

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 27, 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. GILCAS GLADE LOTS 1A & 2A:** The request is to adjust the common lot line between Lots 1 & 2, Glica's Glade, Plat #2024-143, (Tax ID's 8572000L001 & 8572000L002) to be known as Gilcas Glade Lots 1A & 2A, containing 6.21 acres +/- The property is located directly north of W. Dora Circle and east of W. Conner Court; within Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District 3. (Petitioner/Owner: G.E Properties, Staff: Chris Curlin, Case #2025-104)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 41 public hearing notices were mailed out on August 6, 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, Craig Hanson, chose not to speak.

MOTION: Platting Officer Fred Wagner moved to approve. There are 6 conditions and 5 findings of fact.

- B. FISHHOOK AIRSTREAM LOTS 1-4:** The request is to create four lots from Lot 1, Fishhook Airstream (Plat #2025-27), (Tax ID 18N02E29B006), to be known as Fishhook Airstream Lots 1-4, containing 5.39 acres +/- The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District 2. (Petitioner/Owner: Clyde & Peggy Lee, Staff: Chris Curlin, Case #2025-105)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 18 public hearing notices were mailed out on August 6, 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, Craig Hanson, chose not to speak.

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

- C. **BLAKES**: The request is to create two lots from Tax Parcel B17, to be known as Blakes Subdivision, containing 0.92 acres +/- . The property is located south of E. Fireweed Avenue, west of S. Gulkana Street, and directly east of S. Chugach Street (Tax ID # 17N02E04B017); within the NW ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (Petitioner/Owner: Hunter Blake, Staff: Matthew Goddard, Case #2025-106)

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 August 6, 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, Craig Hanson, spoke.

MOTION: Platting Officer Fred Wagner moved to approve.

MOTION: Platting Officer Fred Wagner moved to amend and strike Condition of Approval #4.

MOTION: Platting Officer made motion to approve. There are 12 conditions and 9 findings of fact.

- D. **RAVENS RIDGE 2025**: The request is to create two lots by adjusting the common lot line between Lot 3, Raven's Ridge, Plat No. 2006-215 and Parcel 2, MSB Waiver Resolution Serial No. 199-49-PWm, Book 1036, Page 343 to be known as Ravens Ridge 2025,

containing 8.87 acres +/- . The property is located west of S. Glenn Highway, north and west of S. Margaret Drive, and south of E. Palmer-Wasilla Highway (Tax ID # 5981000L003 & 17N02E05A026); within the NE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (Petitioner/Owner: John & Jeanne Novosad & Peak View Development, Staff: Matthew Goddard, Case #2025-108)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 187 public hearing notices were mailed out on August 6, 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.

Discussion ensued.

The petitioner's representative, Craig Hanson, spoke.

MOTION: Platting Officer Fred Wagner moved to approve. There are 7 conditions and 9 findings of fact.

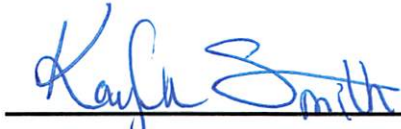
4. ADJOURNMENT

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