

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 16, 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
Mr. Igor Galloway, Alternate B

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Vacant, District seat #7

Platting Board members absent were:

Staff in attendance:

Mr. Jason Ortiz, Planning Deputy Director
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 Kevan made motion to approve the Agenda. Platting Member Liebing seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 2, 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

A. **GRIZZLY HILLS 2 MASTER PLAN:** The request is to create three additional phases and extend the deadline for completion to February 14, 2029, for the approved subdivision known as Grizzly Hills 2 Master Plan, containing 117.17 acres +/- . The plat is located directly north of E. Dale Circle, and east of N. Covington Street, W ½ Section 10, Township 18 North, Range 01 East, Seward Meridian. In the Fishhook Community Council and in Assembly District #6. (Petitioner/Owner: Sockeye Homes, LLC, Staff: Chris Curlin, Case # 2019-170)

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

Kayla Smith provided the mailing report:

- Stating that 161 public hearing notices were mailed out on March 24, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

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:

- Jennifer Deason

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.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the extension and phases of preliminary plat of Grizzly Hills 2 Master Plan. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Memo for Board member comments

Matanuska Susitna Borough Assistant, Attorney Erin Ashmore spoke.

Platting Member Liebing had questions for staff.

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 3 cases and a resolution scheduled for May 7, 2026 Platting Board.
 - Mountain Top Acres Addition 1
 - Star Lake 2
 - Lot 9 Block 15 Enchanted Forest

9. BOARD COMMENTS.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:32 PM.


MICHÈLLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk