

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 6, 2026, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Tyler Young.

### 1. INTRODUCTION

#### A. Introduction of Staff

Staff in Attendance:

- Mr. Tyler Young, Platting Officer
- Ms. Kayla Smith, Platting Administrative Specialist

### 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. (*Petitioner/Owner: Moses Hale, Staff: Chris Curlin, Case #2026-030*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 16 public hearing notices were mailed out on March 31, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

**MOTION:** Platting Officer Tyler Young moved to approve with 7 conditions. There are 5 findings of fact.

### 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*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 22 public hearing notices were mailed out on April 14, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative, John Shadrach spoke.

MOTION: Platting Officer Tyler Young moved to approve with 6 conditions. There are 8 findings of fact.

- 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*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 23 public hearing notices were mailed out on April 14, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 7 conditions. There are 5 findings of fact.

- 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*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 9 public hearing notices were mailed out on April 14, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative, Wayne Whaley spoke.

MOTION: Platting Officer Tyler Young moved to approve with 6 conditions. There are 6 findings of fact

- D. **MAGONE'S 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*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 27 public hearing notices were mailed out on April 14, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 9 conditions. There are 5 findings of fact.

- E. **ROCKY POINT PHASE 2 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*)

Platting Officer, Tyler Young, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 25 public hearing notices were mailed out on April 14, 2026.

Platting Officer, Tyler Young opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Tyler Young moved to approve with 5 conditions. There are 5 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Tyler Young adjourned the meeting at 8:42 a.m.



---

TYLER YOUNG  
Platting Officer

ATTEST:



---

KAYLA SMITH,  
Platting Administrative Specialist