

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
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Michael Liebing, District 2
Michael Gillson, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
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Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **February 5, 2026**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

A. January 15, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **VANDA VALLEY:** The request is to create 37 lots and one tract from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as VANDA VALLEY, containing 49.29 acres +/- . The petitioner is requesting a variance from MSB 43.20.300 Lot and Block Design. The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1. **This case was continued from the January 15th 2026 Platting Board meeting.**

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **FEATHER LAKE:** The request is to create eight lots from parcels 217N04W13A002 through A006 and 17N04W13B004, to be known as **FEATHER LAKE**, containing 168.2 acres +/- . The plat is located east of Horseshoe Lake, north of West Lakes Drive, and north of Big Lake, located within the NE ¼ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Chris & Miranda Wallstrum, Staff: Cayman Reynolds, Case # 2025-176)

B. **URSULA ACRES:** The request is to create 2 lots from Tax Parcel C3,(Tax ID# 18N02W13C003), to be known as **URSULA ACRES**, containing 39.98 acres +/- . The petitioner is dedicating a 30' easement along the northern boundary of the property for W. Sunshine Road. The property is located directly south of W. Sunshine Road and east of N. Mahoney Road; within the SW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. . In the Meadow Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Timothy Stowell, Staff: Chris Curlin, Case # 2025-179)

C. **BLAIR RESIDENCE:** The request is to vacate the drainage easement from Lot 4 Cornelius Lakeview Subdivision, Plat 99-90 and create a drainage easement along the boundary of lot 3 Cornelius Lakeview Subdivision, Plat 99-90. To be known as **BLAIR RESIDENCE**. The plat is located directly north of Cornelius lake, east of North Engstrom Road, and north of East Bogard Road, located within the SW ¼ Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. (Petitioner/Owner: Garren Blair, Staff: Cayman Reynolds, Case # 2025-181)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

Matanuska-Susitna Borough
Platting Board Regular Meeting

○ **Definition:** Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Smith)

- February 18, 2026, Platting Board Meeting, we have 1 case to be heard:
 - Rafter Ridge

9. BOARD COMMENTS

10. ADJOURNMENT