The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 17, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 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:

Vacant, District seat #6
Vacant, 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
Mr. Connor Herren, Platting Assistant

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 McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- August 6, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented. Platting Member Chiavetta 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. **LOYAL HILL**: The request is to create 18 lots from Tract B, Polaris View, plat # 2024-153, to be known as Loyal Hill, containing 20.00 acres +/-. The property is located directly west of West Cormorant Way, south of West Hollywood Road, and north of West Sunset Avenue (Tax ID #8584000T00B); within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Hazel Development, LLC, Staff: Cayman Reynolds, Case # 2026-078)*

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

Kayla Smith provided the mailing report:
- Stating that 40 public hearing notices were mailed out on August 26, 2026.

Staff gave an overview of the case:
- Staff recommends approval with 10 conditions and 6 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 Gary LoRusso spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Loyal Hill. Platting Member McBride seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to amend the recommendation of approval #5 and #6. Platting Member Gillson seconded the amended motion.

VOTE: The amended motion passed without objection.

VOTE: The main motion passed without objection.

B. **RODDA PHASE 2 (VAC)**: The request is to eliminate the common access easement created by Rodda Subdivision, Phase 2, Plat #2024-86, containing 49.37 acres +/-. Access will be from the internal streets being proposed as a part of Wren Heights. The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A / T00B); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Ridgeline Properties LLC, Linda Rodda, Debra Rodda, John Rodda, & The Susan K Rodda Trust, Staff: Matthew Goddard, Case # 2026-083)*

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on August 26, 2026.

Staff gave an overview of the case:

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

Platting Member Chiavetta 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 Gary LoRusso spoke.
The petitioner John Rodda spoke.
The petitioner Susan Rodda spoke.

MOTION: Platting Member Liebing made a motion to approve the elimination of the common access easement of the preliminary plat of Rodda Phase 2. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

C. **WREN HEIGHTS**: The request is to create 14 lots from Tract B, Rodda Phase 2 Subdivision, Plat #2024-86, to be known as Wren Heights, containing 17.01 acres +/-. The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Ridgeline Properties LLC, Staff: Matthew Goddard, Case # 2026-084)*

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

Kayla Smith provided the mailing report:
- Stating that 119 public hearing notices were mailed out on August 26, 2026.

Staff gave an overview of the case:
- Staff recommends approval with 9 conditions and 6 findings of facts.

Platting Members Gillson, Liebing and Chiavetta 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,
The following persons spoke:
- John Rodda

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 spoke.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Wren Heights. Platting Member McBride 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 informed the Board that the Platting Board will have a new Platting Clerk. Platting Clerk Kayla Smith informed the Board of upcoming meetings.

- So far there is 1 case for October 15, 2026, Platting Board.
  - Aileron Acres

9. BOARD COMMENTS.

- Platting Member Liebing – Congratulations to Kayla. Had questions for staff.
- Platting Member McBride – Congratulations.
- Platting Member Chiavetta – Congratulations to Kayla.
- Platting Member Gillson – Congratulations to Kayla and well miss you
- Platting Member Traxler – We will miss you.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:36** PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk