The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 5, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Ms. Amanda Salmon, District Seat #4
Vacant, District seat #6
Vacant, District seat #7
Vacant, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member McBride seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- January 15, 2026.

MOTION: Platting Member Liebing made motion to approve January 15, 2026 Minutes. Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS
PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)
(None)

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. *(Petitioner/Owner: Kov's LLC, Staff: Chris Curlin, Case #2025-128)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:
- Stating that 91 public hearing notices were mailed out on October 14, 2025.
- Stating that 91 revised public hearing notices were mailed out on January 20, 2026.

Staff gave an overview of the case:
- Staff recommends approval with 10 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.
The following persons spoke:
- Rod Hanson

There being no one else to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

MOTION: Platting Member Liebing made a motion to approve the variance of Vanda Valley. Platting Member McBride seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made motion to amend the conditions of approval to add a 10th condition. Platting Member Gillson seconded.

VOTE: The motion passed without objection.

MAIN MOTION: Platting Member Liebing made a motion to approve the preliminary plat and Variance of Vanda Valley. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

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: Chris Reynolds, Case #2025-176)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on January 9, 2026.

Staff gave an overview of the case:

- Staff recommends a continuance to March 19, 2026 Platting Board Hearing.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioners representative Dayna Rumfelt, spoke.

Chair Traxler had questions.

There being no one to be heard Chair Traxler left the public hearing.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of Feather Lake to the March 19th, 2026, Platting Board Hearing. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

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)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on January 9, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 5 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Owen Dicks chose not to speak.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Ursula Acres. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

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)*

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Smith provided the mailing report:

- Stating that 50 public hearing notices were mailed out on January 9, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 findings of facts.

Platting Members Gillson and Liebing had questions for staff.
Chaair Traxler had questions for staff.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Dayna Rumfelt spoke.

Chair Traxler opened the public hearing for public testimony.
The following persons spoke:

- Stephen Duffin
- Cyd Duffin

There being no one else to be heard Chair Traxler closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative spoke.

Chair Traxler and Platting Members Liebing and McBride had questions for petitioner's representative.

MOTION: Platting Member Liebing made a motion to approve the vacation of drainage easement of Blair Residence. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)
B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 3 cases scheduled for February 18, 2026 Platting Board. This is a Wednesday.
  - Chopper Industrial Park
  - Rafter Ridge
  - Lucas 2025

9. BOARD COMMENTS.

- Member Liebing – Ill think ab out you on the 18th while you are here in the meeting and I am playing golf in Hawaii.
- Member McBride – We'll miss you
- Member Gillson – I will miss you too, who is going to submit motions.
- Member Traxler – Have a great time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:04** PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk