

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@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. **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