

# 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 20, 2026**

**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](mailto: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. **WELLS TROUTMAN CUTLER VARIANCE:** The petitioner is requesting approval of a variance from MSB 43.20.140 Physical Access, and various portions of MSB 43.20.100(E) in advance of submitting a subdivision request. If approved, the variance would waive the requirement for road construction and allow for a larger than 5-acre home site parcel to be created from the parent agricultural parcel. The property is located north of Little Susitna River, south & east of Government Creek, and directly west of N. Russet Road (Tax ID # 18N01E05A007 / A009); within Section 05, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council #10 Fishhook and Assembly District #1.  
*(Petitioner/Owner: All Points North LLC, Staff: Matthew Goddard, Case #2026-028)*

B. **ASLS 2019-69:** The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as **ASLS 2019-69**, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7.  
*(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case #2026-031)*

- C. **ASLS 79-109 BARTLETT HILLS RSB TR 30:** The request is to create 4 lots from Tract 30, asls No 79-109, Bartlett Hills, Plat #87-29, to be known as **TRACTS 30A, 30B, 30C, & 30D**, containing 257.7 acres +/- . The petitioner is requesting a variance from 43.20.140 Physical Access. The property is located north and west of Montana Creek, east of S Talkeetna Spur, and north of E Yoder Road (Tax ID #1896000T030); within section 11 and the SW ¼ Section 02, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. (*Petitioner/Owner: Bush Construction Surveys, Staff: Matthew Goddard, Case #2026-034*)
- D. **SETTLERS BAY UNIT No 11:** The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as **SETTLERS BAY UNIT No. 11**, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Premier Homes LLC, Staff: Cayman Reynolds, Case #2026-042*)

#### 4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 20, 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