

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Tyler Young

PLATTING CLERK  
Connor Herren - Acting

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  
Vacant, District 6  
Roman Fonov, District 7  
Karla McBride, Alternate A  
Vacant, Alternate B

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

**PLATTING BOARD MEETING**                      **1:00 P.M.**                      **October 1, 2026**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsu.gov](mailto:platting@matsu.gov) 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

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- B. Pledge of Allegiance
- C. Approval of Agenda

## 2. APPROVAL OF MINUTES

- A. September 17, 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. **KOPPENBERG ESTATES PHASE 2:** The request is to create five lots from Lots 1 & 2, Koppenberg Estates, Plat #2023-94, (Tax ID #'s 8412000L001 & 8412000L002), to be known as **KOPPENBERG ESTATES PH 2**, containing 72.32 acres +/- . The property is located directly north of S. Foxworth Drive and directly west of S. Alix Drive; within the SE ¼ Section 7, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Aaron Koppenberg & Theo Koppenberg, Staff: Chris Curlin, Case # 2026-090)
- B. **PROSPERITY ESTATES:** The request is to create 8 lots from Parcel 17N02E25D005, to be known as **PROSPERITY ESTATES**, containing 10.01 acres +/- . The property is located directly north of East Sullivan Avenue, directly west of South Caudill Road, and east of South Old Glenn Highway (Tax ID #17N02E25D005); within the SE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (Petitioner/Owner: SJM Price Investments, LLC, Staff: Cayman Reynolds, Case # 2026-100)

## 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: Connor Herren)
  - So far we have 1 case on the October 15, 2026 meeting.
    - Aileron Acres

## 9. BOARD COMMENTS

## 10. ADJOURNMENT