

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 2, 2025, 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 Kinneen, Platting Administrative Specialist

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **MANNEHULEN:** The request is to create two lots from Parcel 1, MSB Waiver Resolution #98-75-PWm, Recorded in Book 981 at Page 862 and re-recorded as instrument #2006-013959-0, to be known as MANNEHULEN SUBDIVISION, containing 5.2 acres +/- . The property is located east of Willow Lake, north of W. Long Lake Road, and west of W. Parks Highway (Tax ID # 19N04W17B007); within the NW ¼ Section 17, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Jon Fuglestad & Thomas Boling, Staff: Matthew Goddard, Case #2025-030)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 47 public hearing notices were mailed out on March 11, 2025.

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 update Condition of Approval #4 to read "Remove/relocate all structures currently in violation of MSB 17.55.010 Setbacks. Provide platting staff an updated as-built or a letter from a surveyor certifying that no setback violations exist, nor will any be created by the proposed action."

**MOTION:** Platting Officer Fred Wagner moved to approve with 8 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.



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FRED WAGNER, PLS  
Platting Officer

ATTEST:



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KAYLA KINNEEN,  
Platting Administrative Specialist