

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.

May 6, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@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:

A. **HALE ESTATES:** The request is to create two lots from Parcel 2A, MSB Waiver 93-13-PWm, recorded as 33-69W, (Tax ID# 18N02E22D018) to be known as **HALE ESTATES**, containing 10.00 acres +/- . The property is directly north and west of N. Wolverine Road; within the SE ¼ Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. This case was continued from the 4.22.26 Abbreviated Plat Hearing (*Petitioner/Owner: Moses Hale, Staff: Chris Curlin, Case #2026-030*)

3. PUBLIC HEARINGS:

A. **MARTIN HEIGHTS PHASE 3:** The request is to create four lots from Tract A-1, Martin Heights Phase 2, Plat No. 2022-103 to be known as **MARTIN HEIGHTS PHASE 3**, containing 16.04 acres +/- . The property is located south of the Little Susitna River, north and east of N Pittman Road, and southwest of W Schrock Road (Tax ID #8305000T00A-1); within the NW ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council #1 Meadow Lakes and in Assembly District #7. (*Petitioner/Owner: Randall E. Martin, Staff: Matthew Goddard, Case #2026-035*)

B. **E & S SUBDIVISION:** The request is to create one lot from Parcels 18N02E20C027 and 18N02E20C028, to be known as **E & S SUBDIVISION**, containing 10.0 acres +/- . The property is located north of North Palmer Fishhook Road, West of Matanuska River, and directly west of North Werner Road; within the SW ¼ Section 20, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly

District #1. (*Petitioner/Owner: Edward & Susan Grasser, Staff: Cayman Reynolds, Case #2026-036*)

- C. **TIM & SENA NUNLEY:** The request is to create two lots from Lot 13, Block 1, Richmond Hills 1 (plat# 84-22), (Tax ID# 2548B01L013), to be known as **TIM & SENA NUNLEY**, containing 1.1 acres +/- . The property is directly north of E. Neil Circle and directly west of S. Enterprise Street; within the SW ¼ Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #5. (*Petitioner/Owner: Tim Nunley, Staff: Chris Curlin, Case #2026-037*)
- D. **MAGONES JEWELS ACRES:** The request is to create three lots from Lots 2 & 5, Block 2, Jewels Acres (plat# 73-97), (Tax ID#'s 6469B02L002 & 6469B02L005) to be known as **MAGONE'S JEWELS ACRES**, containing 7.92 acres +/- . The property is directly west of N. Burlwood Lane and directly east of N. Greentree Street; within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. (*Petitioner/Owner: Daniel & Susan Magone, Staff: Chris Curlin, Case #2026-038*)
- E. **ROCKY POINT PHASE 3 LOT 19A:** The request is to create one lot from Lots 18 & 19, Rocky Point Phase 2, Plat No. 2020-82 to be known as **ROCKY POINT PHASE 2 LOT 19A**, containing 1.87 acres +/- . The property is located directly west of Matanuska River, east of South Grover Lane, and south of East Rocky Point Drive (Tax ID # 8040000L018 / L019); within the SE ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Eileen & Eric Behr, Staff: Cayman Reynolds, Case #2026-039*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 6, 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