

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.

August 5, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plating@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. **GOLDENBERG:** The request is to create two lots from Lots 18 & 19, Block 1 Heritage Park, (Plat#77-229), (Tax ID#'s 1360B01L018 & 1360B01L019), & Lot 1, U.S. Survey#3242(Tax ID#U03242000L01) to be known as **Goldenberg**, containing 5.51 acres +/- . The property is directly south of S. Bending Birch Circle and directly north of S. Old Glenn Highway; within the SW ¼ Section 9, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the Sutton Community Council and Assembly District #1. (Petitioner/Owner: Ari Goldenberg, Staff: Chris Curlin, Case #2026-079)
- B. **PIONEER PEAK VISTA:** The request is to create three lots from Tract 2, Cottrell South, Plat No. 72-43 to be known as **PIONEER PEAK VISTA**, containing 7.17 acres +/- . The property is located east of S. Jensen Road, west of S. Trunk Road, and south of E. Parks Highway (Tax ID # 6083000T002); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: Cross Country Church, Staff: Matthew Goddard, Case #2026-080)
- C. **ENGLISH MANOR:** The request is to create four lots from Lot 11, Block 2, Timberland, (Plat#78-66), (Tax ID# 1452B02L011) to be known as **English Manor**, containing 3.87 acres +/- . The property is directly south of W. Born Lazy Way and directly west of S. Timberland Loop; within the SE ¼ Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. (Petitioner/Owner: Vincent English, Staff: Chris Curlin, Case #2026-081)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **August 5, 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