

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 7, 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:**

(None)

**3. PUBLIC HEARINGS:**

- A. AIRSTRIP WAY:** The request is to create two lots from Lots 9, 10, 11 & 12, Talkeetna Townsite (USS 1260), to be known as Airstrip Way, containing 0.64 acres +/- . The property is located east of the Susitna River, south of E. Second Street, and west of S. Talkeetna Spur (Tax ID # 7000B15L009 / L010 / L011 / L012); within the NE ¼ Section 25, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (*Petitioner/Owner: Joseph Mcaneney, Staff: Matthew Goddard, Case #2025-046*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 82 public hearing notices were mailed out on April 15, 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 6 conditions. There are 5 findings of fact.

- B. MERIDIAN PARK EAST ADD No 1:** The request is to create three lots from Block 3, Lot 1 of, Country Field Est VI Subdivision, Plat No. 2001-72, and Tract A, of Meridian Park East, Plat No. 2025-3; to be known as Meridian Park East Addition No. 1, containing 25.90 acres +/- . The plat is located directly North of E. Palmer-Wasilla Highway, East of N. Seward Meridian Parkway, and directly West of E. Meridian Loop, (5126B03L001,8590000T00A); located within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in

Assembly District #4. (*Petitioner/Owner: Meridian Park Medical Holding, LLC, Staff: Wyatt Anderson, Case #2025-047*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 48 public hearing notices were mailed out on April 15, 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 6 conditions. There are 7 findings of fact.

- C. **TRIPLE B COMMERCIAL TRACTS 2025:** The request is to create four lots from Lot 1, Block 2, and Lot 3, Block 1, Triple B Commercial Tracts, Plat No. 2021-22 to be known as Triple B Commercial Tracts 2025, containing 4.0 acres +/- . The property is located west of W. Museum Place, east of S. Vine Road, and south of W. Parks Highway (Tax ID # 8107B02L001 & 8107B01L003); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Rock, LLC, Staff: Matthew Goddard, Case #2025-048*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 20 public hearing notices were mailed out on April 15, 2025.

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

The following persons spoke:

- Jeremy Maggart

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 8:33 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA SMITH,  
Platting Administrative Specialist