

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 18, 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
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Steve Kevan, District seat #6
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 Chiavetta seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- June 4, 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

- 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 the July 2, 2026 Platting Board hearing.

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

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/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to continue the vacation of PUE and road dedication of the preliminary plat of ASLS 2019-69. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **KHANG ESTATES**: The request is to create 2 lots from Tax Parcels B1 & C1, non-conforming splits from US Patent #1136931, to be known as Khang Estates, containing 28.81 acres +/- . A variance from legal and physical access is being requested due to limited existing legal access to the parcels. The property is located east of N Callison Street, west of N Jonesville Mine Road, and north of N Glenn Highway. (Tax ID #19N03E27B001 & 19N03E22C001); within the NW ¼ Section 27, Township 19 North, Range 03 East, & SW ¼ Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In Community Council #2 Sutton and in Assembly District #1. *(Petitioner/Owner: Khang & James Kindseth, Staff: Matthew Goddard, Case # 2026-045)*

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

Kayla Smith provided the mailing report:

- Stating that 88 public hearing notices were mailed out on May 26, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 7 findings of facts.

Platting Member Liebing had questions for staff.

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,
The following persons spoke:

- Barrett Wall

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 Liebing made a motion to approve the variance and the preliminary plat of Khang Estates. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

- B. **LILLIANS LANDING:** The request is to create 2 lots from Government Lots 5 & 17 (Tax Parcel A4), to be known as Lillian's Landing, containing 3.95 acres +/- . Access for the proposed subdivision is from Hourglass Lake. The property is located west of S. Horeshoe Lake Road, south of West Lake, and directly north of Hourglass Lake (Tax ID #17N04W14A004); within the NE ¼ Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5. *(Petitioner/Owner: David & Deborah Karp, Staff: Matthew Goddard, Case # 2026-048)*

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

Kayla Smith provided the mailing report:

- Stating that 36 public hearing notices were mailed out on May 26, 2026.

Staff gave an overview of the case:

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

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 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.

Platting Members Traxler had questions.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Lillians Landing. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

- C. **TENAKEE COVE**: The request is to create 5 lots from Parcel 1, MSB Waiver #85-5, recorded as 89-10w, to be known as Tenakee Cove, containing 10.44 acres +/- . A variance to usable area requirements is being requested to allow for regrading prior to final recordation (Tax ID #17N03W29C009); within the SW ¼ Section 29, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5. (*Petitioner/Owner: Daniel & Haley Talbert, Staff: Matthew Goddard, Case # 2026-049*)

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

Kayla Smith provided the mailing report:

- Stating that 67 public hearing notices were mailed out on May 26, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 7 findings of facts.

Platting Members Gillson and Chiavetta had questions for staff.

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

The petitioner's representative, Dayna Rumfelt and Dan Talbert spoke.

Platting Members Traxler, Carney and Chiavetta had questions for the petitioner's representative.

Recess at 1:50PM

Reconvened at 2:03PM

Platting Member Chiavetta had questions for Borough Attorney Nicholas Spiropoulos.

Discussion ensued.

Chair Traxler opened the public hearing for public testimony,

The following persons spoke:

- Fred Wagner

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.

MOTION: Platting Member Liebing made a motion to approve the variance and the preliminary plat of Tenakee Cove. Platting Member Chiavetta 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 Officer Tyler Young mentioned some new dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 5 cases for July 2, 2026 Platting Board.
 - ASLS 2019-69
 - Sunshine Meadows Phase 2
 - Shadow Mountain PUE
 - Treasure Trove
 - Shadow Mountain Estates

9. BOARD COMMENTS.

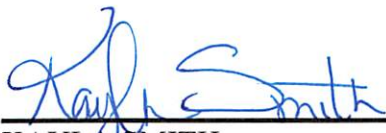
- Platting Member Traxler – Welcomes new platting member

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:15 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk