

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 6, 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
- Ms. Kayla Kinneen, Acting Administrative Specialist

### 2. UNFINISHED BUSINESS:

(None)

### 3. PUBLIC HEARINGS:

**BLOCK MANOR:** The request is to create two lots from Tax Parcels D2 & D5 (The portion of the N ½ SE ¼ lying south of the S. Knik Goose Bay Right of Way, and the S ½ SE ¼) to be known as **BLOCK MANOR**, (Tax ID #'s 15N03W04D005 & 15N03W04D002) containing 147.77 acres +/- . The property is located south and east of S. Knik Goose Bay Road, south of W. Point MacKenzie Road, and west of the Knik Arm of the Cook Inlet; within the SE ¼ Section 4, Township 15 North, Range 02 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and Assembly District #5. (Petitioner/Owner: Countryside Properties, Staff: Chris Curlin, Case # 2024-016)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 20 public hearing notices were mailed out on February 14, 2024.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

- Ellen Alberts spoke.
- Trey Hodge spoke.

There being no one else 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.

Discussion moved to the motion.

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

**ENCHANTED FOREST RSB BLOCK 16 LOTS 30 & 31:** The request is to create one lot from Lots 30 & 31, Block 16, Enchanted Forest, Plat No. 71-50, to be known as **LOT 30A**, containing 1.5 acres +/- . The parcel is located south and west of W. King Arthur Drive, north of W. Leprechaun

Drive and directly north of N. Rainbow Circle (Tax ID#s 6100B16L030/L031); within Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within Houston City Limits and Assembly District #7. (*Petitioner/Owner: Wesley Brockway, Staff: Amy Otto-Buchanan, Case # 2024-017*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 53 public hearing notices were mailed out on February 14, 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 and/or the petitioner's representative was not present at the hearing.

Discussion moved to the motion.

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

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:39 a.m.

  
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FRED WAGNER, PLS  
Platting Officer

ATTEST:

  
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KAYLA KINNEEN,  
Acting Administrative Specialist