

# 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

Chris Chiavetta, District 1

Michael Liebing, District 2

Michael Gillson, District 3

Vice Chair Amanda Salmon, District 4

Chair Michelle Traxler, District 5

Sandra Kreger, District 6

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 [plattting@matsugov.us](mailto:plattting@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.*

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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**