

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 2, 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 Chiavetta led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

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

Discussion ensued.

**VOTE:** The Agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- March 19, 2026

**MOTION:** Platting Member McBride made motion to approve the Minutes presented. Platting Member Liebing 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**

(None)

**5. RECONSIDERATIONS/APPEALS**

(None)

**6. PUBLIC HEARINGS**

A. **HOUSTON RAIL NW**: The request is to create 5 lots and dedicate the portions encumbered by the W. Parks Highway as right of way from Tax Parcels A6, D4, & C8, to be known as Houston Rail NW Subdivision, containing 119.9 acres +/- . The property is located north of Little Susitna River, south of W Zero Lake Road, and fronts on W. Parks Highway (Tax ID #18N03W20A006, 18N03W20D004, & 18N03W21C008); within the E ½ Section 20 & the SW ¼ Section 21, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.  
(Petitioner/Owner: Matanuska-Susitna Borough, Staff: Matthew Goddard, Case # 2026-008)

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

Kayla Smith provided the mailing report:

- Stating that 21 public hearing notices were mailed out on March 11, 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 petitioners representative Lisa Gray 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 chose not to speak.

**MOTION:** Platting Member Liebing made a motion to approve the preliminary plat of Houston Rail NW. Platting Member Kevan seconded the motion.

**VOTE:** The motion passed without objection.

- B. MOUNTAIN TOP ACRES ADDITION 1:** The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as Mountain Top Acres Addition 1, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Bull Moose Surveying, Staff: Matthew Goddard, Case # 2026-009*)

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Liebing 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 Tim Carmen spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Elizabeth Powers
- Scott Haan
- Joy Cypra
- Jim Colver

- Isaak Rowland

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, Tim Carmen, spoke.

Discussion ensued.

**MOTION:** Platting Member Kevan made a motion to continue the preliminary plat of Mountain Top Acres Addition 1 to the May 7<sup>th</sup> Platting Board Hearing. Platting Member Liebing seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

The public hearing was reopened.

- C. LOT 6 BLOCK 6 GEOR DOL ESTATES:** The request is to vacate a 50' section line easement along the west boundary of Lot 6, Block 6 Geor Dol Estates, Plat 77-179 (Tax ID# 1343B06L006), to be known as Lot 6 Block 6 Geor Dol Estates. The plat is located south of East Knik River Road, and west of South Ben Hur Drive, located within the NW ¼ Section 15, Township 16 North, Range 03 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: Jason & Erin Callaway, Staff: Cayman Reynolds, Case # 2026-019*)

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

Kayla Smith provided the mailing report:

- Stating that 52 public hearing notices were mailed out on March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Chiavetta had questions for staff.

Platting Member Kevan had questions for staff.

Platting Member Liebing had questions for staff.

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

The petitioners representative Wayne Whaley spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Ron Perrin
- Robert Hicks

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 spoke.

Platting Member Kevan had questions.

Platting Member Chiavetta had questions.

**MOTION:** Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 6 Block 6 Geor Dol Estates. Platting Member Liebing seconded the motion.

Discussion ensued.

**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 is 1 case scheduled for April 16, 2026 Platting Board.
- Grizzly Hills 2 MSP

## **9. BOARD COMMENTS.**

- Member Liebing – I have 2 comments, I think that this case that we continued is an opportunity for us to us collectively as the board, as the Platting Division, the developer and the neighborhood to come up with a better solution potentially than what was there. I'm encouraged that we have people attempting to do that up on Fishhook and then I would just add my congratulations to the group. Fred, I know that your going to enjoy the hell out of retirement and I look forward to finding your food truck at some point out here and having a little brisket.

- Member Kevan – I concur, I think that last case, it is important that we do look at the public opinion to the degree that it is worthy, not just the complaints of peoples kids playing in the roadway. That's called disorderly conduct and that's actually not caring for your children in a roadway. Everybody wants to use that excuse. Coming from a law enforcement, retired law enforcement background, I don't tolerate that. And it just irks me every time somebody brings that up. The roadways are public use for everybody; we all have to share it. Play nice. When we have areas like this I think, in my experience over the years to in seeing these types of situations if the Borough is able to come up with a great solution that helps everybody I think that's great but as Fred has pointed out, connectivity is required and I think that we shouldn't forget that point as well. Congratulations Fred.
- Member McBride – I agree with all of that too, congratulations Fred on your retirement.
- Member Chiavetta – Also being from law enforcement here, we kind of hear the same things over and over. People speeding, people doing that, it doesn't negate what we have to do. Law enforcement needs to do their job and to people that fund law enforcement need to fund them so that they have the ability to do their job and such things. You know frankly here in Alaska you just don't see the ability to patrol neighborhoods like you do in major like when I policed in Florida we'd get complaints and we'd be at a neighborhood writing tickets. The ability to do that is not here but that doesn't negate the fact that we need to have the connector road but like I suggested that its good that they're willing to try to come to some sort of conclusion to make everybody happy. Didn't have to do it so good on you guys for wanting to do that. Fred anytime you want to play poker, let me know buddy.
- Member Gillson – Best wishes to Fred on nis retirement.
- Member Traxler – Gonna miss you Fred, I wish you well and don't be a stranger.

#### **10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:17 PM.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
KAYLA SMITH  
Platting Board Clerk