The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 16, 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, Platting Division Administrative Specialist
- Mr. Connor Herren, Platting Assistant

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **BRANTLEA ACRES:** The request is to create two lots from Parcel 17N01W18C015, to be known as BrantLea Acres, containing 6 acres +/-. The plat is located east of South Clapp Street, directly west of South Mack Drive, and north of West Middle Ridge Avenue, located within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Travis & Vanessa Powell, Staff: Cayman Reynolds, Case #2026-088)*

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

Ms. Kayla Smith provided the mailing report.
- Stated that 32 public hearing notices were mailed out on August 26, 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 6 conditions. There are 7 findings of fact.

B. **MUSEUM PLACE BUSINESS PARK:** The request is to create 2 lots from Parcel 1, MSB Waiver 75-06, recorded as 79-175W, (Tax ID# 17N02W11A012), to be known as Museum Place Business Park, containing 7.72 acres +/-. The property is located directly north of W. Museum Drive and directly east of W. Museum Place; within the NE ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Matthew & Narina Soloy, Staff: Chris Curlin, Case #2026-092)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 11 public hearing notices were mailed out on August 26, 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 6 conditions. There are 5 findings of fact.

C. **JW:** The request is to create 2 lots from Lot 3, Block 1, Raven's Hill (Plat#72-102), (Tax ID# 6390B01L003), to be known as JW, containing 4.69 acres +/-. The property is located directly north of E. Yarrow Drive; within the SE ¼ Section 6, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1. *(Petitioner/Owner: John & Judith Wiese, Staff: Chris Curlin, Case #2026-094)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 51 public hearing notices were mailed out on August 26, 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 4 findings of fact.

D. **MAUS ESTATES:** The request is to create one lot from Lots 3 & 4, Quarter-Lane Subdivision, Plat # 87-269 to be known as Maus Estates, containing 1.85 acres +/-. The property is located north of West Hollywood Drive, South of West Misty Lake Road, and directly west of South Johnson Road (Tax ID # 3376000L003 / L004); within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Kyle & Anna Maus, Staff: Cayman Reynolds, Case #2026-095)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 29 public hearing notices were mailed out on August 26, 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.

E. **LIBERTY LANE:** The request is to create two lots from Parcel 1 (Tax Parcel D10), MSB Waiver #2005-263-PWm, recorded as document #2005-036030-0, to be known As Liberty Lane, containing 5.01 acres +/-. The property is located east of S. Butte Road, west of S. Henry's Place, and directly north of E. Plumley Road (Tax ID # 17N02E24D010); within the SE ¼ Section 24, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Blake Smith, Staff: Mathhew Goddard, Case #2026-096)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 30 public hearing notices were mailed out on August 26, 2026.

Platting Officer, Tyler Young, opened the public hearing for public testimony.

The following person spoke:

- Kristin Wagoner

There being no one else to be heard, Platting Officer, Tyler Young closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative Dayna Rumfelt spoke.

MOTION: Platting Officer Tyler Young moved to approve with 6 conditions. There are 7 findings of fact.

F. **INDEPENDENCE RIDGE 2026:** The request is to adjust lot lines between Lots 13 & 14, Block 1, Independence Ridge Phase 2, Plat No. 2005-19 to be known as Independence Ridge 2026 2026, containing 2.37 acres +/-. The property is located south of East New Hope Street,

west of North Palmer Fishhook Road, and east of North Raleigh Hills Street (Tax ID # 5673B01L013 / L014); within the NW ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Benjamin & Bobbi Jewett, Staff: Cayman Reynolds, Case #2026-098)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 36 public hearing notices were mailed out on August 26, 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's representative Dayna Rumfelt chose not to speak.

MOTION: Platting Officer Tyler Young moved to approve with 6 conditions. There are 6 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Tyler Young adjourned the meeting at 8:45 a.m.

TYLER YOUNG
Platting Officer

ATTEST:

KAYLA SMITH,
Platting Administrative Specialist