

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 16, 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. Steve Kevan, District seat #6
Mr. Roman Fonov, District Seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
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. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing 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 Kevan seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- July 2, 2026

MOTION: Platting Member Chiavetta made motion to approve the Minutes presented. Platting Member Carney 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. **PRIMROSE POINT PHASE 4**: The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as Primrose Pointe Phase 4. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4. *(Petitioner/Owner: Crosstown Communities, LLC, Staff: Chris Curlin, Case # 2026-032)*

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

Kayla Smith provided the mailing report:

- Stating that 176 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner's representative Steve Pannone spoke.

Platting Member Liebing had questions for petitioner's representative.

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

- Dianne Woodruff
- Barb Shogren
- Margaret Melear

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's representative chose not to speak.

MOTION: Platting Member Liebinger made a motion to approve the preliminary plat of Primrose Point Phase 4. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

- B. SUNSHINE MEADOWS PHASE 2:** The request is to create nine lots from Tract 1A, Sunshine Meadows Phase 3, Plat #2014-30, to be known as Sunshine Meadows Phase 2, containing 14.84 acres +/- . The property is located south of W King Arthur Drive, east of N White Rabbit Drive, and north of W Cheri Lake Drive (Tax ID #7282000T001A); within the NW ¼ Section 36, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: John Gourley, Staff: Matthew Goddard, Case # 2026-053*)

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

Kayla Smith provided the mailing report:

- Stating that 102 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 7 findings of facts.

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

The petitioners representative Chris Burke spoke.

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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Sunshine Meadows Phase 2. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

- C. **STARLIGHT SUBDIVISION**: The request is to create 184 lots and 2 tracts from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002 to be known as Starlight Subdivision, containing 200.00 acres +/- . The plat is located directly north of West Carmel Rd, west of South Knik Goose Bay Road, and south of West Sunset Avenue, located within the SW ¼ Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: JEK Group LLC, Staff: Cayman Reynolds, Case # 2026-057*)

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

Kayla Smith provided the mailing report:

- Stating that 63 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 7 findings of facts.

Platting Officer Tyler Young spoke.

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

The petitioner's representative Gary LoRusso spoke.

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

- Paul Griffin
- James Link
- Jessica Lowe
- Steve Peskosky

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's representative Gary LoRusso and Curt Holler spoke.

Platting Members Traxler, Chiavetta, and Kevan had questions.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Starlight Subdivision and the 10 year approval of the subdivision. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

D. SHADOW MOUNTAIN CIRCLE: The request is to grant a public use easement over a portion of Government Lot 11 and Tax Parcel D6, The proposed public use easement is to allow proper alignment of an access road to be constructed as part of the proposed Shadow Mountain Estates Subdivision. The property is located north of Knik River, south and west of Bodenbug Creek, and directly east of S Old Glenn Highway (Tax ID #17N02E35D004 / D006); within the SE ¼ Section 35, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Doris Armstrong / Suzanne Forster, Staff: Matthew Goddard, Case # 2026-058*)

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

Kayla Smith provided the mailing report:

- Stating that 29 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 4 conditions and 6 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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat and Public Use Easement dedication of Shadow Mountain Circle. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

- E. **SHADOW MOUNTAIN ESTATES**: The request is to create 6 lots from Tract B-1, DOW Homestead, Plat #2000-122, to be known as Shadow Mountain Estates, containing 8.76 acres +/- . Access for all lots is from a proposed street on the northern boundary of the property. The property is located north of Knik River, south and west of Bodenbug Creek, and directly east of S Old Glenn Highway (Tax ID #5061000T00B-1); within the NE ¼ Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #2 Butte and in Assembly District #1. (*Petitioner/Owner: MCK LLC, Staff: Matthew Goddard, Case # 2026-060*)

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 9 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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Shadow Mountain Estates. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

Recess at 2:31PM

Reconvened at 2:46PM

- F. **TREASURE TROVE**: The request is to create 3 tracts from Tax Parcel D1 and Lots 12 & 13, Block 8, Treasure Island (Plat#71-31), (Tax ID #'s 6319B08L012, 6319B08L013

& 18N02W22D001), and dedicate and construct a turn-around for N. Treasure Street, to be known as Treasure Trove containing 62.06 acres +/- . The property is located directly south of N. Anchor Circle and directly west of N. Treasure Street; within the SE ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. (*Petitioner/Owner: Crosswinds Family Trust, Staff: Chris Curlin, Case # 2026-059*)

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

Kayla Smith provided the mailing report:

- Stating that 125 public hearing notices were mailed out on June 16, 2026 and June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner's representative chose not to speak.

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 Curt Holler spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Treasure Trove. Platting Member Carney seconded the motion.

MOTION Platting Member Liebing made motion to amend COA number 3. Platting Member Kevan seconded.

VOTE: The motions passed without objection.

G. **ALASKA SUNRISE**: The request is to create six lots and two tracts from Parcel 2, MSB Waiver 86-54PWm, recorded as (86-194W), (Tax ID# 17N03E19C006) to be known as Alaska Sunrise containing 109.4 acres +/- , and construct and dedicate a portion of E. Plumley Road. The property is located directly north of E. Plumley Road and directly east

of S. Henry Way; within the SW ¼ and SE ¼ Section 19, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1. (*Petitioner/Owner: Lucille T. Frey Rev Trust, Staff: Chris Curlin, Case # 2026-061*)

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

Kayla Smith provided the mailing report:

- Stating that 38 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 5 findings of facts.

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

The petitioner's representative Curt Holler and Terry Nicodemus spoke.

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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Alaska Sunrise. Platting Member Kevan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

H. FAIRVIEW PARKS MSP: The request is to create 12 lots by a six-phase masterplan from Parcels 1 & 2, MSB Waiver #80-9-PWm, recorded as 80-34w and Tracts C1, C2, C3, MSB Waiver #2000-43-PWm, Recorded at Book 1060, Page 309, to be known as Fairview Parks MSP, containing 73.26 acres +/- . The property is located north of E Fairview Loop, south of E Parks Highway, and east of S Seward Meridian Parkway (Tax ID # 17N01E18A004, A005, A012, A013, & A014); within the NE ¼ Section 18, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3. (*Petitioner/Owner: William Tucker, Fairview Parks Investors, Staff: Matthew Goddard, Case # 2026-062*)

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 June 23, 2026.

Staff gave an overview of the case:

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

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

The petitioner's representative Dayna Rumfelt spoke.

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

- Bonnie Cavanaugh

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's representative spoke.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Fairview Parks MSP. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

- I. **MONTANA SUNSHINE**: The request is to create eight lots from Parcel 24N04W21B003, to be known as Montana Sunshine, containing 38.09 acres +/- . The plat is located directly south of East Romano Avenue, east of South Talkeetna Spur Road, and west of Montana Creek, located within the NW ¼ Section 21, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Wendy Sutherland, Staff: Cayman Reynolds, Case # 2026-064)*

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on June 23, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts.

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

The petitioner's representative chose not to speak.

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 Craig Hanson spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Montana Sunshine. Platting Member Kevan 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

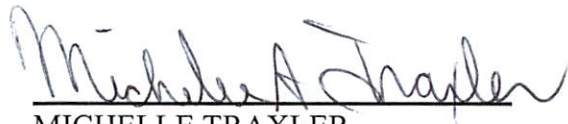
Platting Officer Tyler Young reminded the Board of the special meeting on July 30, 2026, Kayla Smith informed the board of upcoming items:

- There is 1 case for August 6, 2026 Platting Board.
- K & K

9. BOARD COMMENTS.
(None)

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 3:30 PM.



MICHELLE TRAXLER
Platting Board Chair

ATTEST:



KAYLA SMITH
Platting Board Clerk