

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 12, 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. PIPELINE DREAM:** The request is to create two lots from Tax Parcel B1, to be known as **PIPELINE DREAM**, containing 39.78 acres +/- . The parcel is located along the Little Susitna River and N. Palmer-Fishhook Road north of E. Santa Fe Circle (Tax ID# 119N01E26B001); within Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Warren E. Petrasek, Staff: Natasha Heindel, Case #2024-064)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 6 public hearing notices were mailed out on May 22, 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, Warren Petrasek, and the petitioner's representative, Max Schillinger spoke.

Discussion moved to the motion.

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

- B. TWIN LAKES LOT 5A:** The request is to create one lot from Twin Lakes Subdivision Lot 5 and 6, Plat No. 18-215, to be known as **TWIN LAKES LOT 5A**, containing 0.69 acres +/- . The parcel is located directly east of Nicklason Lake, and directly west of N. Engstrom Road (Tax ID#s 56323000L005/L006); within Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the North Lakes Community Council and Assembly District #6. *(Petitioner/Owner: The R & K Family Trust, Staff: Natasha Heindel, Case #2024-065)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 22 public hearing notices were mailed out on May 22, 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's representative, John Shadrach spoke.

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 8:33 a.m.



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FRED WAGNER, PLS  
Platting Officer

ATTEST:



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KAYLA KINNEEN,  
Platting Administrative Specialist