

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 10, 2024, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. NORTHERN LIGHTS ELK RANCH: The request is to create three lots from Government Lots 1,2,3, and 4, and the S ½ of the N ½ . (Tax ID's 18N01E04B001 & 18N01E04A002) to be known as **Northern Lights Elk Ranch**, containing 319.64 acres +/- . The property is located directly east of N. Russet Road, north of the Little Susitna River, and south of E. Edgerton Parks Road; within the N ½ Section 04, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Cook Raevsky Ezra LK, LLC, Staff: Chris Curlin Case #2024-042)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 28 public hearing notices were mailed out on April 10, 2024.

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 5 findings of fact.

B. FENNER'S: The request is to create three lots from Lot 12, Riddel's Original (Plat # 66-12), to be known as **FENNER'S**, containing 5.01 acres +/- . The property is located directly north of E. Spruce Avenue, east of N. Lucille Street, and directly west of N. Douglas Drive (Tax ID # 1050000L012); within the SW ¼ Section 34, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and Assembly District # 6. *(Petitioner/Owner: John Fenner, Staff: Chris Curlin, Case #2024-046)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 43 public hearing notices were mailed out on April 10, 2024.

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 5 findings of fact.

- C. **EPHESIANS 2:8 ESTATES:** The request is to create one lot from Lots 5 & 6, Himalayan Ridge, Plat No. 2020-116, to be known as **EPHESIANS 2:8 ESTATES**, containing 1.962 acres +/- . The parcel is located east and north of E. Maud Road and directly east of N. Yeti Street (Tax ID#s 8068000L005/L006); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. *(Petitioner/Owner: Morgan & Paul Duclos, Staff: Natasha Heindel, Case #2024-049)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 27 public hearing notices were mailed out on April 10, 2024.

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 5 conditions. There are 6 findings of fact.

- D. **DEONE LOTS 2A & 2B:** The request is to create two lots from Lot 2, DEONE, (Plat# 2003-57) to be known as **DEONE Lots 2A & 2B**, containing 9.13 acres +/- . (Tax ID# 5364000L002); The property is located directly east of S. Knik Goose Bay Road and directly south of E. Palmer Wasilla Highway; within the N ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District # 1. *(Petitioner/Owner: Southcentral Foundation, Staff: Chris Curlin, Case #2024-052)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 20 public hearing notices were mailed out on April 10, 2024.

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 9 conditions. There are 5 findings of fact.

- E. **SUN VALLEY FERRIS:** The request is to create two lots from Lot 13B, Sun Valley Lot 13A and 13B, Block 4 (Plat # 99-47) to be known as **Sun Valley Ferris**, containing 4.0 acres +/- . The property is located directly east of N. Doro Drive, south E. Blue Mountain Lane, and west of N. Sun Valley Drive, (Tax ID # 4861B04L013B); within the S ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1. (*Petitioner/Owner: Linda Ferris, Staff: Chris Curlin, Case #2024-054*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 21 public hearing notices were mailed out on April 10, 2024.

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 5 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.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist