

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Tyler Young

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
Vacant, 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.

May 7, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattting@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. April 16, 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. **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*)

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*)

B. **LOT 9 BLOCK 15 ENCHANTED FOREST:** 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*)

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: Tyler Young & Clerk: Kayla Smith*)

- May 21, 2026, Platting Board Meeting, we have 3 cases to be heard.
 - Wells Troutman Cutler Variance
 - ASLS 2019-69
 - ASLS 79-109 Bartlett Hills RSB Tr 30

9. BOARD COMMENTS

10. ADJOURNMENT