

Matthew Goddard

From: Matthew Goddard
Sent: Friday, August 28, 2026 9:16 AM
To: 'Daniel Monarch'
Subject: RE: Setting Sun Estates Subdivision - Tax Parcel C10

Good morning Dan,

No, this action would not include any land use restrictions beyond ensuring that all provisions of Title 43 are met (usable area, setback requirements, minimum lot sizes, access requirements, etc). The Borough does not have standard Euclidean zoning, as such the requirement of zoning would not be a consideration of the platting process.

Have a great day,

Matthew Goddard
Platting Specialist
907-861-7881
Matthew.Goddard@matsu.gov

From: Daniel Monarch <danielmonarch@gmail.com>
Sent: Thursday, August 27, 2026 7:38 PM
To: Platting <platting@matsugov.us>
Subject: Setting Sun Estates Subdivision - Tax Parcel C10

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Matthew,

I am looking at the Notification of Public Hearing for the proposed subdivision named Setting Sun Estates. I don't know if you can just answer a question about this subdivision or if I need to come to the formal hearing to ask it so please inform me about the process. I would like to know if there are any stipulations, like zoning requirements, put on a property when it is subdivided. This property already has multiple businesses running from it. Will this subdivision allow businesses to be run on all three of the properties or are there any property use limitations that are imposed as part of this process?

Thanks,

Dan Monarch
907-354-3326
5650 N Snicker Ave
Palmer, AK 99645

HANDOUT #1 PAGE 1 OF 1
SETTING SUN ESTATES
CASE # 2026-089
MEETING DATE: September 9, 2026