

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 5, 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. Kayla Smith, Division Administrative Specialist

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)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 45 public hearing notices were mailed out on July 13, 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 7 conditions. There are 5 findings of fact.

- 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)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 43 public hearing notices were mailed out on July 13, 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 9 conditions. There are 7 findings of fact.

- 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)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 40 public hearing notices were mailed out on July 13, 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 7 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:



KAYLA SMITH,
Platting Administrative Specialist