

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 21, 2024, at the Matanuska-Susitna Borough, in the 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 Kinneen, Acting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **MCINTYRE FARMS:** The request is to create one lot from Lots 6 and 7, Block 2, Beaver Lakes, (Plat# 62-30), to be known as MCINTYRE FARMS, containing 1.14 acres +/- . The plat is located directly east of N. Beaver Lodge Road and between West Beaver Lake and Big Beaver Lake. (Tax ID#'s 6025B02L006 & 6025B02L007) Located within the NW ¼ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Wesley Gordon McIntyre & John-Wesley McIntyre, Staff: Chris Curlin, Case # 2024-006)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 39 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner, closed the petitioner's comments, and the discussion moved to the motion.

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

- B. **MCCARSON SUBDIVISION:** The request is to create two lots from Lots 12, 13 & 14, Block 11, Lots 26 & 27, Block 3, Windsong Subdivision, Plat No. 76-110 to be known as MCCARSON SUBDIVISION, containing 2.3 acres +/- . The property is located east and west of S. River Drive, south of Knik River, and north of S. Old Glenn Highway. (Tax ID #'s 1169B11L012/L013/L014, 1169B03L026/L027); within the SE ¼ Section 08,

Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: MSB Land Management / Curtis & Lori Mccarson, Staff: Matthew Goddard, Case # 2024-007*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 37 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 Lisa Gray, LMD Agent, Land and Resource Management Division, was present at the hearing and agrees with the conditions.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- C. **MEE ACRES**: The request is to create two lots from Tax Parcel C14 (Parcel #4, MSB Waiver 1999-50-PWm, recorded Book/Page 1048/477), to be known as MEE ACRES, containing 5.0 acres +/- . Parcel is located west of S. Bodenbug Loop, east of Matanuska River and directly north of E. Doc McKinley Avenue. (Tax ID# 17N02E22C014); lying within Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Mee 2012 Trust, Staff: Amy Otto-Buchanan, Case # 2024-008*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 14 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- D. **HOTCHKISS FARM:** The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as HOTCHKISS FARM, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID# 3013000T00E) Located within the NW ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (Petitioner/Owner: AK Commercial Property Trust, Staff: Chris Curlin, Case # 2024-009)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner, closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer, Fred Wagner moved to approve with 7 conditions of approval. There are 5 findings of fact.

- E. **NOVA:** The request is to create one lot from Lots 2 & 3, Block 4, Cottrell, Plat No. 67-2, to be known as NOVA, containing 2.402 acres +/- . The parcel is located directly east of S. Old Trunk Road and S. Trunk Road and north of E. Jim Cottrell Circle. (Tax ID#'s 6082B04L002/L003); within Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #3. (Petitioner/Owner: Paige H. Wallace, Staff: Amy Otto-Buchanan, Case # 2024-010)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 37 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- F. **FAIRVIEW ESTATES AT LOOKOUT:** The request is to create one lot from Lots 21A & 21B, Block 2, Fairview Estates Addition No. 1 Lots 21A, 21B, & 21C, Block 2, Plat No. 2014-131 to be known as **FAIRVIEW ESTATES AT LOOKOUT**, containing 1.85 acres +/- . The property is located south of W. Fairview Loop, west of S. Well Site Road, and east of S. Weeping Birch Street (Tax ID#'s 7357B02L021A/ L021B); within the NW ¼ Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Brian Monaghan, Staff: Matthew Goddard, Case # 2024-011*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- G. **GLENN VIEW:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane(Tax ID# 20N09E29B015); lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. (*Petitioner/Owner: Dustin & Dorothy Hrcir, Staff: Amy Otto-Buchanan, Case # 2024-012*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 10 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner, adjourned the meeting at 8:38 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN
Acting Administrative Specialist