

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 2, 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. HUSKY RIDGE:** The request is to create three lots from Lot 4, ASLS 2016-5, Prairie Home Subdivision, Plat #2017-114 and Lot 2, Birch Grove, Plat #2011-79, Plat No. 2019-24 to be known as Husky Ridge, containing 19.78 acres +/- . The property is located south of S. Boreal Owl Way, directly north of E. Whispering Birch Circle and Directly West of S. Parks Highway (Tax ID # 7624000L004 & 7060000L002); within the SW ¼ Section 31, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Dakota Schlosser, Staff: Matthew Goddard, Case #2023-141)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 15 public hearing notices were mailed out on June 10, 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. There are 10 conditions and 8 findings of fact.

- B. ARCHANGEL RIDGE LOT 1A & 2A BLOCK 1:** The request is to create two lots from Lots 1, 2, & 3, Block 1, Archangel Ridge Ph 1 (Plat#2023-79),(Tax ID's 8404B01L001, 8404B01L002 & 8404B01L003), to be known as Archangel Ridge Lot 1A and Lot 2A, Block 1, containing 4.31 acres +/- . The property is located directly north of E. Falk Road, directly west of N. Gabriels Drive and directly south of E. Arial Drive; within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook

Community Council and Assembly District 1. (*Petitioner/Owner: Homesite Properties, LLC, Staff: Chris Curlin, Case #2025-077*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 28 public hearing notices were mailed out on June 10, 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. There are 6 conditions and 5 findings of fact.

- C. **TRACT 24 PT MACKENZIE:** The request is to create four lots from Tax Parcel T24, Tract 24 Alaska State Land Survey No. 80-111, containing 627.9 acres +/-, (Tax ID#2097000T024), to be known as Tract 24 Pt Mackenzie. The proposed lots are located directly west of S. Brown Swiss Road and north of W. Holstein Avenue; located within Sections 11 & 14, Township 15 North, Range 05 West, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Gary & Jo Ann Stromberg, Staff: Chris Curlin, Case #2025-078*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 21 public hearing notices were mailed out on June 10, 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, Wayne Whaley spoke.

MOTION: Platting Officer Fred Wagner moved to approve. There are 8 conditions and 5 findings of fact.

- D. **DRINKHOUSE BLUFFS 2025:** The request is to create three lots from Lots 1-6, Block 2, Drinkhouse Bluffs 2022 Phase 3, Plat #2024-42, to be known as Drinkhouse Bluffs 2025, containing 7.13 acres +/- . The parcel is located north and west of Cottonwood Creek, directly east of S. Hayfield Road, and directly north of W. Sedlar Circle (Tax ID#s 8499B02L001-L006); within Section 1, Township 16 North, Range 02 West, Seward

Meridian, Alaska. (*Petitioner/Owner: Marie L. Drinkhouse, Staff: Fred Wagner, Case #2025-081*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 23 public hearing notices were mailed out on June 10, 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.

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

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:41 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist