

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 12, 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. Sierra Smith, Development Services Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. SHERWOOD FOREST:** The request is to create three lots from Tax Parcel B5, to be known as **SHERWOOD FOREST**, containing 5.0 acres +/- . The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Thomas & Marissa Van Thiel, Staff: Matthew Goddard, Case #2025-008)*

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

Ms. Sierra Smith provided the mailing report.

- Stated that 12 public hearing notices were mailed out on January 21, 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 10 conditions. There are 7 findings of fact.

- B. RABBIT HOLLOW:** The request is to create three lots from Block 7, Lot 12 of Tract B, Wilderness East Subdivision, Plat No. 73-16, to be known as **RABBIT HOLLOW**, containing 3.97 acres +/-, (Tax ID 6413B07L012). The plat is located directly south of S. Lower Road, north of E. Lonesome Drive, and West of E Upper Mesa Drive; located within the SE ¼ Section 09, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: David & Sherry Robinson, Staff: Wyatt Anderson, Case #2025-009)*

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

Ms. Sierra Smith provided the mailing report.

- Stated that 39 public hearing notices were mailed out on January 21, 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, Wayne Whaley spoke.

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

- C. **MADLYN ESTATES:** The request is to create 4 lots from Block 3, Tract B, Southland Subdivision, Plat No. 84-185, to be known as **MADLYN ESTATES**, containing 5.60 acres +/-, (Tax ID 2831000T00B). The plat is located directly North of S. Lark Circle, South of W. Shearwater Street, and East of S Hallie Drive; located within the NE ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Hong Nguyen, Staff: Wyatt Anderson, Case #2025-010*)

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

Ms. Sierra Smith provided the mailing report.

- Stated that 215 public hearing notices were mailed out on January 21, 2025.

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

The following persons spoke:

- Gordon Prater

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 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:36 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



SIERRA SMITH,
Development Services Administrative Specialist