Meacham gave a brief overview of the case.

- Agrees with conditions of approval.

Chickaloon Village representative, Chief Gary Harrison agrees with condition #10.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

- E. **MIDNIGHT SUN ESTATES:** The request is to create two lots from Parcel #3, Waiver Resolution # 2002-242-PWM, recorded as 2002-030265, to be known as **Midnight Sun Estates**, containing 5 acres +/- . The property is located south of W. Johnathon Circle, east of N. King David Street, and north of W. Armstrong Road (Tax ID# 18N03W22D014); within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston. (*Petitioner/Owner: Christopher Dehart, Staff: Chris Curlin, Case # 2023-048*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 10 public hearing notices were mailed out on April 26, 2023.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

The following persons spoke:

- Kevin Adams

There being no one else to be heard, Platting Officer, Fred Wagner closed the public hearing.

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

The petitioner, Christopher Dehart had questions for Platting Officer, Fred Wagner.

- Mr. Wagner agreed to modify condition #7 to read as follows:

“Obtain permission from MSB Land Management or the City of Houston to access W. Armstrong Road.”

Discussion moved to the motion.

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

- F. **SPOTH JUNCTION**: The request is to create two lots from Lot 1, Block 5, Tabernash, Plat #79-453 to be known as **Spoth Junction**, containing 9.9 acres +/- . The property is located east of N. Palmer – Fishhook Road, north of N. Yale Court, and directly south south of N. Bains Jordan Dr. (Tax ID # 1812B05L001); within the NE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas and Jean Spoth, Staff: Chris Curlin, Case #2023-025*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 30 public hearing notices were mailed out on April 26, 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’s representative, Wayne Whaley gave a brief overview of the case and agrees with conditions of approval.

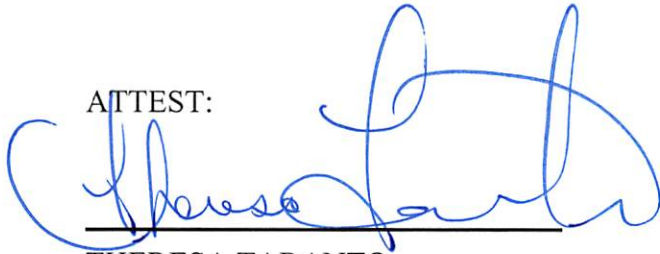
Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 8 findings of fact.

#### 4. **ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:45 a.m.

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer