

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 2, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:37 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. SOUTH CLAPP INDUSTRIAL PARK:** The request is to create four lots from Tax Parcel A4, to be known as **South Clapp Industrial Park**, containing 63.30 acres +/- . Parcels are located southeast of the Wasilla Airport and Lucille Creek and west of S. Clapp Street (Tax ID# 17N02W13A004); lying within the S ½ NE ½ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In City of Wasilla city limits and in Assembly District #4. (Petitioner/Owner: K & H Civil Constructors LLC, Staff: Amy Otto-Buchanan, Case # 2023-081)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 18 public hearing notices were mailed out on July 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 7 conditions. There are 7 findings of fact.

- B. KLAIBER-KNOLL ESTATE:** The request is to create one lot from Lots 2 & 3, High Ridge Landing, Plat No. 2021-13 to be known as **Klaiber-Knoll Estate**, containing 2.52 acres +/- . The property is located north of E. Tex Al Drive, east of N. Cvington Street, and west of N. Highlander loop (Tax ID # 8100B02L002 / L003); within the NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and

in Assembly District #1. (*Petitioner/Owner: Blake Knoll & Trachael Klaiber, Staff: Matthew Goddard, Case # 2023-082*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 25 public hearing notices were mailed out on July 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.

Amber Crawford, the petitioner agrees with all the conditions.

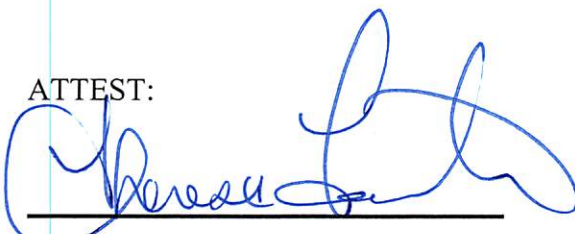
Discussion moved to the motion.

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

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:40 a.m.

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer