

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 10, 2026, at the Matanuska-Susitna Borough, Conference Room 110, 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:

(None)

3. PUBLIC HEARINGS:

- A. SHIRE ESTATES 2025 LOTS 1A & 3A:** 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)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 35 public hearing notices were mailed out on May 18, 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.

- 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)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 7 public hearing notices were mailed out on May 18, 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 8 conditions. There are 5 findings of fact.

- 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*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 41 public hearing notices were mailed out on May 18, 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 6 conditions. There are 5 findings of fact.

- 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 Bodenbug 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*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 33 public hearing notices were mailed out on May 18, 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, Cody Pink spoke.

MOTION: Platting Officer Tyler Young moved to approve with 8 conditions. There are 5 findings of fact.

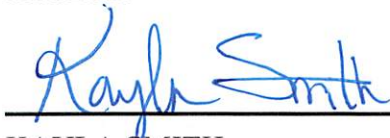
4. ADJOURNMENT

With no further business to come before the Platting Officer, Tyler Young adjourned the meeting at 8:43 a.m.



TYLER YOUNG
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist