

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 10, 2024, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:33 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. **BYRNE'S BEAVER GREEN:** The request is to create one lot from Lot 15, Beaver Green, Plat No. 62-16 and Lot 8, North Beaver Green, Plat No. 69-7, to be known as **Byrne's Beaver Green**, containing .63 acres +/- . The parcel is located directly east of Big Beaver Lake and directly west of N. Victor Road (Tax ID#s 6024000L015/6230000L008); within Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Jeffrey E. & Heather M. Byrne Living Trust, Staff: Amy Otto-Buchanan, Case #2023-151)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 23 public hearing notices were mailed out on December 20, 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 6 conditions. There are 6 findings of fact.

- B. **REFLECTION ESTATES:** The request is to create two lots from Parcel 4D (Tax Parcel C28), MSB Waiver Resolution #1999-37-PWM to be known as **Reflection Estates**, containing 15.67 acres +/- . The property is located west of Beverly Lake, south of N. Wyoming Drive, and directly south and east of W. Beverly Lake Road (Tax ID # 18N02W26C028); within the SW ¼ Section 26, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Alpha 1 LLC, Staff: Matthew Goddard, Case # 2023-152)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 28 public hearing notices were mailed out on December 20, 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.

Owen Dicks, the petitioner's representative thanked staff.

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 8:37 a.m.

ATTEST:



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THERESA TARANTO,  
Platting Administrative Specialist



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FRED WAGNER, PLS  
Platting Officer