

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 13, 2024, 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
- Mr. Matthew Goddard, Acting Administrative Specialist

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **UDORN RETREAT:** The request is to create one lot by eliminating the common lot line between Lots 1 & 2, Block 4, Adventure Estates, Plat #76-50, to be known as **UDORN RETREAT**, containing 1.872 acres +/- . The property is located east of N. Lucus Road, west of N. Fanciful Place, and directly south of W. Spruce Avenue; within the NW ¼ Section 04, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Bernadette M. Rupright, Staff: Matthew Goddard, Case #2024-113)*

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

Mr. Matthew Goddard provided the mailing report.

- Stated that 107 public hearing notices were mailed out on October 21, 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's representative chose not to speak.

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

- B. **MERIDIAN PARK EAST:** The request is to create four lots from Tract C, Country Field Estates VI, Plat No. 2001-72 to be known as **MERIDIAN PARK EAST**, containing 26.37 acres +/- . The property is located west of N. Luke Street, north of E. Palmer-Wasilla Highway, and directly east of N. Seward Meridian Parkway; within the SW ¼ Section 06, 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 Holding, LLC, Staff: Matthew Goddard, Case #2024-122)*

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

Mr. Matthew Goddard provided the mailing report.

- Stated that 48 public hearing notices were mailed out on October 21, 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 9 conditions. There are 7 findings of fact.

- C. **SUN VALLEY FERRIS II:** The request is to adjust the lot line between Lot 13B-1 and 13B-2, Sun Valley Ferris, Plat 2024-54, to be known as **SUN VALLEY FERRIS II**, containing 4.0 acres +/- . The parcel is located directly east of N. Doro Drive, south of E. Blue Mountain Lane, and west of N. Sun Valley Drive (Tax ID #s 58510000L013B-1 / L013B-2); within Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. (*Petitioner/Owner: Linda Ferris, Staff: Chris Curlin, Case #2024-123*)

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

Mr. Matthew Goddard provided the mailing report.

- Stated that 24 public hearing notices were mailed out on October 21, 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.

- D. **COUNTRY FIELD ESTATES II LOTS 2A & 2B BLOCK 1:** The request is to create two lots from Lot 2, Block 1, Country Field Estates II (Plat# 97-96), to be known as **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1**, containing 3.60 acres +/- . (Tax ID 4682B01L002) The property is located directly north of E. Country Fair Drive and east of N. Jen Circle; within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. (*Petitioner/Owner: Rachel M. Allen, Staff: Chris Curlin, Case #2024-125*)

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

Mr. Matthew Goddard provided the mailing report.

- Stated that 38 public hearing notices were mailed out on October 21, 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 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 8:34 a.m.



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FRED WAGNER, PLS  
Platting Officer

ATTEST:



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MATTHEW GODDARD,  
Acting Platting Administrative Specialist