

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
Reggie Carney, 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.

June 18, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to plattling@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. June 4, 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. **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)*

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: James Kindseth, Staff: Mathew Goddard, Case # 2026-045)*

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: Bull Moose Surveying, Staff: Mathew Goddard, Case # 2026-048)*

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: Lavender Survey & Mapping, Staff: Mathew Goddard, Case # 2026-049)*

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*)

- July 2, 2026, Platting Board Meeting, we have 4 cases to be heard.
 - Sunshine Meadows Phase 2
 - Starlight Subdivision
 - Shadow Mountain PUE
 - Shadow Mountain Estates

9. BOARD COMMENTS

10. ADJOURNMENT