

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING ADMINISTRATIVE
SPECIALIST
Kayla Smith
Lacie Olivieri - Alternate



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.

November 12, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@matsugov.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. **K'EY DEN SUBDIVISION:** The request is to create one lot from Lot C2, Tax ID 19N01E26C002, Patent# 50-84-0197, and Lot C3, Tax ID 19N01E26C003, Patent# 50-84-0197, to be known as **K'ey Den Subdivision**, containing 40.16 acres +/- . The plat is located east of North Palmer-Fishhook Road, south of East Santa Fe Circle, and directly north of East Hatchers Landing Avenue, located within the SW ¼ Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska. (*Petitioner/Owner: Chickaloon Native Village, Staff: Cayman Reynolds, Case #2025-151*)
- B. **PAHKALA SUBDIVISION:** The request is to create one lot from Lots 7 and 8, Lupine Lane Acres Addition 2, Plat 86-179, to be known as **PAHKALA SUBDIVISION**, containing 2.43 acres +/- . The plat is located directly south of West Christina Court, east of South Norwich Lane, and north of Lucy Lake, located within the NE ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska, Assembly District 003 and Community Council Knik-Fairview. (*Petitioner/Owner: Steven & Christine Pahkala, Staff: Cayman Reynolds, Case #2025-155*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 a.m.** on **November 12, 2025**, 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:** The 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:** The motion to approve is made by the Platting Officer.
 - No further unsolicited input from the 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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 26, 2025

PRELIMINARY PLAT: K'EY DEN SUBDIVISION

LEGAL DESCRIPTION: SEC 26, T19N, R01E, SEWARD MERIDIAN AK

PETITIONERS: CHICKALOON NATIVE VILLAGE

SURVEYOR/ENGINEER: ALL POINTS NORTH

ACRES: 40.16 ± PARCELS: 1

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-151

REQUEST: The request is to create one lot from Lot C2, Tax ID 19N01E26C002, Patent# 50-84-0197 and Lot C3, Tax ID 19N01E26C003, Patent# 50-84-0197, to be known as **K'EY DEN SUBDIVISION**, containing 40.16 acres +/- . The plat is located east of North Palmer-Fishhook Road, south of East Santa Fe Circle, and directly north of East Hatchers Landing Avenue, located within the SW ¼ Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

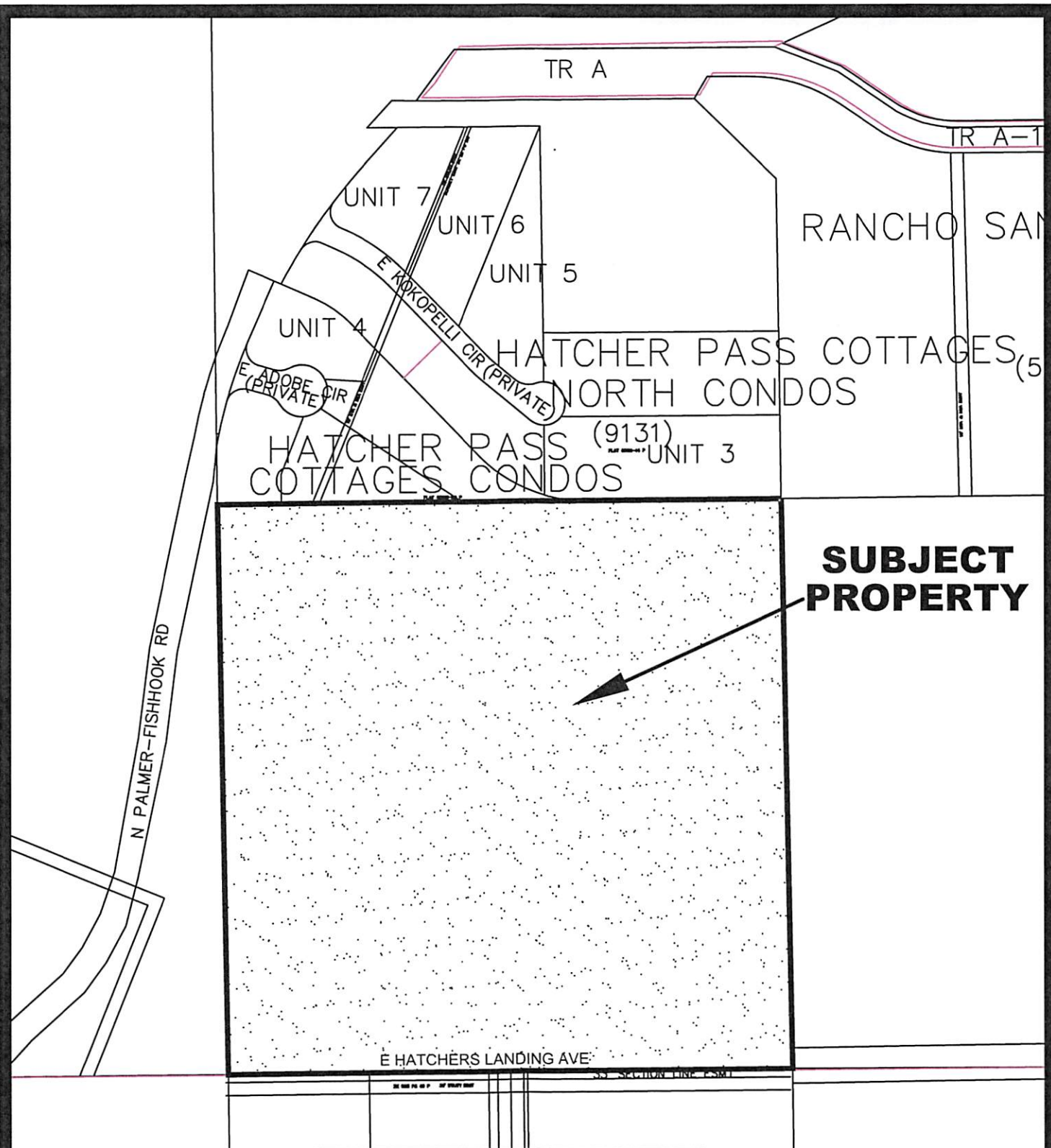
Vicinity Map

EXHIBIT A – 1 pg

Platting staff has requested a continuation to November 26, 2025. The request is for a title issue needing to be resolved.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve a continuation of K'ey Den subdivision, Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:



VICINITY MAP

FOR PROPOSED K'EY DEN SUBDIVISION
LOCATED WITHIN
SECTION 26, T19N, R01E, SEWARD MERIDIAN
ALASKA

IN14 MAP

3B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 26, 2025

PRELIMINARY PLAT: PAHKALA SUBDIVISION

LEGAL DESCRIPTION: SEC 35, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: STEVEN & CHRISTINE PAHKALA

SURVEYOR/ENGINEER: BULL MOOSE SURVEYING

ACRES: 2.43 ± PARCELS: 2

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-155

REQUEST: The request is to create one lot from Lots 7 and 8, Lupine Lane Acres Addition 2, Plat 86-179, to be known as **PAHKALA SUBDIVISION**, containing 2.43 acres +/- . The plat is located directly south of West Christina Court, east of South Norwich Lane, and north of Lucy Lake, located within the NE ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska, Assembly District 003 and Community Council Knik-Fairview.

EXHIBITS

Vicinity Map

EXHIBIT A – 1 pg

Platting staff has requested a continuation to November 26, 2025. The request is to allow the required time for public notices to be provided.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve a continuation of Pahkala Subdivision, Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

