

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 9, 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 Planning & Land Use Director Alex Strawn.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Alex Strawn, Planning & Land Use Director
- Ms. Kayla Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **SETTING SUN ESTATES:** The request is to create three lots from Tax Parcel C10, to be known as Setting Sun Estates, containing 4.29 acres +/- . The property is located west of N Rhonda Drive, south and west of Wasilla Creek, and directly north and east of N Palmer Fishhook Road (Tax ID # 18N01E13C010); within the SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Lance Devaney, Staff: Matthew Goddard, Case #2026-089*)

Planning & Land Use Director, Alex Strawn, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 18 public hearing notices were mailed out on August 18, 2026.

Planning & Land Use Director, Alex Strawn invited the petitioner/petitioner's representative to speak.

The petitioner Lance Devaney and the petitioner's representative Dayna Rumfelt spoke.

MOTION: Planning & Land Use Director Alex Strawn moved to approve with 9 conditions. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Planning & Land Use Director, Alex Strawn adjourned the meeting at 8:35 a.m.



ALEX STRAWN
Planning & Land Use Director

ATTEST:



KAYLA SMITH,
Platting Division Administrative Specialist