

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 24, 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. **WINTER ROSE PH II:** The request is to create two lots from Tract 1, Winter Rose (Plat # 2022-67), to be known as **WINTER ROSE PH II**, containing 11.73 acres +/- . The property is located directly west of N. Trunk Road, directly south of E. Bogard Road, and directly east of N. Stringfield Road (Tax ID # 8281000T001); within the NE ¼ Section 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District # 3. *(Petitioner/Owner: Palmer Family Associates, Staff: Chris Curlin, Case #2024-080)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 10 public hearing notices were mailed out on July 1, 2024.

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

The following person spoke:

- Rod Hanson

There being no one else 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 5 findings of fact.

- B. **GUNFLINT:** The request is to adjust the common lot line between Parcels C & D, MSB Waiver Resolution #83-78-PWm, Recorded as 83-148w to be known as **GUNFLINT**, containing 19.99 acres +/- . The property is located east of Frog Lake, west of Seymour Lake, and south of W. King Arthur Drive (Tax ID # 18N02W31A012 / A013); within the NE ¼ Section 31, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the

Meadow Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Valerie Warren/Knotted Pine LLC, Staff: Matthew Goddard, Case #2024-081*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 14 public hearing notices were mailed out on July 1, 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 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:41 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist