The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 30, 2026, at the Matanuska-Susitna Borough, Conference Room 110, 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
- Mr. Connor Herren, Platting Assistant

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **ARLBERG SUBDIVISION:** 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)*

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

Mr. Connor Herren provided the mailing report.
- Stated that 23 public hearing notices were mailed out on September 8, 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.

B. **KINSTEAD:** 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)*

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

Mr. Connor Herren provided the mailing report.

- Stated that 34 public hearing notices were mailed out on September 8, 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 7 conditions. There are 5 findings of fact.

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)*

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

Mr. Connor Herren provided the mailing report.

- Stated that 17 public hearing notices were mailed out on September 8, 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.

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:

CONNOR HERREN,
Platting Assistant