

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 11, 2024, at the Matanuska-Susitna Borough, Conference Room 110, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:32 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. **BUSH ESTATES:** The request is to create three lots from the S ½ , NW ¼ , lying west of Clark Wolverine Road, Sec 35, T18N R02E, S.M., AK. (Tax ID 18N02E35B015) to be known as **Bush Estates**, containing 49.2 acres +/- . The property is located directly west of E. Clark Wolverine Road, north of N. Old Glenn Highway, and south of E. Shawn Drive; within Section 35, Township 18 North, Range 02 East, Seward Meridian, Alaska. (Petitioner/Owner: Nancy McGee, Staff: Chris Curlin, Case #2024-098)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 30 public hearing notices were mailed out on August 20, 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 8 conditions. There are 6 findings of fact.

- B. **FRANKLIN-VAN ABEL:** The request is to create two lots from Lot 12, Florence Lk Pk Add #1 (Plat#2002-51), Tract A, Florence Pk (Plat#2000-86), and Tax Parcel B2. SEC24 T19N R05W S.M., AK. (Tax ID's 5231000L012, 5038000T00A, & 19N05W24B002) to be known as **Franklin-Van Abel**, containing 27.15 acres +/- . The property is located directly north N. Florence Drive directly west of John Lake; within the NW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. (Petitioner/Owner: James Franklin, Staff: Chris Curlin, Case #2024-100)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 18 public hearing notices were mailed out on August 20, 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.

- C. **POLARIS VIEW**: The request is to create one lot and two tracts from Tax Parcel C3. (Tax ID 17N02W29C003) to be known as **Polaris View**, containing 39.99 acres +/- . The property is located directly north of W. Sunset Avenue and directly west of W. Cormorant Way; within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. (*Petitioner/Owner: Ronald Sheluga, Staff: Chris Curlin, Case #2024-101*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 25 public hearing notices were mailed out on August 20, 2024.

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

The following persons spoke:

- Mark Sandland
- Jenny Sandland

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 Ronald Sheluga spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 7 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 8:48 a.m.



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FRED WAGNER, PLS  
Platting Officer

ATTEST:



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KAYLA KINNEEN,  
Platting Administrative Specialist