

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.

July 15, 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@matugov.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. **KING LAKE ESTATES LOT 20B:** The request is to create one lot from Lots 20A & 21A KING LKS EST RSB B/1 L/16-22 , (Plat # 83-213), Tax ID#'s 2564000L020A & 2564000L021A, to be known as **KING LAKE ESTATES LOT 20B**, containing 1.56 acres +/- . The plat is located directly south of E. Shaws Drive and directly north of Anderson Lake, located within the NE ¼ Section 30, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.
(Petitioner/Owner: Merow Family Trust, Staff: Chris Curlin, Case #2026-063)
- B. **DANDY BLUFFS 2026:** The request is to adjust the lot line between Parcel 8518000L003D, and lot 4, Dandy Bluffs, Plat # 2016-129 to be known as **DANDY BLUFFS 2026**, containing 38.71 acres +/- . The plat is located directly south of East Fairview Loop, east of South Fern St, and west of South Cotton Drive, located within the NW ¼ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. In the Knik-Fairview Community Council and in Assembly District #3.
(Petitioner/Owner: Lesley & Mark Dinkel, Staff: Cayman Reynolds, Case #2026-066)
- C. **KENNEDY ADDITION TO THE WASILLA TOWNSITE, ALASKA LOT 9A AND LOT 11A:** The request is to create two lots from Lots 9 through 13, Block 13 Kennedy Addition, Plat W-4, to be known as **KENNEDY ADDITION TO THE WASILLA**

TOWNSITE, ALASKA LOT 9A AND LOT11A, containing 0.77 acres +/- . The plat is located south of E. Bogard Rd, directly south of N Northshore Drive, and north of Wasilla Lake, located within the SE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #4.
(Petitioner/Owner: 490 E Railroad Ave, LLC, Staff: Cayman Reynolds, Case #2026-067)

- D. **TINA MARIE HOFFMAN PHASE 4 TRACTS B1 & B2:** The request is to create two lots from Tract B, Tina Marie Hoffman Ph 1, (Plat#2007-8), (Tax ID#6636000T00B) to be known as **Tina Marie Hoffman Ph 4 Tracts B1 & B2**, containing 27.97 acres +/- . The property is directly south of E. Jessica Ann Street and directly east of N. 58 Mile Road; within the NE ¼ Section 31, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. (Petitioner/Owner: Kenneth Yannikos & Billie Studie Jr, Staff: Chris Curlin, Case #2026-068)
- E. **COOPER RIDGE LOT 7A, BLOCK 3:** The request is to create one lot from Lots 6 & 7, Block 2, Hollanridge, Plat # 83-87, to be known as **COOPER RIDGE LOT 7A, BLOCK 3**, containing 1.84 acres +/- . The property is located north of South Knik Goose Bay Road, west of South Foothills Boulevard, and east of South Phenix Avenue (Tax ID # 2477B02L006 / 2477B02L007); within the SE ¼ Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Douglas A & Diana Wright, Staff: Cayman Reynolds, Case #2026-069)
- F. **HEATHER WOODS RSB 2026:** The request is to adjust lot lines between lots 2 & 3, Heather Woods Subdivision, Plat # 2004-96 to be known as **HEATHER WOODS RESUB 2026**, containing 4.45 acres +/- . The property is east of South Truck Road, south of East Palmer-Wasilla Highway, and west of North 49th State Street (Tax ID # 5556B03L002 / L003); within the SW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: Phil & Jean Sargent, Staff: Cayman Reynolds, Case #2026-070)
- G. **BACK ACRE ESTATES:** To adjust the lot line between Parcels 17N02W30A020 and 17N02W30A021, to be known as **BACK ACRE ESTATES**, containing 20.01 acres +/- . The property is located directly south of West Hollywood Road, north of West Sunset Avenue, and west of South Dickerson Street (Tax ID# 17N02W30A020 / A021); within the NE ¼ Section 30, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Daniel & Laurie Mielke, Staff: Cayman Reynolds, Case #2026-071)
- H. **COUNTRY MEADOWS LOTS 2A-1 & 2A-2:** The request is to create two lots from Lot 2A,(Tax ID# 7342000L002A), Country Meadows Lots 2A & 2B, (Plat#2014-113) to be known as Country Meadows Lots 2A-1 & 2A-2, containing 4.09 acres +/- . The property is directly north of N. Meridian Place and directly east of N. Seward Meridian Parkway; within the W ½ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. (Petitioner/Owner: Hanson Land Solutions, Staff: Chris Curlin, Case #2026-072)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 15, 2026**, in **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