

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 30, 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. Lacie Olivieri, Planning Department Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. HONGS TRACT F:** The request is to create two lots from Tract F, Southland Subdivision, Plat No. 84-185 to be known as Hong's Tract F, containing 2.8 acres +/- . The property is located south of S. This Way, north and west of S. Knik-Goose Bay Road, and east of S. Knik Knack Mud Shack Road (Tax ID # 2831000T00F); within the NE ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Hong Nguyen, Staff: Matthew Goddard, Case #2025-096)

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

Ms. Lacie Olivieri provided the mailing report.

- Stated that 218 public hearing notices were mailed out on July 8, 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 7 findings of fact.

- B. PEAK AUTOMOTIVE:** The request is to create one lot from Lots 23-26, Block 2, Parks Manor, Plat #71-27, to be known as PEAK AUTOMOTIVE, containing 1.22 acres +/- . The parcel is located north of W. Parks Highway, east of N. Lucille Street, west of N. Wasilla Fishhook Road, and directly north of E. Nelson Avenue (Tax ID#s 1048B02L023-L026); within Section 3, Township 17 North, Range 01 West, Seward Meridian, Alaska. (Petitioner/Owner: Matanuska Susitna Borough, Staff: Fred Wagner, Case #2025-100)

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

Ms. Lacie Olivieri provided the mailing report.

- Stated that 57 public hearing notices were mailed out on July 8, 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 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 8:32 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



LACIE OLIVIERI,
Planning Department Administrative Specialist