

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 8, 2025, 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, Platting Administrative Specialist

Mr. Fred Wagner made a change to the Agenda to strike Cottini Homestead from the Agenda due to the petitioners requesting to Dead File the case.

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **STONEFIELD:** The request is to create one lot from MSB Waiver #1999-31-PWm, to be known as **STONEFIELD**, containing 29.22 acres +/- . The property is located directly south of E. Palmer-Wasilla Highway, west of S. Seward Meridian Parkway (Tax ID's 9148000U001, 9148000L000, 9258000L000, & 9258000U002); within the NW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. *(Petitioner/Owner: Keystone Surveying & Mapping, Staff: Chris Curlin, Case #2024-136)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 65 public hearing notices were mailed out on December 17, 2024.

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

The following persons spoke:

- Judy Snyder

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's representative was not present.

**MOTION:** Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

- B. **SWIFTWATER OH I RSB B5 L15 & Tr A:** The request is to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to

be known as **Lot 15A & Tract A1**, containing 44.85 acres +/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street (Tax ID # 3191B05L015 & 3191000T00A); within the SE ¼ Section 18, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Casey Cabana, Kevin Cabana, CVT Investment Trust, Staff: Matthew Goddard, Case #2024-137*)

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 December 17, 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 chose not to speak.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

C. **SIMONSON ESTATES**: The request is to create two lots from Block 3, Lot 3, Wasilla Creek Estates, Plat No. 86-17 to be known as **SIMONSON ESTATES**, containing 4.63 acres +/- . The property is located south of E. Hermann Avenue, north of N. Tazlina Drive, and directly east of N. Showers Street (Tax ID # 3177B03L003); within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Kelvin & Tess Simonson, Hanson Land Solutions, Staff: Matthew Goddard, Case #2024-138*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 19 public hearing notices were mailed out on December 17, 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 chose not to speak.

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

- D. **LONNIE T & ANNA B AT EAGLE REST:** The request is to create four lots from Parcel 2, MSB 40AC Exemption #2022-108 containing 40.00 acres +/-, (Tax ID# 17N02W06A004). To be known as **Lonnie T and Anna B at Eagle Rest Subdivision**. The property is located directly west of N. Carousel Way, directly west of W. Easy Street, and north of the Alaska Railroad; within the NE ¼ Section 6, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. (*Petitioner/Owner: Wanda Sternhagen, Staff: Chris Curlin, Case #2024-140*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 34 public hearing notices were mailed out on December 17, 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 8:40 a.m.

  
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FRED WAGNER, PLS  
Platting Officer

ATTEST:

  
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KAYLA KINNEEN,  
Platting Administrative Specialist