

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 20, 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. **GLACIER HEIGHTS 2024:** The request is to adjust the common lot line between Lots 3A & 3B, Block 4, Glacier Heights Add No 1, Plat #2020-32, to be known as **GLACIER HEIGHTS 2024**, containing 4.4 acres +/- . The property is located north and west of Carnegie Creek, south of E. Jensen Road, and east of N. Palmer-Fishhook Road (Tax ID #7998B04L003A / L003B); within the SE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Ken Hendrickson & Mark Long, Staff: Matthew Goddard, Case #2024-126)*

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 October 29, 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.

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

- B. **CHRIS LOTS 1 & 2:** The request is to create two lots by adjusting the common lot line of Lots 1 & 2, Chris Subdivision, Plat No. 99-23 to be known as **CHRIS LOTS 1 & 2**, containing 2.00 acres +/- . The property is located north of E. Parks Highway, south and east of E. Palmer Wasilla Highway, and directly east of S. August Circle (Tax ID # 4844000L001 / L002); within the NE ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Sergey & Artem Litvin, Staff: Matthew Goddard, Case #2024-127)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 24 public hearing notices were mailed out on October 29, 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.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

- C. **PEMBERLEY ESTATE:** The request is to create one lot from Lots 11 and 12, Block 13, Memory Lake Estates – Unit 1, Plat 72-58, to be known as **PEMBERLEY ESTATE**, containing 1 acre +/- (Tax ID's 1077B13L011&1077B13L012) The plat is located directly north of E. Red Fox Drive and directly east of N. Red Fox Circle. Located within the NE ¼ Section 26, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and Assembly District #6. (*Petitioner/Owner: Jimmy & Rana Chalder, Staff: Chris Curlin, Case #2024-128*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 262 public hearing notices were mailed out on October 29, 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.

MOTION: Platting Officer Fred Wagner moved to approve with 6 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 8:33 a.m.



---

FRED WAGNER, PLS  
Platting Officer

ATTEST:



---

KAYLA KINNEEN,  
Platting Administrative Specialist