

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 1, 2026, 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. **NEW HOPE ESTATES 2026:** The request is to create four lots from Lot 1, New Hope Estates (Plat# 2022-114), (Tax ID#8313B03L001) to be known as New Hope Estates 2026, containing 8.66 acres +/- . The property is directly east of N. New Hope Farm Road and north of E. Heavenly Circle; within the NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Patricia Sikes, Staff: Chris Cuirlin, Case #2026-017)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 13 public hearing notices were mailed out on March 11, 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's representative, Wayne Whaley, spoke.

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

- B. **CORTIS CAMP:** The request is to create two lots from Tax Parcel A7 (the S1/2 N1/2 BW1/4 and the N1/2 S1/2 NW1/4 NE1/4) to be known as Cortis Camp, containing 19.996 acres +/- . The property is located west of S Rubacaba Street, east of S Alix Drive, and south of S Knik Knack Mud Shack Road (Tax ID # 16N02W08A007); within the NE ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Loretta Cortis, Staff: Matthew Goddard, Case #2026-020)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 28 public hearing notices were mailed out on March 11, 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's representative, Owen Dicks spoke.

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

- C. **MERIDIAN PARK EAST ADDITION No. 2:** The request is to create three lots from Parcels 8630000T00A-1 and 8590000L003, to be known as Meridian Park East Addition No. 2, containing 22.55 acres +/- . The plat is located north of East Palmer Wasilla Highway, south of Mud Lake, and east of North Seward Meridian Parkway, located within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Meridian Park Medical Holdings, LLC, Staff: Cayman Reynolds, Case #2026-021*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 53 public hearing notices were mailed out on March 11, 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 7 findings of fact.

- D. **OTTO ESTATES:** The request is to create four lots from Tax Parcel A9, (Tax ID# 17N02E25A009) to be known as Otto Estates, containing 25.076 acres +/- . The property is directly west of S. Caudill Road and south of E. Plumley Road; within the NE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Joseph Bernowski, Staff: Chris Curlin, Case #2026-022*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 35 public hearing notices were mailed out on March 11, 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's representative, Owen Dicks spoke.

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

- E. **NORTH VILLAGE LOT 15A BLOCK 2:** The request is to create one lot from Lots 15 & 16, North Village, Plat No. 2025-152 to be known as North Village Lot 15A Block 2, containing 2.92 acres +/- . The property is located north of West Bogard Road, east of North Trunk Road, and west of North Cottage Knoll Drive (Tax ID # 8689B02L015 / L016); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. (*Petitioner/Owner: WM Construction, Staff: Cayman Reynolds, Case #2026-024*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 17 public hearing notices were mailed out on March 11, 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 5 conditions. There are 5 findings of fact.

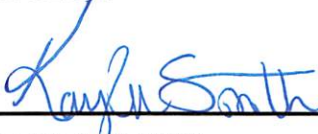
4. ADJOURNMENT

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