

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

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Matthew Goddard  
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## **ABBREVIATED PLAT AGENDA** ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING** **8:30 A.M.** **April 1, 2026**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@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. **NEW HOPE ESTATES 2026:** The request is to create four lots from Lot 1, New Hope Estates (Plat# 2022-114), (Tax ID#8313B03L001) to be known as **NEW HOPE ESTATES 2026**, containing 8.66 acres +/- . The property is directly east of N. New Hope Farm Road and north of E. Heavenly Circle; within the NW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. *(Petitioner/Owner: Patricia Sikes, Staff: Chris Curlin, Case #2026-017)*
- B. **CORTIS CAMP:** The request is to create two lots from Tax Parcel A7 (the S1/2 N1/2 BW1/4 and the N1/2 S1/2 NW1/4 NE1/4) to be known as **CORTIS CAMP**, containing 19.996 acres +/- . The property is located west of S Rubacaba Street, east of S Alix Drive, and south of S Knik Knack Mud Shack Road (Tax ID # 16N02W08A007); within the NE ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Loretta Cortis, Staff: Matthew Goddard, Case #2026-020)*
- C. **MERIDIAN PARK EAST ADDITION No. 2:** The request is to create three lots from Parcels 8630000T00A-1 and 8590000L003, to be known as **MERIDIAN PARK EAST ADDITION No. 2**, containing 22.55 acres +/- . The plat is located north of East Palmer Wasilla Highway, south of Mud Lake, and east of North Seward Meridian Parkway, located

within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Meridian Park Medical Holdings LLC, Staff: Cayman Reynolds, Case #2026-021)*

- D. **OTTO ESTATES:** The request is to create four lots from Tax Parcel A9,(Tax ID# 17N02E25A009) to be known as **OTTO ESTATES**, containing 25.076 acres +/- . The property is directly west of S. Caudill Road and south of E. Plumley Road; within the NE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. *(Petitioner/Owner: Joseph Bernowski, Staff: Chris Curlin, Case #2026-022)*
- E. **NORTH VILLAGE LOT 15A BLOCK 2:** The request is to create one lot from Lots 15 & 16, North Village, Plat No. 2025-152 to be known as **NORTH VILLAGE LOT 15A BLOCK 2**, containing 2.92 acres +/- . The property is located north of West Bogard Road, east of North Trunk Road, and west of North Cottage Knoll Drive (Tax ID # 8689B02L015 / L016); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. *(Petitioner/Owner: WM Construction, Staff: Cayman Reynolds, Case #2026-024)*

#### 4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 1, 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