

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Tyler Young

PLATTING  
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Kayla Smith



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Cayman Reynolds

PLATTING ASSISTANT  
Connor Herren

## **ABBREVIATED PLAT AGENDA** CONFERENCE ROOM 110 350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**June 10, 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. **SHIRE ESTATES:** The request is to create two lots from Lots 1,2 &3, Shire Estates (Plat#2021-62) (Tax ID#'s 8128000L001, 8128000L002 & 8128000L003), to be known as **SHIRE ESTATES 2025 LOTS 1A & 3A**, containing 5.1 acres +/- . The property is directly south of W. Clydesdale Drive and directly north of W. Fairview Loop; within the NE ¼ Section 29, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3. *(Petitioner/Owner: Chase & Savannah Barrus, Staff: Chris Curlin, Case #2025-160)*
- B. **WINDRY ACRES:** The request is to create two lots from Parcel 1, MSB Waiver #76-10, (Tax ID#18N03E06B002) to be known as **WINDRY ACRES**, containing 22.85 acres +/- . The property is directly south of N. Glenn Highway and directly north of the Matanuska River; within the SW ¼ Section 8, Township 18 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. *(Petitioner/Owner: Nancy & Daniel Dryden Estate, Staff: Chris Curlin, Case #2026-051)*
- C. **HATCHER PASS VILLAGE PHASE X:** The request is to create four lots from Lot 36B & Tact C, Hatcher Pass Village Ph 8, (Plat#2022-132) and Parcel 1, MSB Waiver 2001-61-PWm recorded at Book 1134, Page 154), (Tax ID #'s 8332000L036B,

8332000T00C & 19N01E34B016) to be known as **Hatcher Pass Village Phase X**, containing 42.62 acres +/- . The property is directly north of E. Edgerton Parks Highway and east and west of N. Mountain Trails Drive; within the NE ¼ Section 33 & NW 1/4 Section 34, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6. *(Petitioner/Owner: Hatcher Pass Village Inc, Staff: Chris Curlin, Case #2026-052)*

D. **METAL CREEK SUBDIVISION TRACT A:** The request is to create one lot from Parcels 17N02E26A018, and 17N02E26A019, to be known as **METAL CREEK SUBDIVISION TRACT A**, containing 4.99 acres +/- . The plat is located east of South Old Glenn Highway, directly north of South McKechnie Loop, and west of Bodenberg Creek, located within the NE ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Metal Creek Holdings LLC, Staff: Cayman Reynolds, Case #2026-056)*

#### 4. **ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 10, 2026**, in **CONFERENCE ROOM 110** 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