

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 16, 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 Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

- A. **SHERWOOD FOREST:** The request is to bring the approved **SHERWOOD FOREST SUBDIVISION** back for modification. The petitioner is requesting the removal of Condition of Approval #4. The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Thomas & Marissa Van Thiel, Staff: Matthew Goddard, Case #2025-008)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 12 public hearing notices were mailed out on March 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/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 9 conditions. There are 8 findings of fact.

3. PUBLIC HEARINGS:

- A. **BRAINS BEND:** The request is to create two lots from lots 3, 4, and 5 of Block 2, Knik Homesites Subdivision, Plat No. 65-13, to be known as **BRAINS BEND**, containing 1.92 acres +/-, (Tax ID 6165B02L003,L004,L005), by adjusting the common lot lines. The plat is located directly south of S. Marion Way, north of W. Ann Lane, and West of S. Joseph Avenue; located within the NW ¼ Section 17, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: William & Mirja Brain, Staff: Wyatt Anderson, Case #2025-039)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 47 public hearing notices were mailed out on March 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, William Brain had a question about setbacks and agreed to Condition of Approval.

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

- B. **CHICKADEE ESTATES:** The request is to create two lots from Tract 1, Philo's Pholly, Plat No. 69-30 to be known as **CHICKADEE ESTATES**, containing 9.65 acres +/- . The property is located west of Wasilla Creek, south of E. Parks Highway, and east of E. Fairview Loop (Tax ID # 1049000T001); within the NW ¼ Section 17, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: Amanda Hirke, Staff: Matthew Goddard, Case #2025-041*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 44 public hearing notices were mailed out on March 25, 2025.

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

The following persons spoke:

- John Stewart
- James Crawford
- Greg Peters
- David M. Crawford

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, Dayna Rumfelt spoke and agreed to Conditions of Approval.

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

- C. **IDITAPARCEL ADDITION II:** The request is to create three lots from Lot 1, Iditaparcels, Plat No. 98-82, Lot 3A, Iditaparcels Add. 1, Plat No. 2006-96, & Lot 13B, Snider #4, Plat No. 96-72 to be known as **IDITAPARCEL ADDITION II**, containing 3.38 acres +/- . The property is located south of W. Nelson Avenue, west of N. Lucille Street and directly north of W. Parks Highway (Tax ID #2072000L013B / 5797000L003A / 4766000L001); within

the N ½ Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Noel Lowe, Staff: Matthew Goddard, Case #2025-043*)

Platting Officer, Fred Wagner, read the case description into the record and stated that only two parcels are being created from one lot, and Conditions of Approval have been updated to reflect that.

Ms. Kayla Smith provided the mailing report.

- Stated that 36 public hearing notices were mailed out on March 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, Dayna Rumfelt spoke.

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 8:47 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist