

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 6, 2024, 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 Kinneen, Administrative Specialist

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. CARNEY HOMESTEAD:** The request is to create four lots from Parcels 1 & 2, MSB Waiver #83-133, Recorded as 83-292w and Tax Parcel B14 (SW1/4, NW1/4 Section 14) to be known as **CARNEY HOMESTEAD**, containing 47 acres +/- . The property is located east of W. Schrock Road, directly north of E. Carney Road and it is bisected by the Little Susitna River; within the NW ¼ Section 14 and the NE¼ Section 15, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Dan Carney, Staff: Matthew Goddard, Case #2024-119)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 14 public hearing notices were mailed out on October 15, 2024.

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 6 conditions. There are 5 findings of fact.

- B. WILLOW BROOK MANOR:** The request is to create one lot from Lots 6 and 7, Block 6, Willow Brook Estates, Plat 73-31, to be known as **Willow Brook Manor**, containing 3.64 acres +/- . The plat is located north of W. Tuxedo Avenue and directly east of N. Pyrite Avenue, located within the SE ¼ Section 8, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: David Johnson, Staff: Chris Curlin, Case #2024-120)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 55 public hearing notices were mailed out on October 15, 2024.

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 11 conditions. There are 7 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:32 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Administrative Specialist