

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 1, 2023, at the Matanuska-Susitna Borough, Assembly Chamber, 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. **SCOGGINS ACRES:** The request is to create two lots from Tax Parcel D9 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **Scoggins Acres**, containing 40 acres +/- . Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009) lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council Meadow Lakes and Assembly District #7. (*Petitioner/Owner: Scoggins Investments LLC and Thomas A. & Janet K. Henkel, Staff: Amy Otto-Buchanan, Case #2023-120*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 49 public hearing notices were mailed out on October 10, 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 agrees with the conditions.

- Requests the borough take care of and pay for Public Use Easement documentation mentioned in Condition #4.

There was discussion regarding Condition #4.

Discussion moved to the motion.

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

- B. **KUANG GLOBAL:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **Kuang Global**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts

Street, and south of E. Horvath Drive (Tax ID #7622000L003 & 17N01W10A016); within the NE ¼ SW 1/4 Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Sasikan Keawiyom, Staff: Chris Curlin, Case # 2023-119*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 17 public hearing notices were mailed out on October 10, 2023.

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

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

- Stating this case will be continued until November 22, 2023.
- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

- C. **PALMER TOWNE:** The request is to create one lot from Lot 1, Mosier Estates, Plat No. 2014-3, and Tax Parcel C12 to be known as **Palmer Towne**, containing 0.88 acres +/- . The property is located east of S. Glenn Highway, south of W. Arctic Avenue, and west of the Alaska Railroad (Tax ID # 18N02E33C012 / 7262000L001); within the NW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Joseph Hale/H Construction, Staff: Matthew Goddard, Case # 2023-118*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 64 public hearing notices were mailed out on October 10, 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.

Ryan Johnson, the petitioner's representative agrees with the conditions.

Discussion moved to the motion.

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

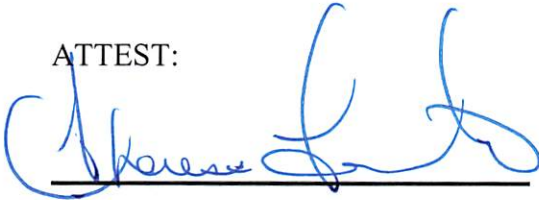
4. **ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:36 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist