

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 9, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:32 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. ROYAL FLUSH:** The request is to create two lots from Lots 1 & 2, MSB Waiver Resolution #81-117-PWm, recorded as 81-205W, to be known as **Royal Flush**, containing 10.00 acres +/- . The property is located south and east of N. Meadow Lakes Loop, west of N. Pittman Road, and directly north of W. Sunrise Drive (Tax ID # 18N02W33A015 / 18N02W33A016); 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. (*Petitioner/Owner: Danny Noland II & Sheri Bree Noland, Staff: Matthew Goddard, Case #2023-083*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 24 public hearing notices were mailed out on July 18, 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.

Dana Rumfelt, the petitioner's representative agrees with all the conditions.

Discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 9 conditions. There are 7 findings of fact.

- B. QUANTUM:** The request is to create three lots from Tax Parcel D9, to be known as **Quantum**, containing 2.03 acres +/- . Parcels are located directly east of S. Woodward Loop and northeast of E. Parks Highway (Tax ID# 17N01E15D009); lying within the W ½ SE ¼ Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Quantum Laundry Lounge, Staff: Chris Curlin, Case # 2023-084*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 9 public hearing notices were mailed out on July 18, 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.

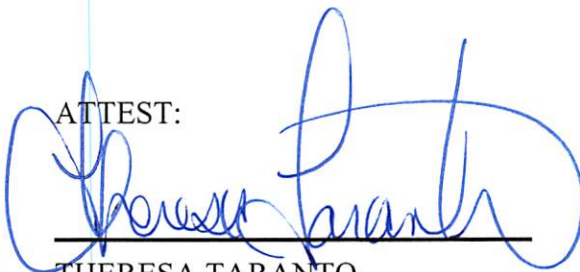
Discussion moved to the motion.

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 8:35 a.m.

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer