

AGENDA

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 29, 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. **SNODGRASS-NEWCOMB SUBDIVISION NO. 3 LOT 2A:** The request is to create one lot by eliminating the common lot line between Lots 2 & 3, Snodgrass-Newcomb Subdivision, Plat No. 61-37, to be known as **SNODGRASS-NEWCOMB SUBDIVISION NO.3 LOT 2A**, containing 0.68 acres +/- . The property is located north of E. Evergreen Avenue, south of E. Arctic Avenue, and west of S. Palmer Airport Road (Tax ID # 5025B05L002 / L003); within the SE ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (Petitioner/Owner: Ray Michaelson & Jennifer Michaelson, Staff: Matthew Goddard, Case #2026-075)
- B. **MORNING LIGHT PHASE 1 LOT 10A:** The request is to create one lot from Lots 10 & 11 MORNING LIGHT PH 1, Plat # 2025-34 (Tax ID #'s 8610B02L010 & 8610B02L011), to be known as **MORNING LIGHT PH 1 LOT 10A**, containing 2.82 acres +/- . The plat is located directly south and east of N. Radiant Dawn Circle, located within the SE ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Christopher & Melissa Harris, Staff: Chris Curlin, Case #2026-076)
- C. **ROSS BRUEGGEMAN ESTATES:** The request is to create one lot from Lots 9-8 and 9-9, Fred M. Hurd Subdivision, Plat # 69-8 to be known as **ROSS BRUEGGEMAN ESTATES**, containing 0.45 acres +/- . The property is located directly north of East Odsather Circle, directly south of Wasilla Lake, and west of North Seward Meridian Parkway (Tax ID # 1029000L09-8 /

1029000L09-9); within the SW ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.
(Petitioner/Owner: Calista Ross, Staff: Cayman Reynolds, Case #2026-077)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **July 29, 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

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 29, 2026**

ABBREVIATED PLAT: SNODGRASS NEWCOMB SUBDIVISION NO.3 LOT 2A

LEGAL DESCRIPTION: SEC 33, T18N, R02E S.M., AK

PETITIONER: RAY MICHAELSON

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 0.68 +/- PARCELS: 1

REVIEWED BY: MATTHEW GODDARD

CASE: 2026-075

REQUEST:

The request is to create one lot by eliminating the common lot line between Lots 2 & 3, Snodgrass-Newcomb Subdivision, Plat No. 61-37, to be known as **SNODGRASS-NEWCOMB SUBDIVISION NO.3 LOT 2A**, containing 0.68 acres +/- . The property is located north of E. Evergreen Avenue, south of E. Arctic Avenue, and west of S. Palmer Airport Road (Tax ID # 5025B05L002 / L003); within the SE ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

EXHIBITS:

Vicinity Maps

Exhibit A

COMMENTS:

U.S. Army Corps of Engineers

Exhibit B

City of Palmer

Exhibit C

DISCUSSION: The subject parcels are located within the City of Palmer. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

The City of Palmer (**Exhibit C**) notes that the property is located within approximately 1,000 feet of the Palmer Municipal Airport and is subject to routine aircraft operations. Future owners and occupants should expect aircraft overflight, engine and propeller noise, vibration, airport lighting, and other activities normally associated with airport operations. Development of the property should recognize the presence of the airport and the potential for these operational impacts.

CONCLUSION

The plat of Snodgrass-Newcomb Subdivision No.3 Lot 2A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

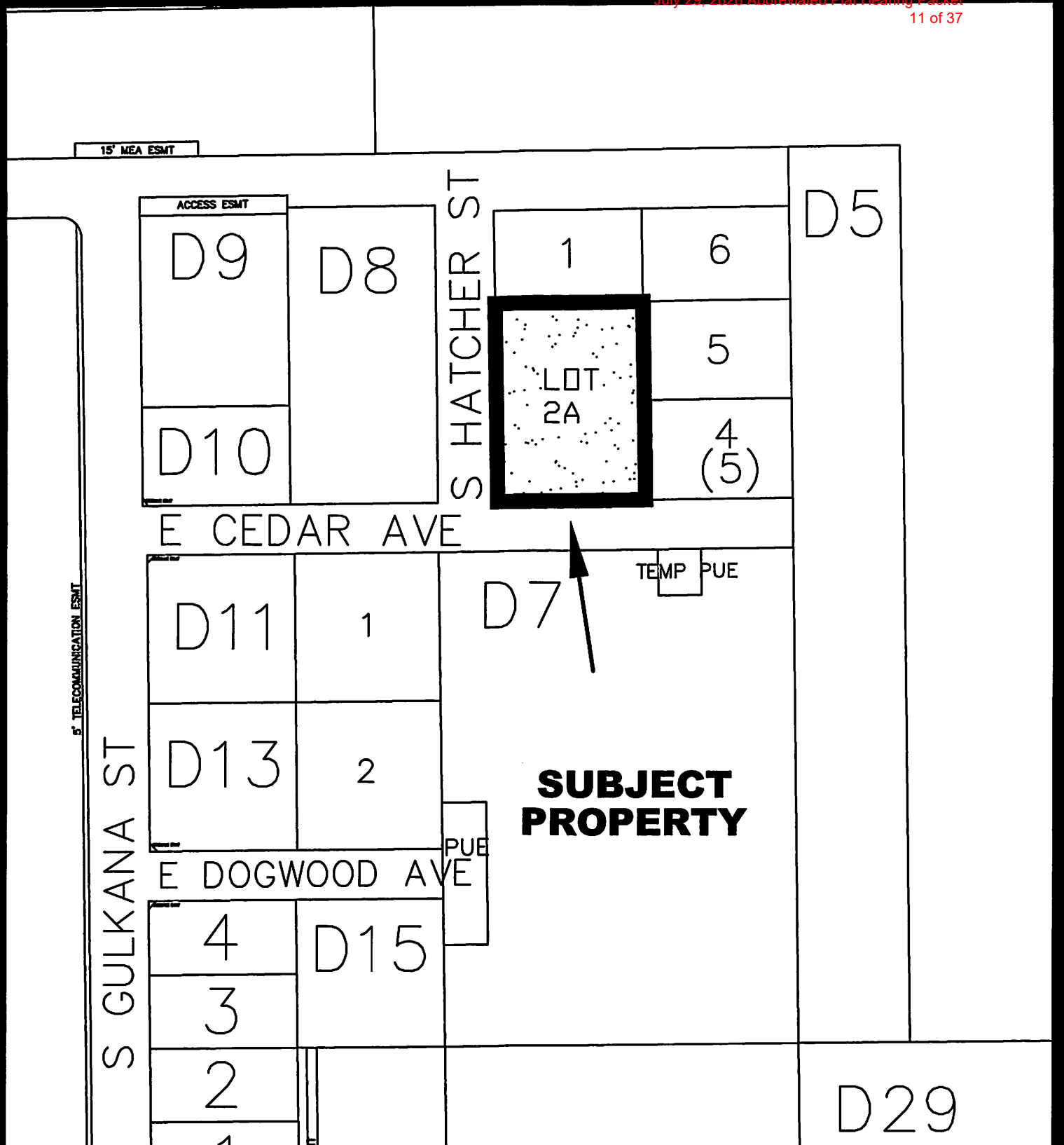
FINDINGS of FACT:

1. The abbreviated plat of Snodgrass-Newcomb Subdivision No.3 Lot 2A is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Treasure Island Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Snodgrass-Newcomb Subdivision (Plat #61-37), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

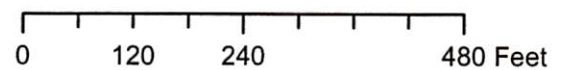
Staff recommends approval of the abbreviated plat of Snodgrass-Newcomb Subdivision No.3 Lot 2A contingent on the following recommendations:

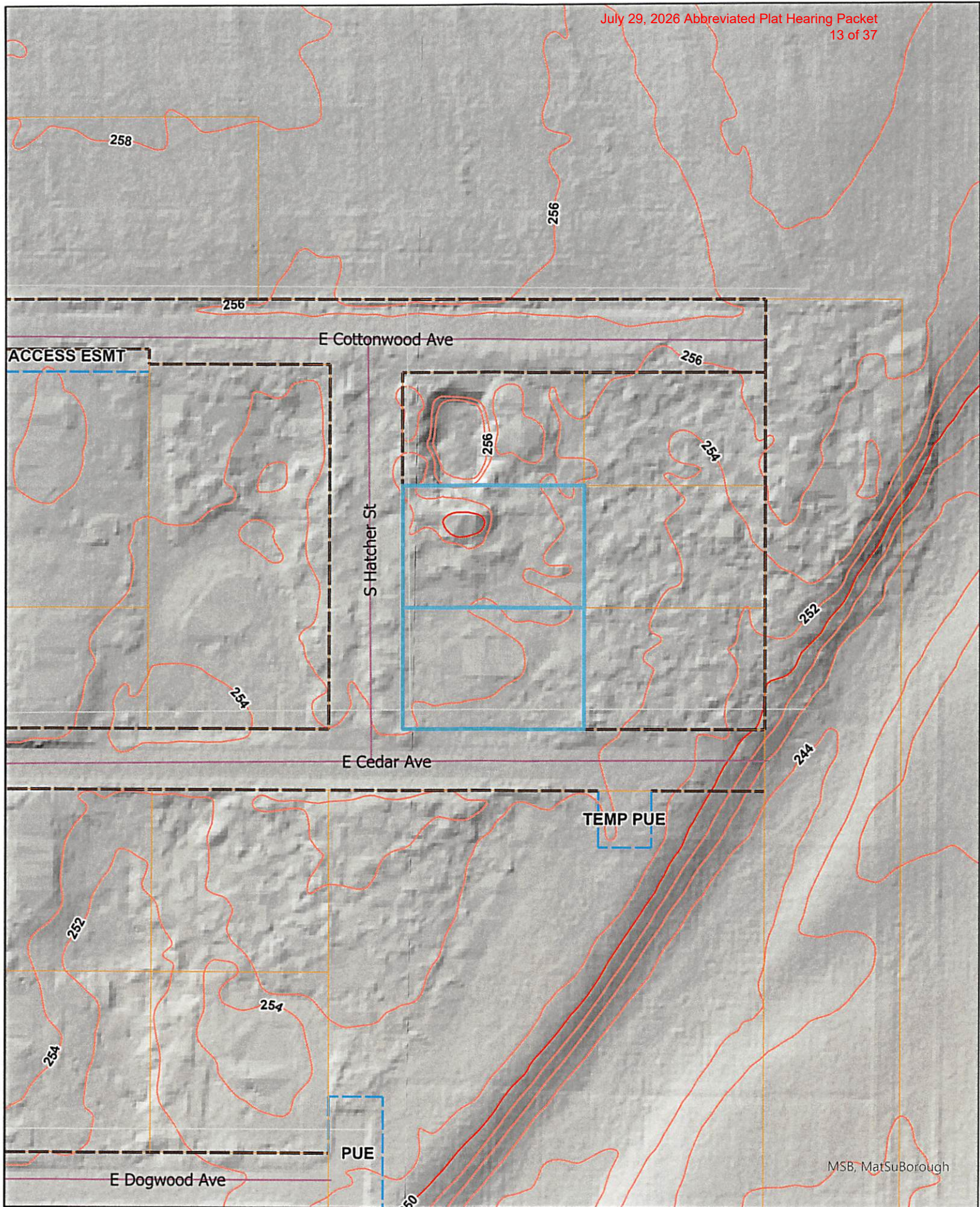
1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED SNODGRASS-NEWCOMB
SUBDIVISION NO. 3 LOT 2A
LOCATED WITHIN
SECTION 33, T18N, R02E, SEWARD MERIDIAN
PA 05 MAP ALASKA

EXHIBIT A

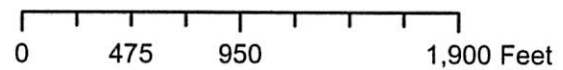




MSB, MatSuBorough



0 120 240 480 Feet



Matthew Goddard

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Tuesday, June 30, 2026 4:58 PM
To: Matthew Goddard
Subject: RFC Snodgrass-Newcomb Subdivision No. 3 Lot 2A (MG)

Good afternoon Matt,

USACE does not have any comments regarding this project at this time. However, Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at

www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at

www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil



DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts
Director

Ian Dorman
Building Inspector

Ailis Vann
Parks & Facilities Manager

645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development Specialist
DATE: July 7, 2026
LOCATION: Lots 2 & 3, Snodgrass-Newcomb Subdivision, in Section 33,
Township 18 North, Range 2 East
SUBJECT: Abbreviated Plat RFC – Create one lot
TAX ACCT#: 18N02E33B005L002, 18N02E33B005003
☒ Inside City Limits ☐ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comment.
2. Building Inspector: No comment.
3. Community Development: No comment.
4. Fire Chief: No comment.
5. Public Works: No comment.
6. Airport Superintendent: The subject property is located within approximately 1,000 feet of the Palmer Municipal Airport and is subject to routine aircraft operations. Future owners and occupants should expect aircraft overflight, engine and propeller noise, vibration, airport lighting, and other activities normally associated with airport operations. Development of the property should recognize the presence of the airport and the potential for these operational impacts.
7. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 16, 2026, Planning & Zoning Commission meeting; any additional comments will be forwarded at this time.

B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 29, 2026**

ABBREVIATED PLAT: MORNING LIGHT PHASE 1 LOT 10A
LEGAL DESCRIPTION: SEC 30, T18N, R01E S.M., AK
PETITIONER: CHRISTOPHER & MELISSA HARRIS
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 1.56 +/- PARCELS: 1
REVIEWED BY: CHRIS CURLIN CASE: 2026-076

REQUEST:

The request is to create one lot from Lots 10 & 11 MORNING LIGHT PH 1, Plat # 2025-34 (Tax ID #'s 8610B02L010 & 8610B02L011), to be known as **MORNING LIGHT PH 1 LOT 10A**, containing 2.82 acres +/- . The plat is located directly south and east of N. Radiant Dawn Circle, located within the SE ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska.. In the Fishhook Community Council and in Assembly District #1.

EXHIBITS:

Vicinity Map & Imagery

Exhibit A – 4 pgs

COMMENTS:

Public

Exhibit B – 1 pg

DISCUSSION: The subject parcels are being combined into one lot, lessening the density in the area. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

Public: (Exhibit B) David & Barbara Sleeper have no objection to this platting action.

There were no objections or concerns received from Borough departments, outside agencies, or the public at the time of this staff report.

CONCLUSION

The plat of **MORNING LIGHT PH 1 LOT 10A** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-

built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

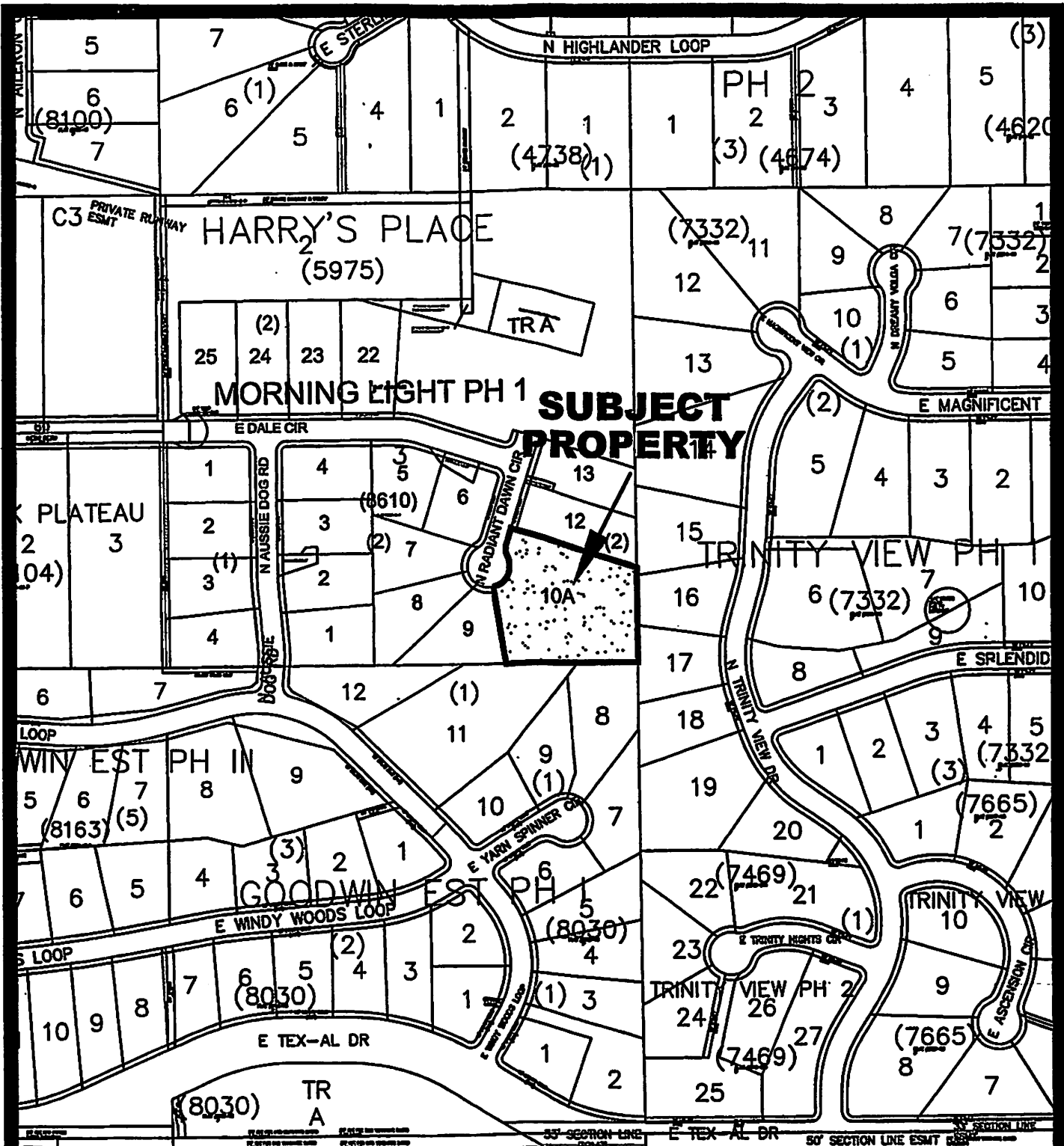
FINDINGS of FACT:

1. The abbreviated plat of **MORNING LIGHT PH 1 LOT 10A** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines TWO lots within MORNING LIGHT PH 1, Plat # 2025-34 lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of MORNING LIGHT PH 1, Plat # 2025-34 and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of **MORNING LIGHT PH 1 LOT 10A** contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED MORNING LIGHT PH 1 LOT 10A
SUBDIVISION

LOCATED WITHIN

SECTION 10, T18N, R01E, SEWARD MERIDIAN

WA01 MAP ALASKA

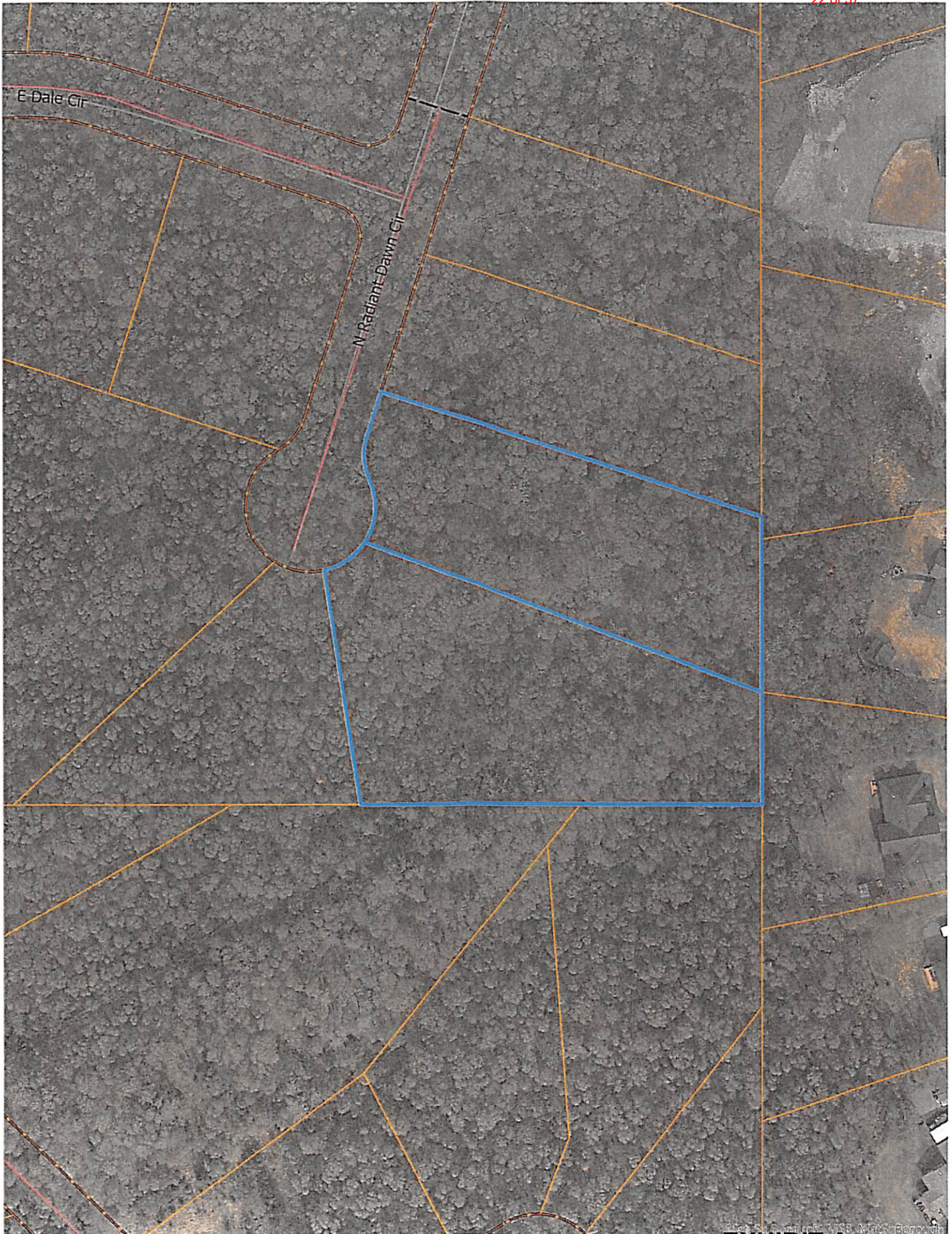
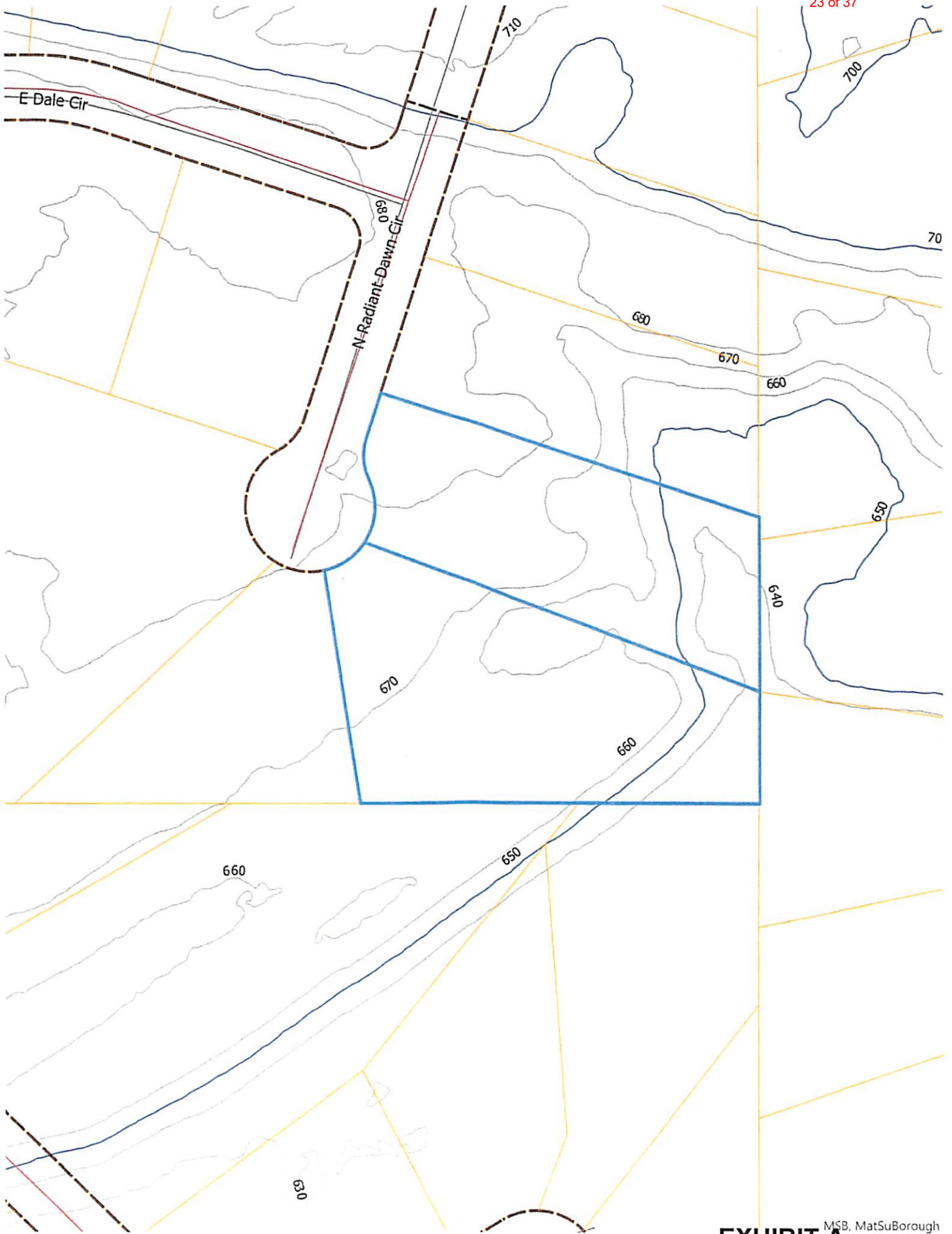
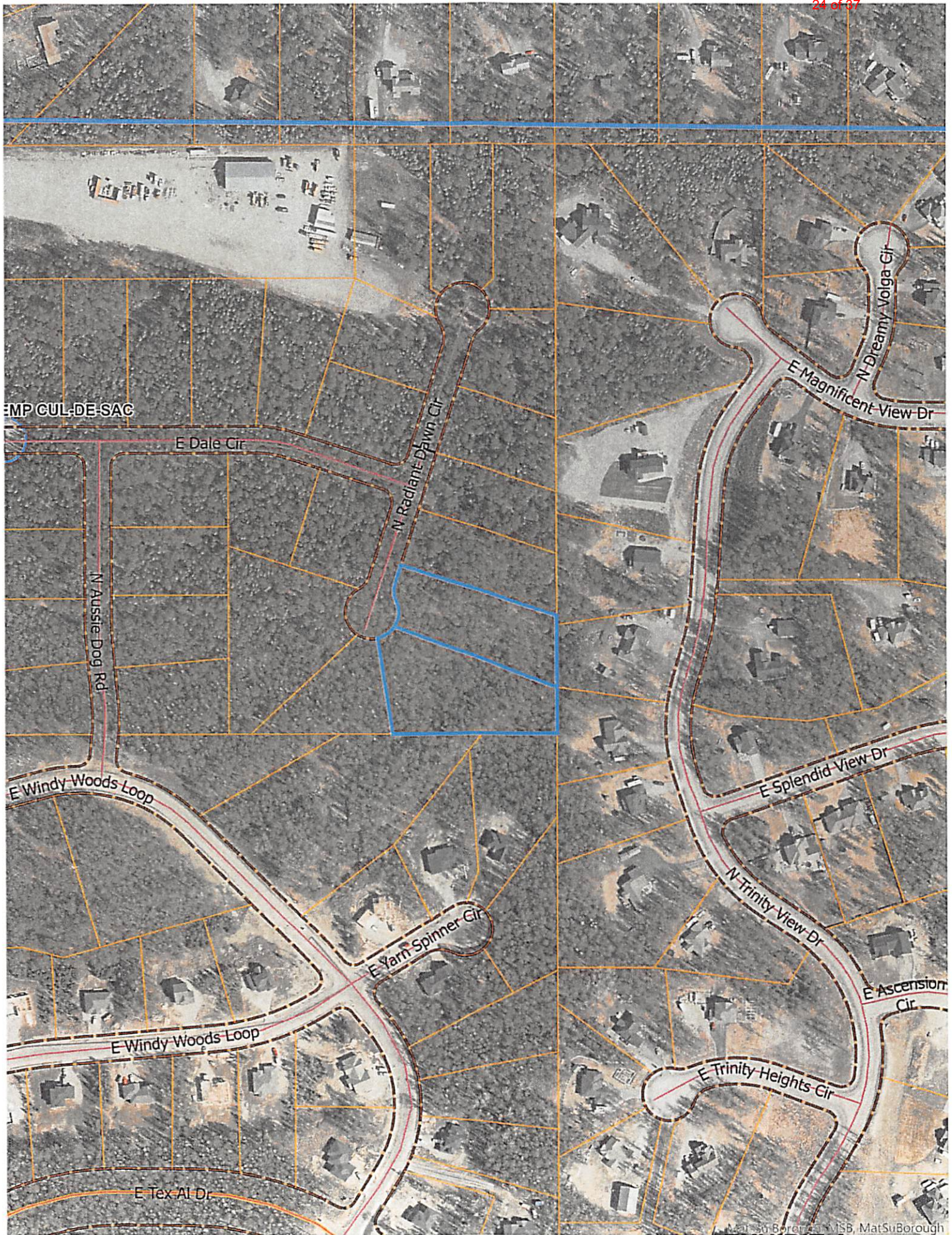


EXHIBIT A





**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645**

58660B02L007A 34
SLEEPER DAVID & BARBARA JNT REV TR
PO BOX 870886
WASILLA, AK 99687-0886

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough Platting Officer will consider the following:

PETITIONER/OWNER: Christopher & Melissa Harris

REQUEST: The request is to create one lot from Lots 10 & 11 MORNING LIGHT PH 1, Plat # 2025-34 (Tax ID #'s 8610B02L010 & 8610B02L011), to be known as **MORNING LIGHT PH 1 LOT 10A**, containing 2.82 acres +/- . The plat is located directly south and east of N. Radiant Dawn Circle, located within the SE ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska.. In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough Platting Officer will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for July 29, 2026, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattings@matugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Chris Curlin at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: DAVID/BARBARA SLEEPER Address: 6970 N. RADIANT DAWN Circle

Comments: WE SUPPORT THIS REQUEST. WE COMBINED
TWO LOTS (7&8) TO MAKE LOT 7A.

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CHRISTOPHER HARRIS (OWNER) DATE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

MELISSA HARRIS (OWNER) DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20

FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:

NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER DATED 20, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

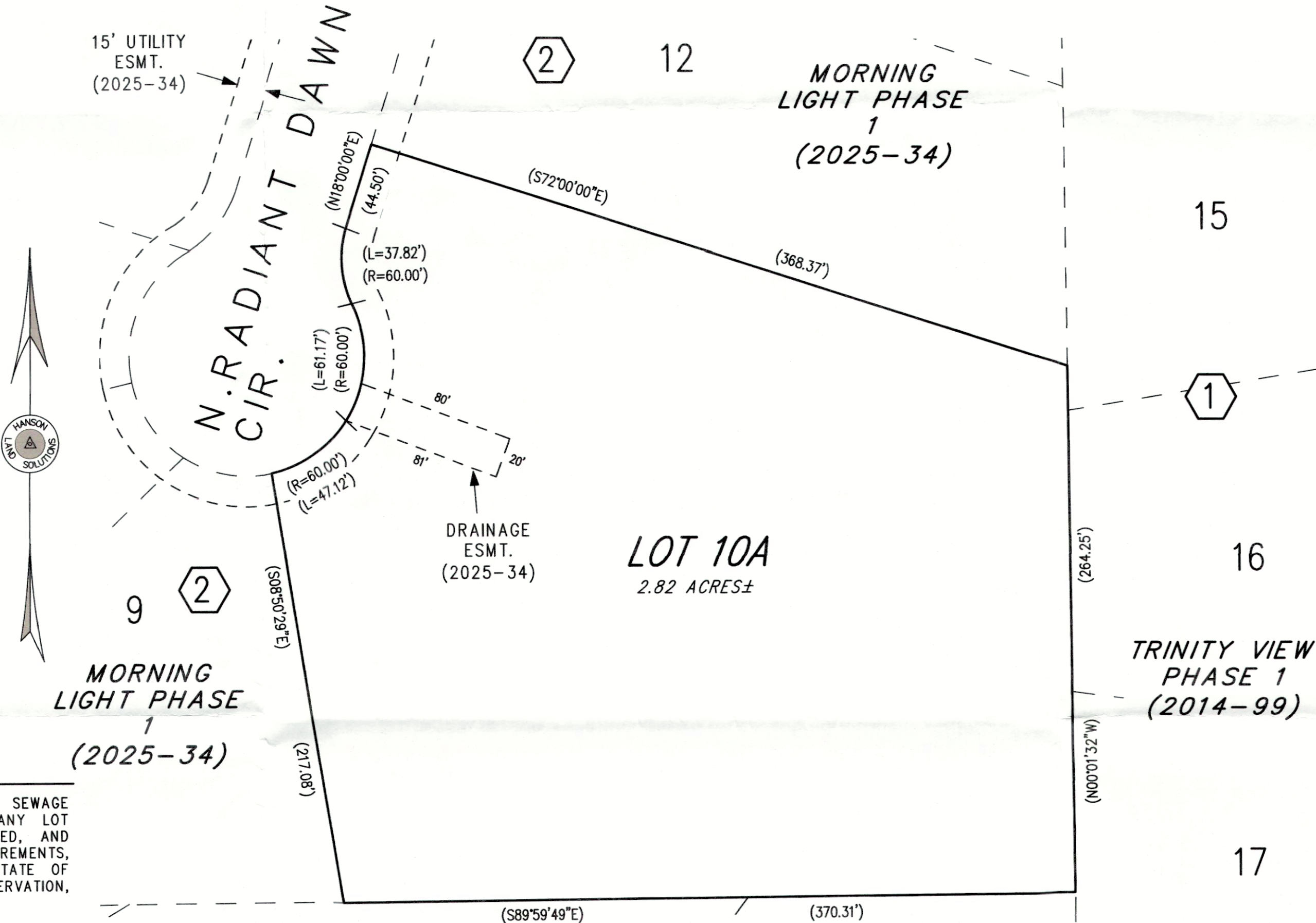
PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)

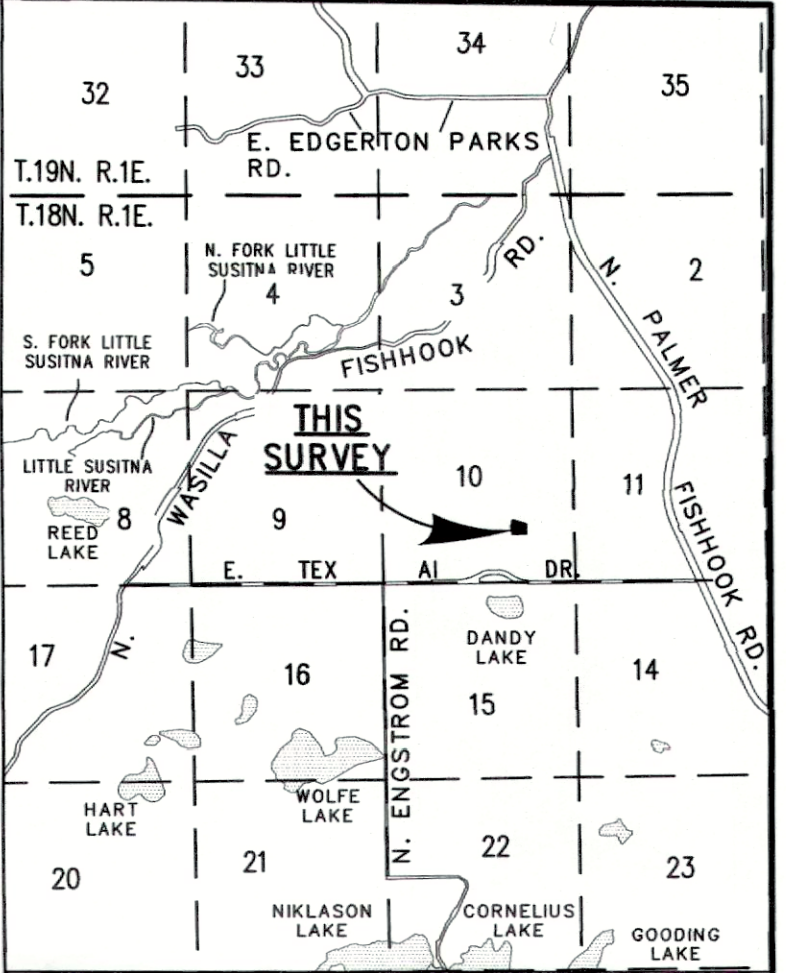
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 20, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)



LEGEND



SOURCE: MSB TAX MAP WA01, WA02, WA07, WA08, IN13, IN14 1"=5280'

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF MORNING LIGHT PHASE 1 SUBDIVISION(2025-34).

REGISTERED LAND SURVEYOR

A PLAT OF
**MORNING LIGHT PHASE 1
LOT 10A**
A REPLAT OF
**LOT 10 AND LOT 11 MORNING LIGHT PHASE 1
(2025-34)**

PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
NW¼ SE¼ SEC. 10, T.18N. R.1E. SM, AK

C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 29, 2026**

ABBREVIATED PLAT: ROSS BRUEGGEMAN ESTATES

LEGAL DESCRIPTION: SEC 01, T17N, R01W S.M., AK

PETITIONER: HANSON LAND SOLUTIONS

SURVEYOR: HANSON LAND SOLUTIONS

ACRES: 0.45 +/- PARCELS: 1

REVIEWED BY: CAYMAN REYNOLDS

CASE: 2026-077

REQUEST:

The request is to create one lot from Lots 9-8 and 9-9, Fred M. Hurd Subdivision, Plat # 69-8 to be known as **ROSS BRUEGGEMAN ESTATES**, containing 0.45 acres +/- . The property is located directly north of East Odsather Circle, directly south of Wasilla Lake, and west of North Seward Meridian Parkway (Tax ID # 1029000L09-8 / 1029000L09-9); within the SW ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

EXHIBITS:

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

AGENCY COMMENTS:

MSB Permit Center

EXHIBIT B – 1 pg

Public Comments

EXHIBIT C – 1 pg

DISCUSSION: The subject parcels are located within the South Lakes Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report. One public comments was received in support. MSB Permit center comments that the lots do not have a driveway permit, and the petitioner needs to apply for a driveway permit.

CONCLUSION

The plat of Ross Brueggeman Estates is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

1. The abbreviated plat of Ross Brueggeman Estates is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Fred M. Hurd Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Fred M. Hurd Subdivision (Plat #69-8), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

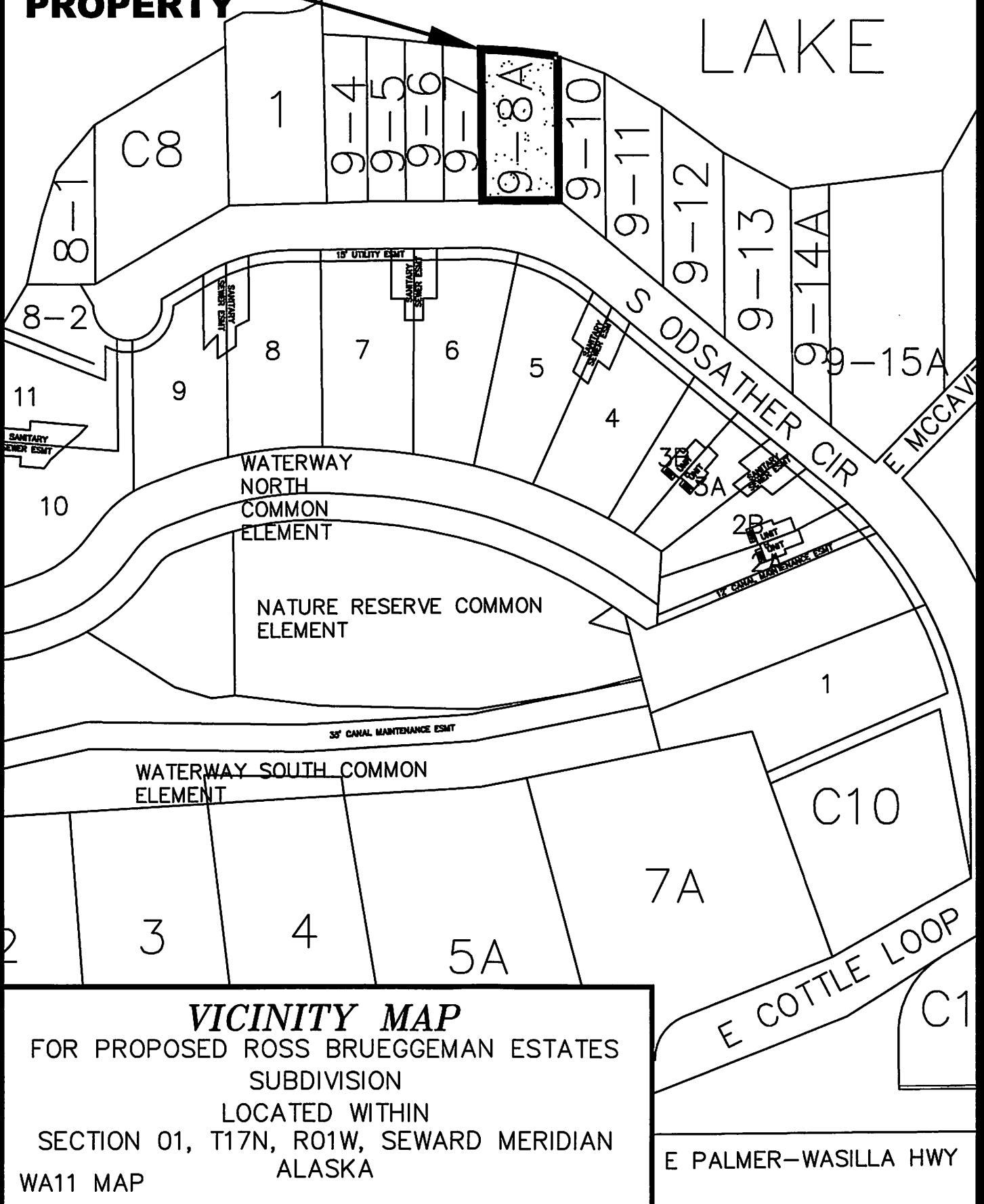
Staff recommends approval of the abbreviated plat of Ross Brueggeman Estates contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

**SUBJECT
PROPERTY**

WASILLA

LAKE



VICINITY MAP

FOR PROPOSED ROSS BRUEGEMAN ESTATES
SUBDIVISION

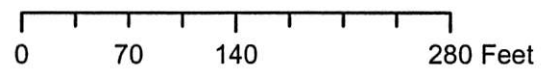
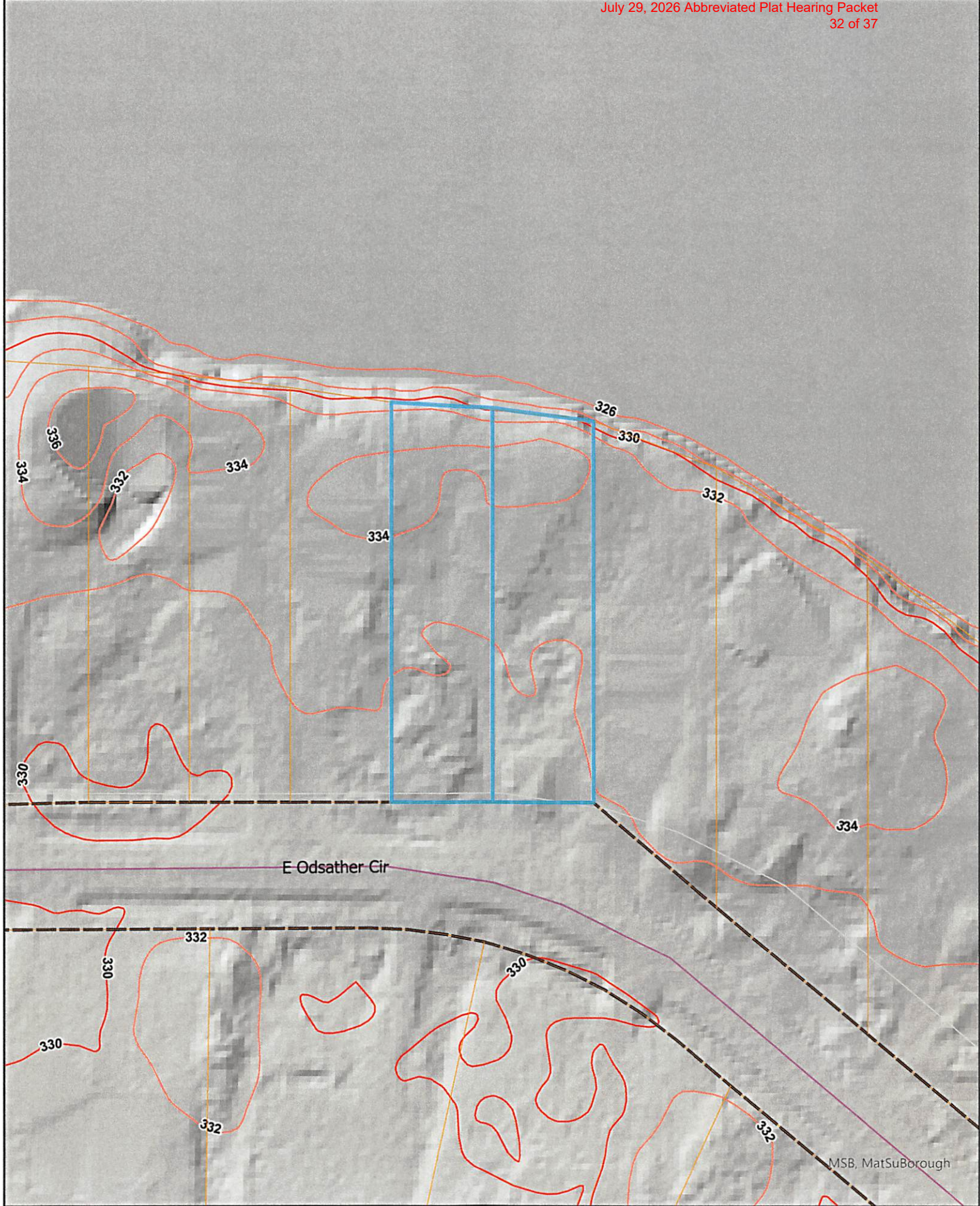
LOCATED WITHIN

SECTION 01, T17N, R01W, SEWARD MERIDIAN

ALASKA

WA11 MAP

E PALMER-WASILLA HWY





E Odsather Cir

MSB, MatSuBorough



0 70 140 280 Feet



0 145 290 580 Feet

Cayman Reynolds

From: Permit Center
Sent: Monday, July 6, 2026 10:43 AM
To: Cayman Reynolds
Subject: RE: RFC Ross Brueggeman Estates CR

Good morning,

The two lots share a driveway that does not have a permit on file. Please have your applicant apply for their driveway permit.

Respectfully,
Jennifer Monnin, CFM
Permit Technician
Matanuska-Susitna Borough
Jennifer.monnin@matsugov.us
907-861-7822

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, July 1, 2026 12:08 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>
Subject: RFC Ross Brueggeman Estates CR

Hello,

The following link is a request for comments for the proposed Ross Brueggeman Estates.

Please ensure all comments have been submitted by July 16, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Ross Brueggeman Estates](#)

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

59185000L006 12
HAYNES MARK & LORI
2792 E ODSATHER CIR
WASILLA, AK 99623

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER/OWNER: CALISTA ROSS

REQUEST: The request is to create one lot from Lots 9-8 and 9-9, Fred M. Hurd Subdivision, Plat # 69-8 to be known as **ROSS BRUEGGEMAN ESTATES**, containing 0.45 acres +/- . The property is located directly north of East Odsather Circle, directly south of Wasilla Lake, and west of North Seward Meridian Parkway (Tax ID # 1029000L09-8 / 1029000L09-9); within the SW ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 29, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cayman Reynolds** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection [] Objection [] Concern

Name: Mark & Lori Haynes Address: 2792 E. Odsather Circle, Wasilla, AK

Comments: We support Calista's request to create one lot. This makes sense.

They have made a huge positive difference with the clean-up of the lot and building since they have owned it and the neighborhood appreciates it.

Case # 2026-077 CR

Note: Vicinity map Located on Reverse Side

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

AARON BRUEGGEMAN (OWNER) _____ DATE _____

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

CALISTA ROSS (OWNER) _____ DATE _____

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, 20____

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

3. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON JULY 16, 1957 IN BK. 24 AT PG. 41 AND ON OCTOBER 6, 1966 IN BK.39 AT PG. 103.

4. THIS SUBDIVISION IS ENCUMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON DECEMBER 9, 1976 IN BK. 128 AT PG. 886.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

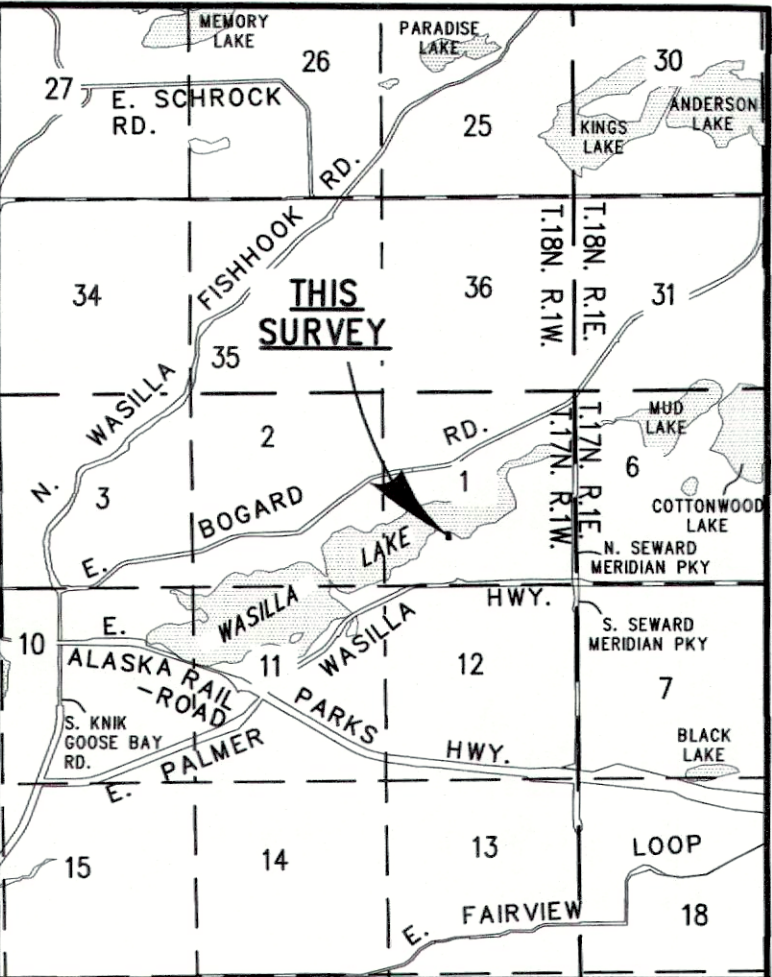
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF FRED M. HURD SUBDIVISION(69-8).

REGISTERED LAND SURVEYOR

A PLAT OF
ROSS BRUEGGEMAN ESTATES

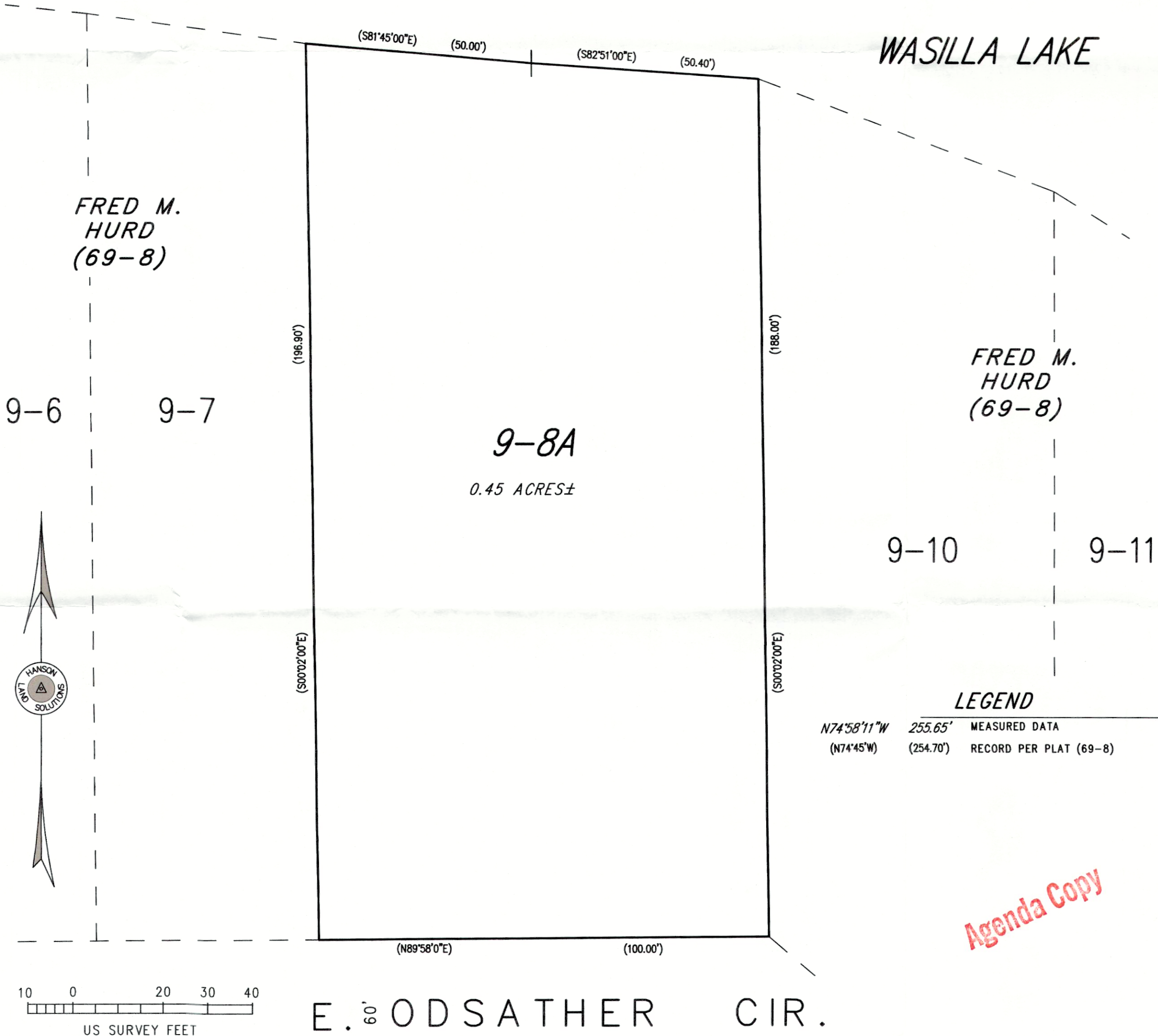
A REPLAT OF
**LOT 9-8 AND LOT 9-9
FRED M. HURD (69-8)**

PALMER RECORDING DISTRICT
STATE OF ALASKA
THIRD JUDICIAL DISTRICT
LOCATED WITHIN
SW¼ SEC. 1, T.17N. R.1W. SM, AK
CONTAINING 0.45 ACRES MORE OR LESS

**HANSON
LAND SOLUTIONS**

ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB26-191 | CK: CEH | SCALE: 1"=20' | 06/17/26 | 1 OF 1



Agenda Copy