

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Tyler Young

PLATTING
ADMINISTRATIVE SPECIALIST
Connor Herren - Acting



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 30, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattimg@matsu.gov or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

1. UNFINISHED BUSINESS:

(None)

2. PUBLIC HEARINGS:

- A. **ARLBERG:** The request is to create one lot from Parcel 17N01W01D011, and lot 3, D.J. Subdivision East 2015, Plat No. 2015-77 to be known as **ARLBERG SUBDIVISION**, containing 2.85 acres +/- . The property is located north of East Palmer Wasilla Highway, directly south of East Cottle Loop, and west of North Seward Meridian Parkway (Tax ID # 7427000L003 / 17N01W01D011); within the SE ¼ Section 01, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District # 4. *(Petitioner/Owner: Enstar Natural Gas Company, LLC, Staff: Cayman Reynolds, Case #2026-086)*
- B. **KINSTEAF:** The request is to create 4 lots from Lot 3, LANGE'S NORMAN HLDY (Plat #11-329), (Tax ID2753000L003) to be known as **KINSTEAD**, containing 4.48 acres +/- . The property is directly south of E. Soapstone Road, and directly north of E. Jensen Avenue; within the NE ¼ Section 9, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Buffalo Mine/Soapstone Community Council and in Assembly District #1. *(Petitioner/Owner: Lee Jameson, Staff: Chris Curlin, Case #2026-102)*
- C. **ARCHANGEL RIDGE PHASE 2 LOT 1A BLOCK 3:** The request is to create 1 lot from Parcels 8682B03L001 and 8682B03L002, to be known as **ARCHANGEL RIDGE PHASE 2, LOT 1A, BLOCK 3**, containing 3.51 acres +/- . The property is located west of North Tazlina Drive, directly east of North Weltin Way, and north of East Falk Road (Tax ID # 8682B03L001 / 8682B03L002); within the SW ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the

Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Homesite Properties, LLC, Staff: Cayman Reynolds, Case #2026-103*)

3. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **September 30, 2026**, in **CONFERENCE ROOM 110** 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