

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
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

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

PLATTING BOARD MEETING

1:00 P.M.

March 5, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattling@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
- B. February 4, 2026
- C. February 18, 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. **CHOPPER PARK INDUSTRIAL:** 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)

- 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)

- 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)

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)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(If needed)*

- 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)*

- March 19, 2026, Platting Board Meeting, we have 1 case to be heard:
 - Feather Lake

9. BOARD COMMENTS

10. ADJOURNMENT