

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

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.** **April 8, 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 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. **RUSSELL SUBDIVISION:** The request is to create one lot from Lots 1 and 2 Block 7, McPherson Subdivision, Plat # 18-226 (Parcels 4004B07L001, 4004B07L002) to be known as **RUSSELL SUBDIVISION**, containing 1.36 acres +/- . The plat is located north of North Glenn Highway, south of East Danielson Avenue, and east of North Jonesville Mine Road, located within the NE ¼ Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. (Petitioner/Owner: Joanna & Ryan Russell, Staff: Cayman Reynolds, Case #2026-025)

4. ADJOURNMENT

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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 8, 2026**

ABBREVIATED PLAT: **RUSSELL SUBDIVISION**
LEGAL DESCRIPTION: **SEC 27, T19N, R03E S.M., AK**
PETITIONER: **JOANNA & RYAN RUSSELL**
SURVEYOR: **BULL MOOSE SURVEYING**
ACRES: 1.36 +/- **PARCELS: 2**

REVIEWED BY: CAYMAN REYNOLDS

CASE: 2026-025

REQUEST:

The request is to create one lot from Lots 1 and 2 Block 7, McPherson Subdivision, Plat # 18-226 (Parcels 4004B07L001, 4004B07L002) to be known as **RUSSELL SUBDIVISION**, containing 1.36 acres +/- . The plat is located north of North Glenn Highway, south of East Danielson Avenue, and east of North Jonesville Mine Road, located within the NE ¼ Section 27, Township 19 North, Range 03 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps

EXHIBIT A – 4 pgs

AGENCY COMMENTS

MSB Permit Center

EXHIBIT B – 2 pgs

DISCUSSION: The subject parcels are located within the Sutton Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of Russell Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

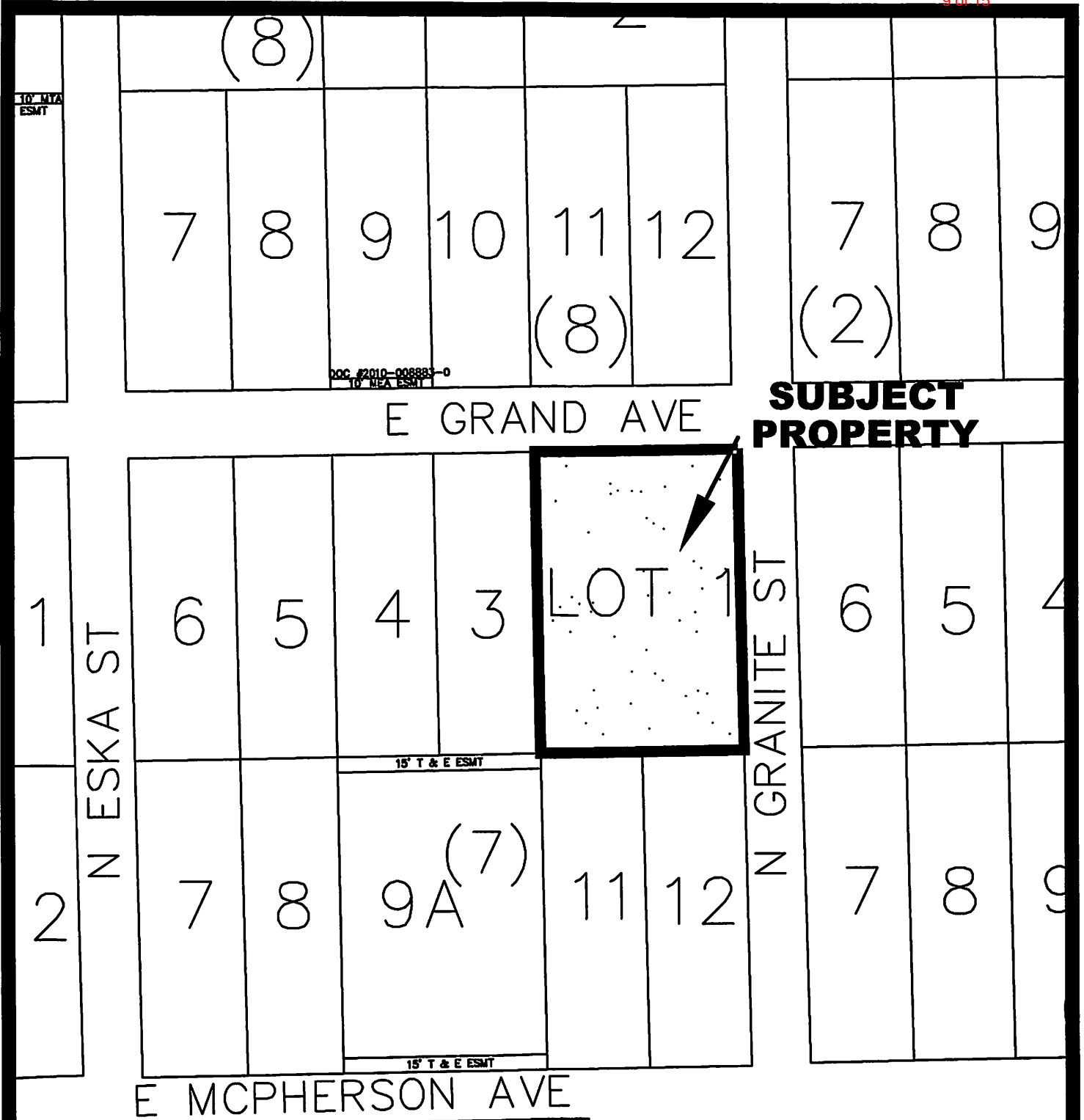
FINDINGS of FACT:

1. The abbreviated plat of Russell Subdivision is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within McPherson Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of McPherson Subdivision (Plat #18-226), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Mcpherson Subdivision contingent on the following recommendations:

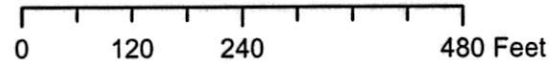
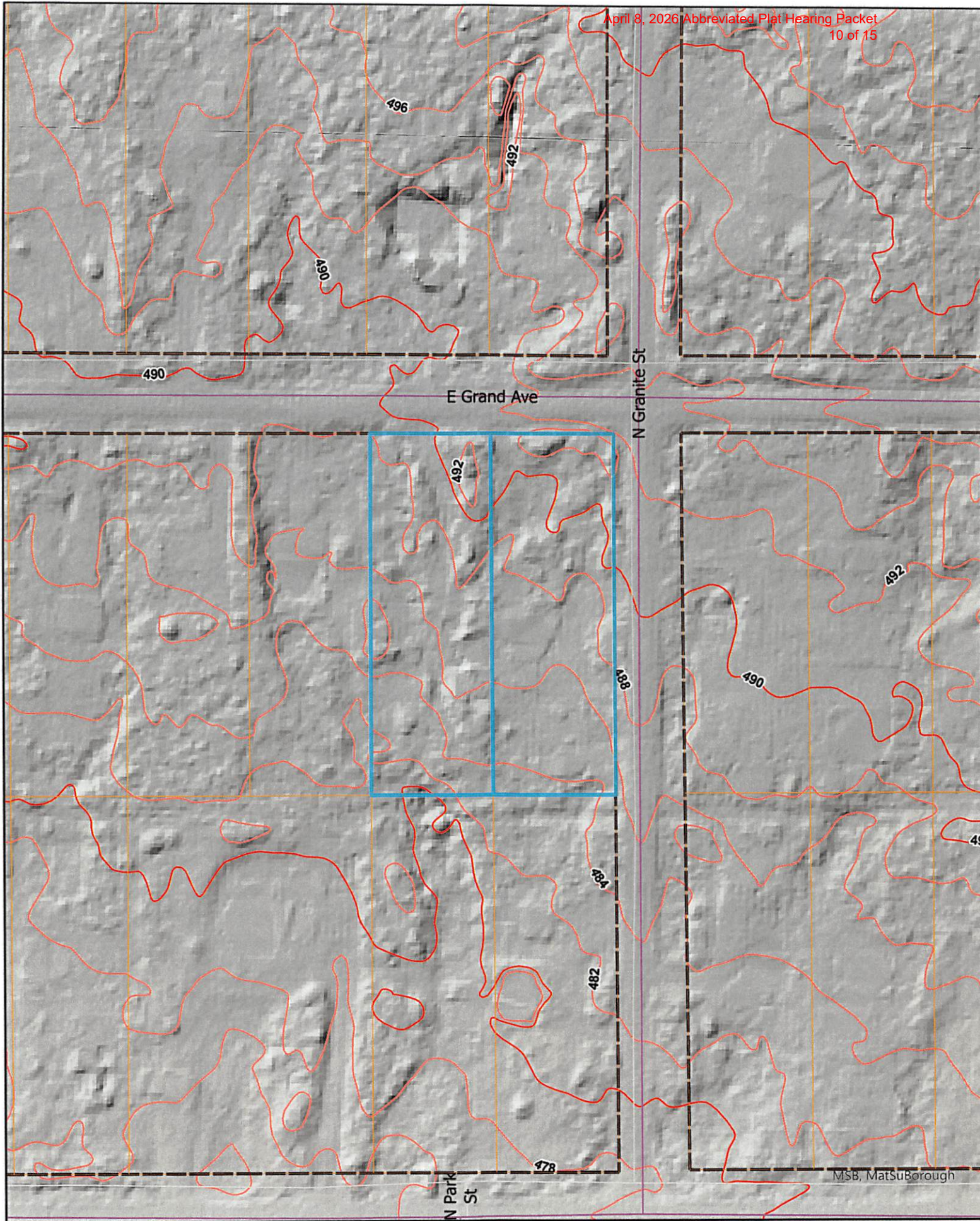
1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

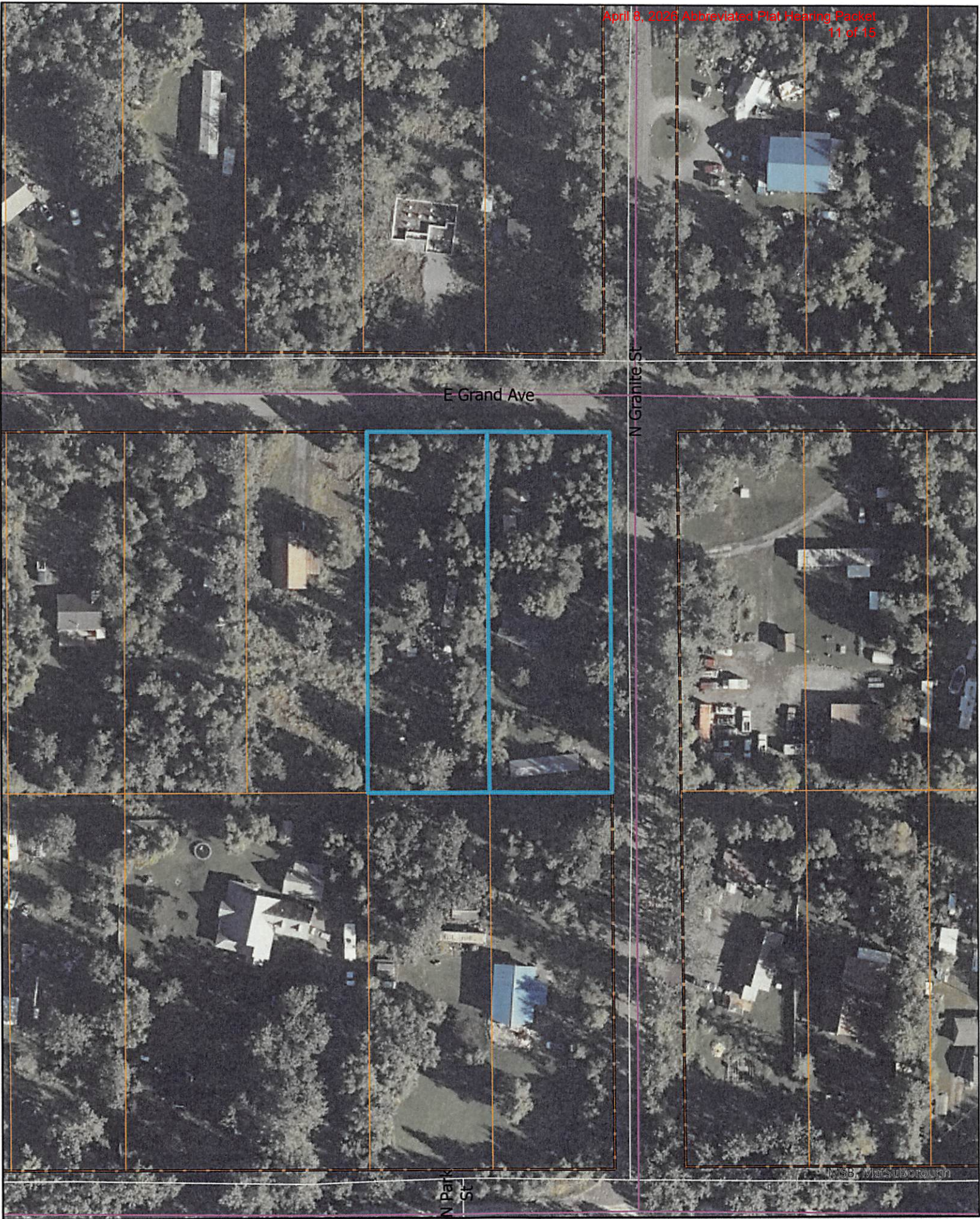


VICINITY MAP

FOR PROPOSED RUSSELL SUBDIVISION
LOCATED WITHIN
SECTION 27, T19N, R03E, SEWARD MERIDIAN
ALASKA

SU14 MAP





E Grand Ave

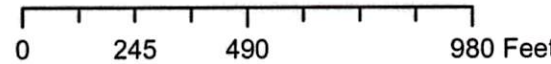
N Granite St

N Park St

MSB, MARSHBOROUGH



0 120 240 480 Feet



© S&MatsUBorough

Cayman Reynolds

From: Permit Center
Sent: Thursday, March 12, 2026 3:11 PM
To: Cayman Reynolds
Subject: RE: RFC Russell Subdivision CR
Attachments: Screenshot.png

They'll need DW permits as shown. No other comments from the Permit Center.

Brandon Tucker
Permit Technician
Matanuska-Susitna Borough Permit Center
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Thursday, March 12, 2026 12:20 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>;
eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance
<Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: RFC Russell Subdivision CR

Hello,

The following link is a request for comments for the proposed Russell Subdivision.

Please ensure all comments have been submitted by March 26, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Russell Subdivision

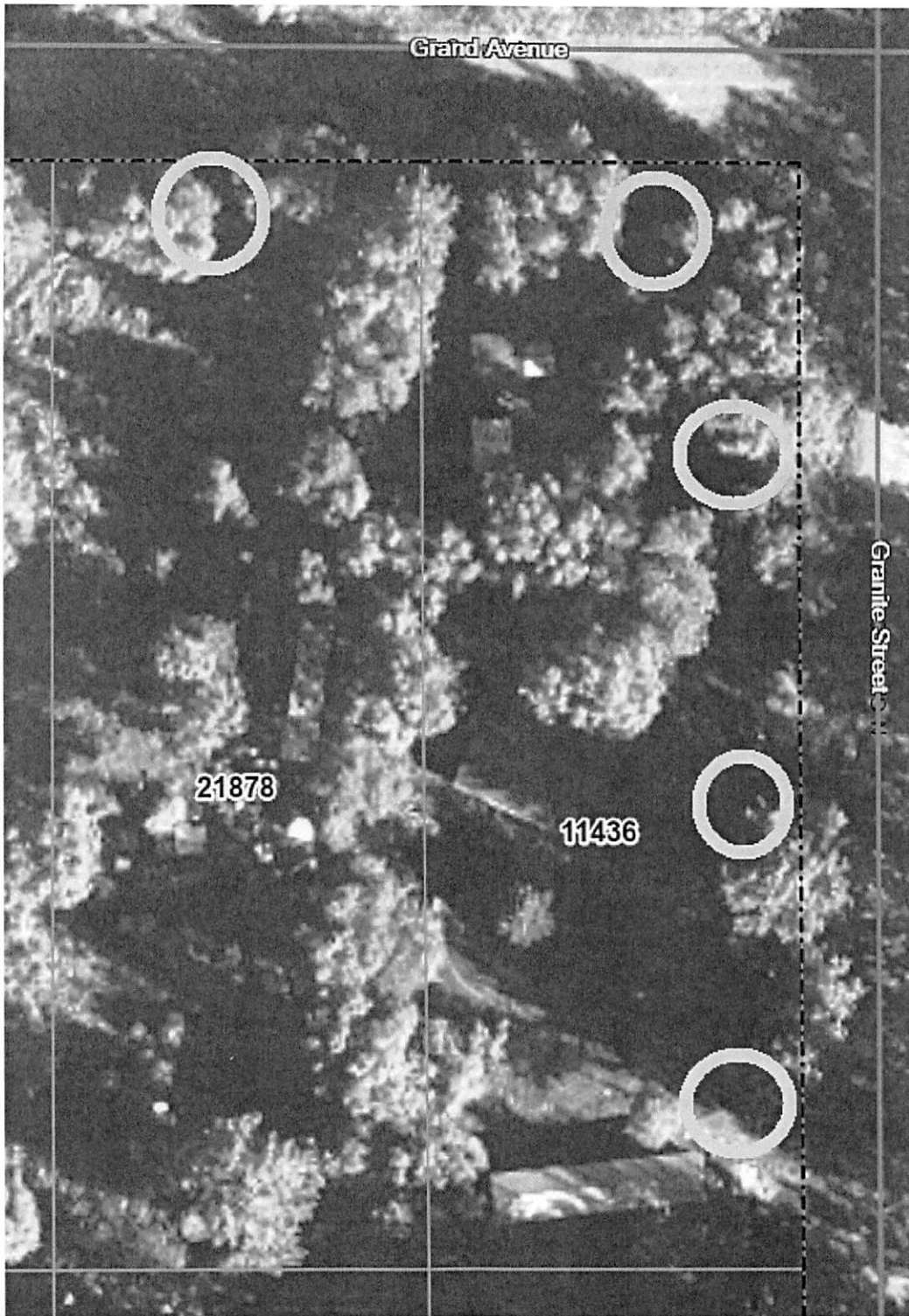
Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

DATED _____
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

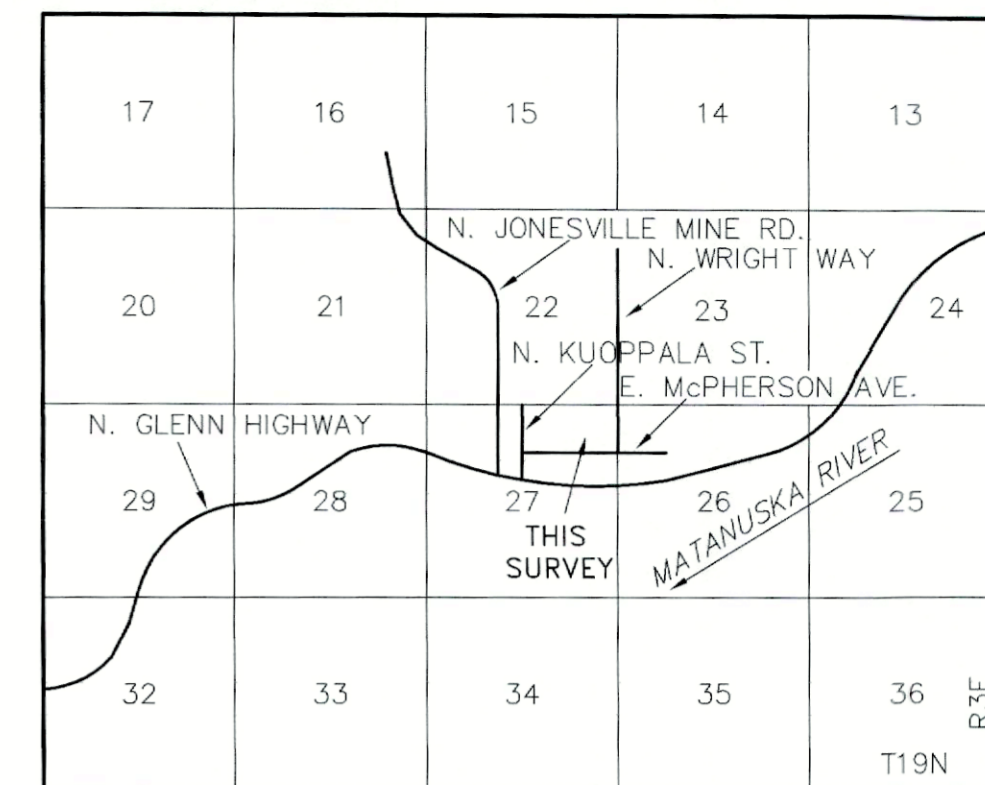
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

RYAN C. RUSSELL _____ DATE _____
11436 N GRANITE STREET
SUTTON, ALASKA 99674

JOANNA R. RUSSELL _____ DATE _____
11436 N GRANITE STREET
SUTTON, ALASKA 99674

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR JOANNA R. RUSSELL
RYAN C. RUSSELL
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PRELIMINARY

A PLAT OF
RUSSELL SUBDIVISION

A REPLAT OF:
LOTS 1 & 2, BLOCK 7
McPHERSON SUBDIVISION
RECORDED IN BOOK 18, PAGE 226

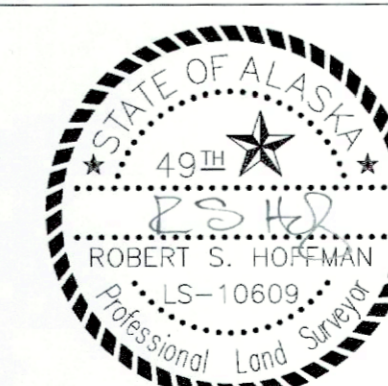
LOCATED WITHIN:
SECTION 27, T19N R3E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 1.36 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 E. HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

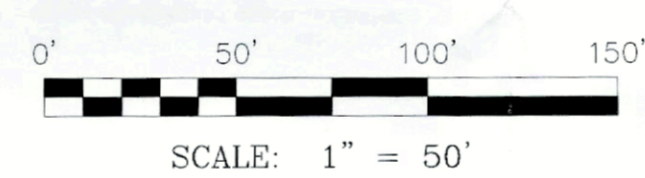
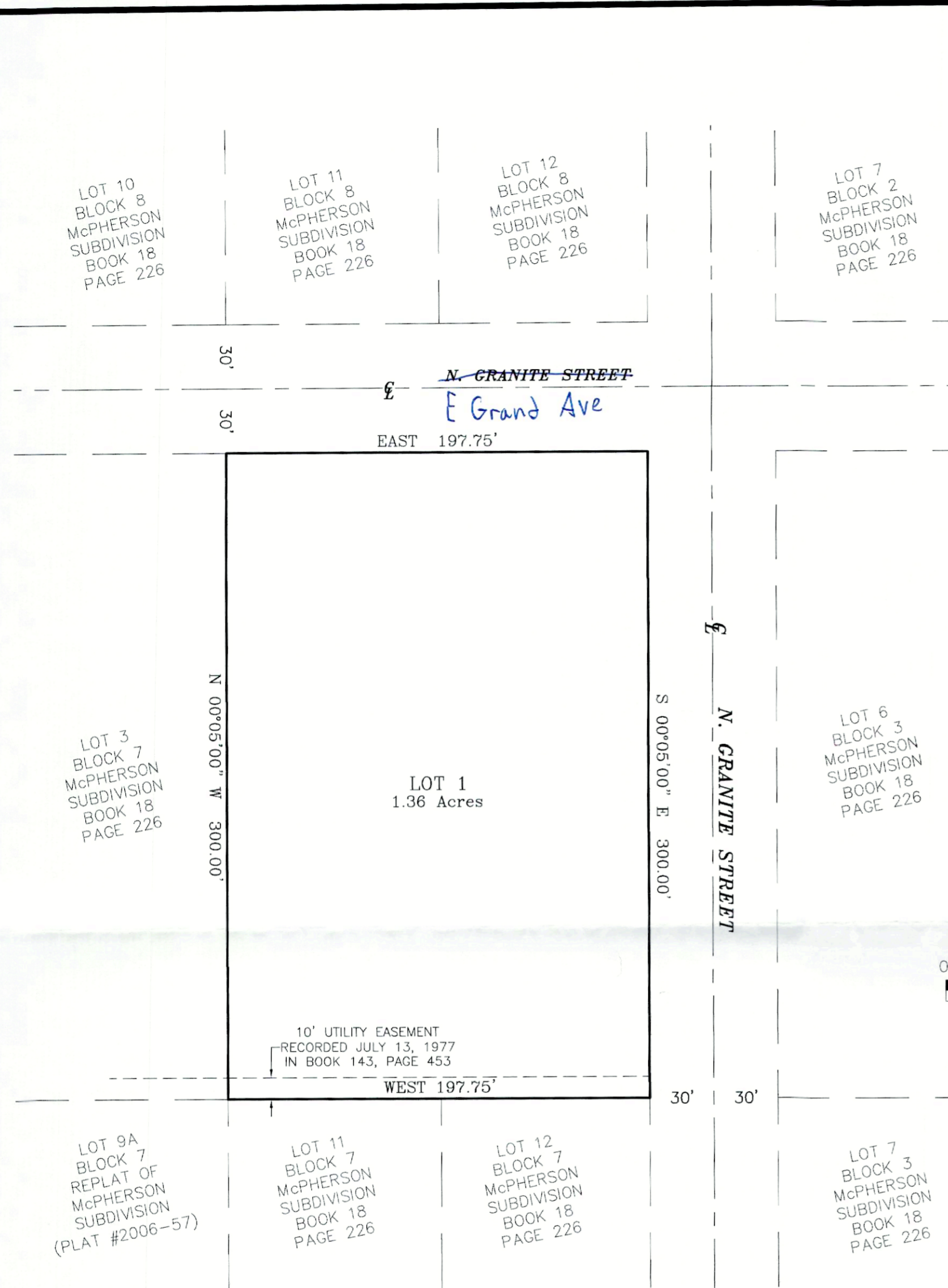
DRAWN BY: TGC DRAWING SCALE:
DATE: 2/10/2026 1"=50'
CHECKED BY: RSH SHEET
1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT RECORDED IN BOOK 18, PAGE 226.



ROBERT S. HOFFMAN, P.L.S. _____
LS-10609 PROFESSIONAL LAND SURVEYOR DATE 2/15/26



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 3. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 18, 1961 IN BOOK 37, PAGE 322 AND 325.
 4. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED JULY 23, 2001 IN DOCUMENT #2021-021932-0

RECEIVED
FEB 27 2026
PLATTING

Agenda Copy