

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 19, 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 Planning Director Alex Strawn.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Alex Strawn, Planning Director
- Ms. Kayla Kinneen, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. MEADOW LAKES TOWN CENTER RSB B3 L7:** The request is to create 2 lots from Block 3, Lot 7 of, Meadow Lakes Town Center Phase 1 Subdivision, Plat No. 2010-73, (Tax ID #6990B03L007) to be known as **MEADOW LKS TWN CTR RSB B/3 L/7**, containing 12.57 acres +/- . The plat is located directly North of W. Marigold Drive, East of W. Parks Highway, and directly West of S. Sylvan Road; located within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Meadow Lakes Investment, LLC, Staff: Wyatt Anderson, Case #2025-011)*

Planning Director, Alex Strawn, read the case description into the record.

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 public hearing notices were mailed out on January 27, 2025.

Planning Director, Alex Strawn opened the public hearing for public testimony.

There being no one to be heard, Planning Director, Alex Strawn closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative was not present.

MOTION: Planning Director Alex Strawn moved to approve with 6 conditions. There are 7 findings of fact.

- B. DAKOTA RIDGE:** The request is to create four lots from Lot 1, Brendon Woods (Plat # 2021-99), to be known as **DAKOTA RIDGE**, containing 10.76 acres +/- . The property is located directly north of E. Huntley Road and east of N. Koppenburg Road; (Tax ID 8169000L001); within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. *(Petitioner/Owner: John Harmon, Staff: Chris Curlin, Case #2025-013)*

Planning Director, Alex Strawn, read the case description into the record.

Ms. Kayla Kinneen provided the mailing report.

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

Planning Director, Alex Strawn opened the public hearing for public testimony.

There being no one to be heard, Planning Director, Alex Strawn closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative, Dayna Rumfelt spoke.

MOTION: Planning Director Alex Strawn moved to approve with 8 conditions. There are 5 findings of fact.

- C. **SCORPION:** The request is to create two lots from Lot 1A, McCallister Subdivision, Plat No. 2014-11 to be known as **SCORPION**, containing 4.3 acres +/- . The property is located north of the Alaska Railroad, east of N. Stanley Road, and directly south of W. Parks Highway (Tax ID # 7267B01L001A); within the NW ¼ Section 07, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Dan Hacker, McCallister Investment Group, LLC, Staff: Matthew Goddard, Case #2025-014*)

Planning Director, Alex Strawn, read the case description into the record.

Ms. Kayla Kinneen provided the mailing report.

- Stated that 21 public hearing notices were mailed out on January 27, 2025.

Planning Director, Alex Strawn opened the public hearing for public testimony.

There being no one to be heard, Planning Director, Alex Strawn closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative, Tim Alley spoke.

MOTION: Planning Director Alex Strawn moved to approve with 7 conditions. There are 7 findings of fact.

- D. **ROWLAND FOREST RSB L4-5:** The request is to create two lots by adjusting the common lot line between Lots 4 & 5, Rowland Forest Subdivision, Plat No. 2019-20 to be known as **Lots 4A & 5A**, containing 6.76 acres +/- . The property is located west of N. Tranquility Lane, east of N. Smith Road, & north of E. Maud Road (Tax ID # 7837000L004 / L005); within the SW ¼ Section 01, Township 17 North, Range 02 East, Seward Meridian,

Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Rowland Properties, LLC, Staff: Matthew Goddard, Case #2025-015*)

Planning Director, Alex Strawn, read the case description into the record.

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 public hearing notices were mailed out on January 27, 2025.

Planning Director, Alex Strawn opened the public hearing for public testimony.

There being no one to be heard, Planning Director, Alex Strawn closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner chose not to speak.

MOTION: Planning Director Alex Strawn moved to approve with 7 conditions. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Planning Director, Alex Strawn adjourned the meeting at 8:42 a.m.

 2/19/2025

ALEX STRAWN,
Planning Director

ATTEST:



KAYLA KINNEEN,
Planning Administrative Specialist