

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

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

PLATTING BOARD MEETING

1:00 P.M.

April 2, 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. March 19, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

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)

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)

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)

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)

- April 16, 2026, Platting Board Meeting, we have 1 case to be heard:
 - Grizzly Hills 2 MSP

9. BOARD COMMENTS

10. ADJOURNMENT