

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER

Tyler Young

PLATTING

ADMINISTRATIVE SPECIALIST

Kayla Smith



PLATTING TECHNICIANS

Matthew Goddard

Chris Curlin

Cayman Reynolds

PLATTING ASSISTANT

Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 16, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@matugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **BRANTLEA ACRES:** The request is to create two lots from Parcel 17N01W18C015, to be known as **BRANTLEA ACRES**, containing 6 acres +/- . The plat is located east of South Clapp Street, directly west of South Mack Drive, and north of West Middle Ridge Avenue, located within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Travis & Vanessa Powell, Staff: Cayman Reynolds, Case #2026-088)*
- B. **MUSEUM PLACE BUSINESS PARK:** The request is to create 2 lots from Parcel 1, MSB Waiver 75-06, recorded as 79-175W, (Tax ID# 17N02W11A012), to be known as **MUSEUM PLACE BUSINESS PARK**, containing 7.72 acres +/- . The property is located directly north of W. Museum Drive and directly east of W. Museum Place; within the NE 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: Matthew & Narina Soloy, Staff: Chris Curlin, Case #2026-092)*
- C. **JW:** The request is to create 2 lots from Lot 3, Block 1, Raven's Hill (Plat#72-102), (Tax ID# 6390B01L003), to be known as **JW**, containing 4.69 acres +/- . The property is located directly north of E. Yarrow Drive; within the SE ¼ Section 6, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1. *(Petitioner/Owner: John & Judith Weise, Staff: Chris Curlin, Case #2026-094)*

- D. **MAUS ESTATES:** The request is to create one lot from Lots 3 & 4, Quarter-Lane Subdivision, Plat # 87-269 to be known as **MAUS ESTATES**, containing 1.85 acres +/- . The property is located north of West Hollywood Drive, South of West Misty Lake Road, and directly west of South Johnson Road (Tax ID # 3376000L003 / L004); within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Kyle & Anna Maus, Staff: Cayman Reynolds, Case #2026-095)*
- E. **LIBERTY LANE:** The request is to create two lots from Parcel 1 (Tax Parcel D10), MSB Waiver #2005-263-PWm, recorded as document #2005-036030-0, to be known as **LIBERTY LANE**, containing 5.01 acres +/- . The property is located east of S. Butte Road, west of S. Henry's Place, and directly north of E. Plumley Road (Tax ID # 17N02E24D010); within the SE ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Blake Smith, Staff: Matthew Goddard, Case #2026-096)*
- F. **INDEPENDENCE RIDGE:** The request is to adjust lot lines between Lots 13 & 14, Block 1, Independence Ridge Phase 2, Plat No. 2005-19 to be known as **INDEPENDENCE RIDGE 2026**, containing 2.37 acres +/- . The property is located south of East New Hope Street, west of North Palmer Fishhook Road, and east of North Raleigh Hills Street (Tax ID # 5673B01L013 / L014); within the NW ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Benjamin & Bobbi Jewett, Staff: Cayman Reynolds, Case #2026-098)*

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 16, 2026**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - 3-minute time limit per person for members of the public.
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - Testimony is limited to five (5) minutes for the petitioner/applicant.
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015