

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 7, 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. 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:

Mr. Chris Chiavetta, District Seat #1
Vacant, District Seat #4
Vacant, District seat #7
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, 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 McBride 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 Kevan seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 16, 2026

MOTION: Platting Member Kevan 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. 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: Craig Powell, 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 7 conditions and 7 findings of facts.

Platting Member Kevan and Liebing 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:

- Isaac 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 chose not to speak.

Discussion ensued.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Mountain Top Acres Addition 1. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

- A. **STAR LAKE 2:** The request is to create 11 lots from Tract A, Star Lake (plat#78-132), (Tax ID#1535000T00A), to be known as Star Lake 2 containing 27.12 acres +/- . The property is located directly south of W. Karen Street and east of N. Charlene Street; within the NE ¼ Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.
(Petitioner/Owner: Hazel Development, LLC, Staff: Chris Curlin, Case # 2026-023)

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

Kayla Smith provided the mailing report:

- Stating that 72 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

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

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

The petitioners representative Gary LoRusso spoke.

Platting Member Kevan had questions.

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 spoke.

Platting Member Liebing had questions.

MOTION: Platting Member Liebing made a motion to approve the variance and the preliminary plat of Star Lake 2. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

B. LOT 9, BLOCK 15 ENCHANTED FOREST SUBDIVISION: The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as Lot 9, Block 15, Enchanted Forest Subdivision, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7. (*Petitioner/Owner: Brian Wilson, Staff: Cayman Reynolds, Case # 2026-033*)

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

Kayla Smith provided the mailing report:

- Stating that 395 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

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

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 Tim Carmen spoke.

Discussion ensued.

MOTION: Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 9 Block 15 Enchanted Forest Subdivision. Platting Member Liebing seconded the motion.

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 Clerk, Kayla Smith informed the board of upcoming items:

- There is 4 cases and a resolution scheduled for May 21, 2026 Platting Board.
 - Wells Troutman Cutler Variance
 - ASLS 2019-69
 - ASLS 79-109 Bartlett Hills RSB Tr 30
 - Settlers Bay Unit No 11

9. BOARD COMMENTS.

- Platting Member Liebing – Welcome aboard the Borough staff. We look forward to working with you and in the future so congratulations

- Platting Member McBride - Welcome aboard

- Platting Member Gillson - Welcome aboard too

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:37 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk