

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 30, 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. **LAZY SLUMBER**: The request is to create two lots from Parcel I-1, MSB Waiver 83-108-PWm, to be known as **LAZY SLUMBER**, containing 12.08 acres +/- . The subject property is located directly north and directly east of N. Slumber Drive, east of the Matanuska River, and west of N. Wolverine Road; within the SE 1/4 of Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. *(Petitioner/Owner: Eron Singleton, Staff: Natasha Heindel, Case #2024-108)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 15 public hearing notices were mailed out on September 16, 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, Wayne Whaley spoke and agrees to the conditions.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

- B. **FISHHOOK AIRSTREAM**: The request is to create two lots from Tax Parcel B6 (MSB Waiver 75-72), (Tax ID 18N02E29B006) to be known as **FISHHOOK AIRSTREAM**, containing 11.90 acres +/- . The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District #2. *(Petitioner/Owner: Clyde & Peggy Lee, Staff: Chris Curlin, Case #2024-109)*

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 October 2, 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. **KERTULLA:** The request is to create four tracts from Parcel B, MSB Waiver #83-97, Recorded as 83-210w excepting that portion deeded to the State of Alaska Department of Transportation and Public Facilities July 21, 2017, recorded as 2017-011841-0, to be known as **KERTTULA SUBDIVISION**, containing 47.342 acres +/- . The property is located east of S. Felton Street, south of E. Palmer Wasilla Highway, and directly west of S. Glenn Highway; within the SE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Kertulla Joint Revocable Trust, Staff: Matthew Goddard, Case #2024-117*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 104 public hearing notices were mailed out on October 8, 2024.

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

The following persons spoke:

- Jarrod Yelton
- Nick Mahalo

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/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 8 findings of fact.

- D. **TEELING:** The request is to create three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, to be known as **TEELING**, containing 20.0 acres +/- . The subject property is located east of the Matanuska River, directly west of N. Wolverine Road, and directly north of E. Teeling Circle; within the SE 1/4 of Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. (*Petitioner/Owner: Joseph & Tilaundia Hale, Staff: Natasha Heindel, Case #2024-118*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 27 public hearing notices were mailed out on October 8, 2024.

Platting Officer, Fred Wagner opened the public hearing for public testimony.
The following persons spoke:

- Nick Mahalo

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/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 7 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 8:39 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist