

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 16, 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 Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **REDINGTON ESTATES:** The request is to create three lots from Government Lots 3 & 4, and the northeast ¼ of the southwest ¼ of Section 18, Township 16 north, Range 2 west, to be known as Redington Estates, containing 75.11 acres +/- . The property is located north of the Knik Arm, south of West Hazel Avenue, and directly east and west of South Knik Goose Bay Road(Tax ID # 16N02W18C003); within the SW ¼ Section 18, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Raymond R Redington, Staff: Matthew Goddard, Case #2025-086)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 24 public hearing notices were mailed out on June 25, 2025.

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

- Dayna Rumfelt had questions regarding ROW dedication

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/petitioner's representative was not present.

Planning Director Alex Strawn tabled the case until staff could provide additional information.

- B. **TRIPLE CROWN ESTATES RSB B1 L2:** The request is to create two lots from Lot 2, Block 1, Triple Crown Estates, Plat No. 75-65, refiled as Plat No. 2004-178 to be known as Lot 2A & 2B, containing 2.92 acres +/- . The property is located south and east of the Matanuska River, west of S. Old Glenn Highway, and north of S. Bodenburg Loop (Tax ID # 2041B01L002); within the SE ¼ Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Scott & Andrea Beatty, Staff: Matthew Goddard, Case #2025-087)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 44 public hearing notices were mailed out on June 25, 2025.

Planning Director, Alex Strawn opened the public hearing for public testimony.
The following persons spoke:

- Steve Winter

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, Ken Anderson spoke.

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

- C. **MORNING LIGHT RSB V2 L7-8:** The request is to create one lot from Lots 7-8, Block 2, Morning Light Phase 1, Plat #2025-34, to be known as **LOT 7A**, containing 1.84 acres +/- . The parcel is located north of E. Tex Al Drive, east of N. Covington Street, and directly west of N. Radiant Dawn Circle (Tax ID#s 8610B02L007-L008); within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: David Sleeper, Staff: Fred Wagner, Case #2025-088*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 49 public hearing notices were mailed out on June 25, 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/petitioner's representative was not present.

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

- D. **LOUGHLIN ESTATES:** The request is to create one lot from Lots 4-5, Block 2, Old Toby Town, Plat #76-82, to be known as Loughlin Estates, containing 2.80 acres +/- . The parcel is located north of Lazy Lake, east of S. Lazy Lake Drive, and directly south of S. Old Toby Road (Tax ID#s 1218B02L004-L005); within Section 10, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District

#5 (*Petitioner/Owner: Thomas & Maragaret Loughlin, Staff: Fred Wagner, Case #2025-089*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 40 public hearing notices were mailed out on June 25, 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/petitioner's representative was not present.

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

- E. **FYFE:** The request is to create one lot from Lots 2 & 3, Block 4, Windsong Subd., Plat #76-110, to be known as Fyfe Subdivision, containing 1.072 acres +/- . The parcel is located northwest of S. Old Glenn Highway, south of the Knik River, east of S. River Drive, and directly south of E. Carolyn Court (Tax ID#s 1169B04L002 & L003); within Section 17, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and Assembly District #1. (*Petitioner/Owner: Matanuska Susitna Borough, Staff: Fred Wagner, Case #2025-090*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 59 public hearing notices were mailed out on June 25, 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, Joe Metzger spoke.

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

With staff present, Alex Strawn brought back Redington Estates and asked staff to clarify.

Matthew Goddard, Platting Technician clarified that ROW does not have to be dedicated.

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

4. ADJOURNMENT

With no further business to come before the Planning Director, Alex Strawn adjourned the meeting at 8:46 a.m.



ALEX STRAWN
Planning Director

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist