

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 19, 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. **LOT 8A BURKE SHORE ADD 3:** The request is to create one lot from Lots 8 and 9, Block A, Burke Shore Addn. No.3, Plat 63-4, to be known as LOT 8A Burke Shore Addn. No. 3, containing .98 acres +/- (Tax ID's 6053B0AL008 & 6053B0AL009). The plat is located directly north of W. Northshore Drive, located within the SE ¼ Section 20, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. *(Petitioner/Owner: Paul & Lorraine Wyles, Staff: Chris Curlin, Case #2025-017)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 38 public hearing notices were mailed out on February 26, 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's representative, Owen Dicks, agrees to the conditions of approval.

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

- B. **QUESTED:** The request is to create 1 lot from Block 7, Lots 1, 2, and 3 of Windsong Subdivision, Plat No. 76-110, to be known as Quested Subdivision, containing 1.56 acres +/- (Tax ID# 1169B07L001, L002, L003) The plat is located directly North of E. Baker Boulevard, directly East of S. River Drive, and West of E. Wycoff Drive; located within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. *(Petitioner/Owner: Gerard Quested, Staff: Wyatt Anderson, Case #2025-022)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 64 public hearing notices were mailed out on February 25, 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's representative, Lisa Gray, agrees to the conditions of approval.

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

- C. **KROSTEK ACRES:** The request is to create two lots from Parcel 1, MSB Waiver 95-11-PWm, recorded in Book 804 at Page 290 to be known as Krostek Acres, containing 8.85 acres +/- (Tax ID# 18N02E19C009) The property is located directly north of N. Palmer-Fishhook Road and west of N. Farm Loop; within Section 19, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District #1. (*Petitioner/Owner: William Krostek, Staff: Chris Curlin, Case #2025-028*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 26 public hearing notices were mailed out on February 25, 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's representative was not present but did previously call the Platting Office and stated they agree to the conditions of approval.

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

- D. **ASA HILLS:** The request is to create four lots from Lot 21, Block 3, North Country Estates, (Plat#79-295), to be known as Asa Hills, containing 3.70 acres +/-, (Tax ID#1628B03L021). The property is located directly north of W. Harvest Loop and east of W. Pipestone Drive; within Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Kovs, LLC, Staff: Chris Curlin, Case #2025-029*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 59 public hearing notices were mailed out on February 25, 2025.

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

The following persons spoke:

- Robert Pettit

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's representative, Owen Dicks, agrees to the conditions of approval.

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 8:39 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist