

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 4, 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 Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. SCOTT SUBIVISION LOTS 6A, 6B & 6C:** The request is to create three lots from Lot 6, Block 2, Cottrell Park (Plat# 71-26) to be known as Scott Subdivision Lots 6A, 6B & 6C, containing 6.08 acres +/- . The property is located directly west of S. Baroness Lane, and directly north of E. Duchess Drive;(Tax ID # 6088B02L006); within the SE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District 2 (*Petitioner/Owner: Linda Allender, Staff: Chris Curlin, Case #2025-059*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 29 public hearing notices were mailed out on May 13, 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 7 conditions. There are 4 findings of fact.

Mary Olson, a member from the public, gave comment after approval.

- B. CAULKINS RSB L/2A:** The request is to create three lots from Lot 2A, Caulkins Subdivision, Plat No. 2024-7 to be known as Caulkins RSB L/2A, containing 3.029 acres +/- . The property is located east of S. Inner Springer Loop, north of E. Outer Springer Loop and directly east of S. Caulkins Street (Tax ID # 8473000L002A); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer

Community Council and in Assembly District #2. *(Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case #2025-060)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 67 public hearing notices were mailed out on May 13, 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 9 conditions. There are 7 findings of fact.

C. BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 2 & 3: The request is to create two lots from Parcel 1, Waiver 94-26, recorded as 1994-26-PWm, and in Book 786, page 107, to be known as Breezy Meadows Subdivision, Phase 2 Lots 3 and 4, containing 5.00 acres +/- . The property is located west of N. Glenn Highway, south of E. Marsh Road, and directly north of E. Scott Road;(Tax ID# 18N02E32A037) within the NW ¼, NE ¼, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Affordable Housing Land Consultants, LLC, Staff: Chris Curlin, Case #2025-062)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 38 public hearing notices were mailed out on May 13, 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.

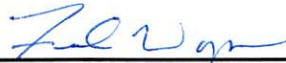
- Invited the petitioner or their representative to provide their comments.

The petitioner's representative, Tim Alley spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 9 conditions. There are 6 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:39 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist