

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 5, 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

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. MATTHEW MAHONEY ESTATES:** The request is to create one lot by eliminating the common lot line between Lot 8, Block 1, Silverleaf Estates, Ph. II, Plat #2000-136 and Lot 9, Block 1, Silverleaf Estates Ph IV, Plat #2005-21 to be known as **MATTHEW MAHONEY ESTATES**, containing 2.01 acres +/- . The property is located east of N. Church Road, north of W. Spruce Avenue, and west of Emerald Lake (Tax ID # 5076B01L008 & 5674B01L009); within the SW ¼ Section 32, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Matthew Mahoney, Staff: Matthew Goddard, Case #2024-121)*

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 January 14, 2025.

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 was not present.

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

- B. MOWGLI POINT:** The request is to create three lots from Parcel 3, MSB waiver No. 99-67 PWm, to be known as Mowgli Point, containing 37.76 acres +/- . The property is located directly east of N. Steen Road, west of E. Wolf Creek Road, and directly north of Wolfe Lake (Tax ID# 18N01E16D008); within Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Turkey Land, LLC, Staff: Chris Curlin, Case #2025-002)*

Platting Officer, Fred Wagner, read the case description into the record and updated the recommended Conditions of Approval to include 8 instead of 7.

Ms. Kayla Kinneen provided the mailing report.

- Stated that 27 public hearing notices were mailed out on January 14, 2025.

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, Dayna Rumfelt, chose not to speak.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 5 findings of fact.

- C. **MONROE ACRES RSB L3-4**: The request is to create 1 Lot from Lots, 3 &4, Monroe Acres, Plat No. 83-558, by eliminating the common lot line between Lots 3&4, to be known as **LOT 3A**, containing 4.27 acres +/- . The property is located south of the Knik River, south and west of E. Knik River Road, and West of Pioneer Ridge Trailhead (Tax ID # 2640000L003 / L004), Located within the NW ¼ Section 09, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: Larry Swihart, Staff: Wyatt Anderson, Case #2025-003*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 13 public hearing notices were mailed out on January 14, 2025.

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, Owen Dicks, chose not to speak.

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

- D. **GREENSWAY**: The request is to create two lots from Parcel C9 (SW1/4 SE1/4 SW1/4, Sec 35, T18N, R1E, SM, excepting that portion conveyed to ADOT&PF by deed recorded January 30, 1981 in Book 227 at Page 88 and excepting that portion conveyed to ADOT&PF by deed recorded April 13, 2018 under Serial Number 2018-007234-0), to be

known as **GREENSWAY**, containing 8.79 acres +/- . The property is located west of N. 49th State Street, east of N. Trunk Road, and directly north of E. Palmer Wasilla Highway (Tax ID #18N01E35C009); within the SW ¼ Section 35, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: Hanson Land Solutions, Louis Green & Bryce Warnke-Green, Staff: Matthew Goddard, Case #2025-004*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 48 public hearing notices were mailed out on January 14, 2025.

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.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:35 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist