

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on July 29, 2026, at the Matanuska-Susitna Borough, Assembly Chambers, 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. Lacie Olivieri, Planning Department Administrative Specialist

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 & Jennifer Michaelson, Staff: Matthew Goddard, Case #2026-075)*

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

Ms. Lacie Olivieri provided the mailing report.

- Stated that 13 public hearing notices were mailed out on July 7, 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 5 conditions. There are 5 findings of fact.

- 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*)

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

Ms. Lacie Olivieri provided the mailing report.

- Stated that 40 public hearing notices were mailed out on July 7, 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 5 conditions. There are 5 findings of fact.

- 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*)

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

Ms. Lacie Olivieri provided the mailing report.

- Stated that 32 public hearing notices were mailed out on July 7, 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 5 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 8:34 a.m.



TYLER YOUNG
Platting Officer

ATTEST:



LACIE OLIVIERI,
Planning Department Administrative Specialist