

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
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.** **September 17, 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

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

2. APPROVAL OF MINUTES

- A. August 6, 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. **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)
- 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)
- 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)

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)
 - So far we have 2 cases on the October 1, 2026 meeting.
 - Koppenberg Estates Phase 2
 - Prosperity Estates

9. BOARD COMMENTS

10. ADJOURNMENT