

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 21, 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
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Steve Kevan, District seat #6
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.

Platting Officer Tyler Young stated that the petitioner's representative sent in a written request to strike item 6A from the Agenda, Wells Troutman Cutler Variance.

MOTION: Platting Member Liebing made motion to strike item 6A from the Agenda.
Platting Member McBride seconded.

VOTE: The Agenda was approved as amended unanimously.

2. APPROVAL OF MINUTES

- May 7, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented.
Platting Member McBride 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. ASLS 2019-69:** The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/- . The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. (*Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031*)

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

Kayla Smith provided the mailing report:

- Stating that 60 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends continuation to June 18th 2026 Platting Board Hearing.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,

There being no one to be heard Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of ASLS 2019-69 to June 18th, 2026. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

- B. ASLS 79-109 BARTLETT HILLS RSB Tr 30:** The request is to create 4 lots from Tract 30, asls No 79-109, Bartlett Hills, Plat #87-29, to be known as Tracts 30A, 30B, 30C, & 30D, containing 257.7 acres +/- . The petitioner is requesting a variance from 43.20.140 Physical Access. The property is located north and west of Montana Creek, east of S Talkeetna Spur, and north of E Yoder Road (Tax ID #1896000T030); within section 11 and the SW ¼ Section 02, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: Harley Hightower, Staff: Matthew Goddard, Case # 2026-034)*

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

Kayla Smith provided the mailing report:

- Stating that 10 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to speak.

Petitioner's representative Dan Bush spoke.

Platting Member Liebing and Gillson 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 chose not to speak.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of ASLS 79-109 Bartlett Hills RSB Tr 30. with variance approval Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

- C. **SETTLERS BAY UNIT No 11**: The request is to create 5 lots from Tract E, Plat # 77-17, (Tax ID: 6612000T00E), to be known as Settlers Bay Unit No. 11, containing 3.06 acres +/- . The property is located south of South Knik Goose Bay Road, directly east of South Settlers Bay Drive, and west of South Roosevelt Drive; within the NW ¼ Section 03, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Premier Home, LLC, Staff: Cayman Reynolds, Case # 2026-042*)

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

Kayla Smith provided the mailing report:

- Stating that 593 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 6 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's was not present.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Doug Wilber
- Mary Wilber

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/petitioner's representative was not present.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Settlers Bay Unit No 11. 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:

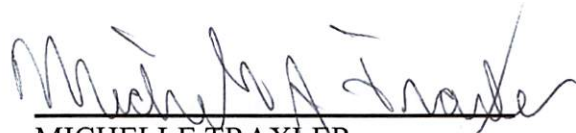
- There is 2 cases and a resolution scheduled for June 4, 2026 Platting Board.
 - Irons in the Fire Crest
 - Connolly Homestead

9. BOARD COMMENTS.

- Platting Member Liebing – I know that it was mentioned some time ago that there maybe a conflict with you attending the next meeting, is that settled yet?
- Platting Member Traxler – As long as the plane lands when its supposed to Ill be fine. I will let you know if I don't make it.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:41 PM**.



MICHELLE TRAXLER
Platting Board Chair

ATTEST:



KAYLA SMITH
Platting Board Clerk