

# 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

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

**PLATTING BOARD MEETING**

**1:00 P.M.**

**May 21, 2026**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [plattting@matsugov.us](mailto: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. May 7, 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. **WELLS TROUTMAN CUTLER VARIANCE**: The petitioner is requesting approval of a variance from MSB 43.20.140 Physical Access, and various portions of MSB 43.20.100(E) in advance of submitting a subdivision request. If approved, the variance would waive the requirement for road construction and allow for a larger than 5-acre home site parcel to be created from the parent agricultural parcel. The property is located north of Little Susitna River, south & east of Government Creek, and directly west of N. Russet Road (Tax ID # 18N01E05A007 / A009); within Section 05, Township 18 North, Range 01 East, Seward Meridian, Alaska. In Community Council #10 Fishhook and Assembly District #1. *(Petitioner/Owner: All Points North LLC, Staff: Matthew Goddard, Case #2026-028)*
- B. **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)*
- C. **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: Bush Construction Surveys, Staff: Matthew Goddard, Case #2026-034)*
- A. **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

**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)

- June 4, 2026, Platting Board Meeting, we have 2 cases to be heard.
  - Connolly Homestead
  - Irons in The Fire

**9. BOARD COMMENTS**

**10. ADJOURNMENT**