

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 25, 2026, at the Matanuska-Susitna Borough, Conference Room 110, 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. EXCALIBUR ESTATES:** The request is to create four lots from Parcel No. 1, MSB Waiver 86-66PWm, recorded as 86-187W, (Tax ID# 18N03W26C005) to be known as Excalibur Estates, containing 4.99 acres +/- . The property is directly south of W. King Arthur Drive and ease of W. Parks Highway; within the SW ¼ Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7. *(Petitioner/Owner: Anchor Investments, LLC, Staff: Chris Cuirlin, Case #2026-015)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 15 public hearing notices were mailed out on March 3, 2026.

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

The following persons spoke:

- Stephen Aldrich

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, Wayne Whaley spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

- B. P & M AIRPARK (SMITH-WILLIS):** The request is to create two lots from Parcel No. 1, MSB Waiver 2002-224PWm, recorded as #2002-030066, (Tax ID# 17N02W29A010), to be known as Smith-Willis, containing 5 acres +/- . The property is directly east of S. Eider Circle, south of W. Hollywood Road and north of W. Sunset Avenue; within the NE ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-

Fairview Community Council and Assembly District #5. (*Petitioner/Owner: Rodney & Jean Willis, Staff: Chris Curlin, Case #2026-016*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 37 public hearing notices were mailed out on March 3, 2026.

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 5 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:37 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist