

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Vacant, District seat #7
Mr. Igor Galloway, 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 Liebing 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.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- February 4, 2026
- February 5, 2026

- February 18, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented.
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. **CHOPPER INDUSTRIAL PARK:** The request is to create 10 lots and from Parcel 117N01E04C030, to be known as Chopper Industrial Park, containing 15.2 acres +/- . Proposed Chopper Circle is to serve as a private road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. **This case was continued from the February 18th 2026 Platting Board Hearing.** (Petitioner/Owner: Whiskey Romeo LLC, Staff: Cayman Reynolds, Case # 2025-157)

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

Kayla Smith provided the mailing report:

- Stating that 119 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 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's representative Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one 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 thanked staff.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Chopper Industrial Park. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

- B. **RAFTER RIDGE:** The request is to create 2 lots from Government Lots 15 & 16, (Tax ID #'s 17N04W25A004 & 17N04W25A005), to be known as Rafter Ridge, containing 8.59 acres +/-, to be accessed by water. The property is located directly east of Big Lake, in the NE ¼ Section 25, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. **This case was continued from the February 18th 2026 Platting Board Hearing.** *(Petitioner/Owner: James Rafter & Patricia Rafter, Staff: Chris Curlin, Case # 2025-169)*

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

Kayla Smith provided the mailing report:

- Stating that 19 public hearing notices were mailed out on January 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 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 was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one 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/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Rafter Ridge. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

- C. **LUCAS 2025**: The request is to create one lot from lots 8, 9, 15, and 16 Lucas Subdivision, Plat 5-65, (Tax ID: 5012B02L008-1) to be known as Lucas 2025, containing 0.53 acres +/- . The plat is located east of South Glenn Highway, south of West Evergreen Avenue, and north of West Elmwood Avenue, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. No community council, Assembly District is 002. **This case was continued from the February 18th 2026 Platting Board Hearing.** (Petitioner/Owner: Valley Feed LLC, Staff: Cayman Reynolds, Case # 2026-002)

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

Kayla Smith provided the mailing report:

- Stating that 128 public hearing notices were mailed out on January 28, 2026.

Staff gave an overview of the case:

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

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

The petitioner's representative 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 and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso, spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Lucas 2025. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **WILMINGTON HILL**: The request is to create 76 lots from Parcel 18N01W21C005, to be known as Wilmington Hill, containing 80.00 acres +/- . The property is located directly north of West Wilmington Drive, east of North Infinite Road, and south of West Schrock Road; within the SW ½ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

(Petitioner/Owner: Wilmington Development LLC, Staff: Cayman Reynolds, Case # 2026-003)

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

Kayla Smith provided the mailing report:

- Stating that 20 public hearing notices were mailed out on February 10, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 7 findings of facts.

Platting Member Gillson had questions for staff.

Chair Traxler asked for clarification on Condition of Approval #4.

Platting Member Liebong had questions for staff.

Platting Member Kevan had questions for staff.

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

The petitioners representative Gary LoRusso spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Patricia O'Neil
- Thomas O'Neil
- Beth Hastings
- Will Hastings

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, Gary LoRusso and Jesse Sumner spoke.

Discussion ensued.

Max Sumner spoke.

Discussion ensued.

MOTION: Platting Member Liebong made a motion to approve the preliminary plat of Wilmington Hill. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without Platting Members Gillson and McBride in opposition.

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:

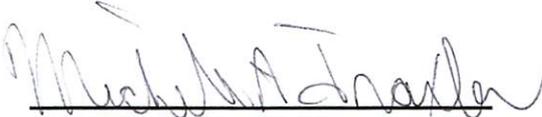
- There is 1 case scheduled for March 19, 2026 Platting Board.
- Feather Lake

9. BOARD COMMENTS.

- Member Gillson – Welcomed new Platting Member Kevan.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:23 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk