

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

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Tyler Young

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



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

PLATTING BOARD MEETING

1:00 P.M.

July 16, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

(Please note that the Borough has experienced intermittent technical difficulties with the telephonic system and it is being provided as a courtesy, and only if working at the time of hearing. The hearing may proceed even if the telephonic system is not working. If you would like to be sure your comments are considered by the Board, submit them to the email address above by noon the business day prior to the meeting or present your comments in person)

- 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)

Matanuska-Susitna Borough

Platting Board Regular Meeting

July 16, 2026
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- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. July 2, 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. **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)
- 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)
- 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: JRK Group LLC, Staff: Cayman Reynolds, Case # 2026-057)
- 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 Bodenburg 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*)

- 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*)
- 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*)
- 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*)
- 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 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*)
- 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*)

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)*

- August 6, 2026, Platting Board Meeting, we have 1 cases to be heard.
 - K & K Estates

9. BOARD COMMENTS

10. ADJOURNMENT