

SUBJECT: THE REQUEST IS TO VACATE THE EXISTING SECTION LINE EASEMENT FROM LOT 9 ENCHANTED FOREST SUBDIVISION, PLAT 71-50, (TAX ID 6100B15L009). THE PROPERTY IS LOCATED DIRECTLY NORTH OF WEST KING ARTHUR DRIVE, NORTH OF NORTH PARKS HIGHWAY, AND WEST OF PRATOR LAKE, LOCATED WITHIN THE SW ¼ SECTION 25, TOWNSHIP 18 NORTH, RANGE 03 WEST, SEWARD MERIDIAN, ALASKA.

AGENDA OF: June 2, 2026

ASSEMBLY ACTION:

Approved under the consent agenda 06/02/26 - EMW

AGENDA ACTION REQUESTED: Request to Assembly for consideration.

Route To:	Signature
Originator	5 / 1 9 / 2 0 2 6 X T y l e r Y o u n g S i g n e d b y : T y l e r Y o u n g
Planning Director	5 / 1 9 / 2 0 2 6 X A l e x S t r a w n S i g n e d b y : A l e x S t r a w n
Finance Director	5 / 1 9 / 2 0 2 6 X C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l
Borough Attorney	5 / 1 9 / 2 0 2 6 X N i c h o l a s S p i r o p o u l o s S i g n e d b y : N i c h o l a s S p i r o p o u l o s
Borough Manager	5 / 1 9 / 2 0 2 6 X M i c h a e l B r o w n S i g n e d b y : M i c h a e l B r o w n
Borough Clerk	5 / 1 9 / 2 0 2 6 X B r e n d a J . H e n r y f o r S i g n e d b y : B r e n d a H e n r y

ATTACHMENT (S) : Fiscal Note (1 p)
 Vicinity Map (1 p)
 Platting Board Minutes (5 p)
 Platting authority action letter (2 p)

SUMMARY STATEMENT: The Platting Board approved the preliminary Enchanted Forest Lot 9 Block 15 Section Line Easement vacation during the May 7, 2026 Platting Board Meeting. The request included vacation of a section line easement within lot 9, Block 15, Enchanted Forest Subdivision. This vacation is consistent with MSB 43.20.035 Vacations.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully recommends the assembly approve the vacation of the existing Section Line Easement from Lot 9, Block 15, Enchanted Forest Subdivision.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: **June 2, 2026**

SUBJECT: The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as LOT 9, BLOCK 15, ENCHANTED FOREST SUBDIVISION, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED No funds requested	FUNDING SOURCE
FROM ACCOUNT #	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: 5 / 1 9 / 2 0 2 6 X L i e s e l Z a n t o S i g n e d b y : L i e s e l Z a n t o	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:

(Thousands of Dollars)

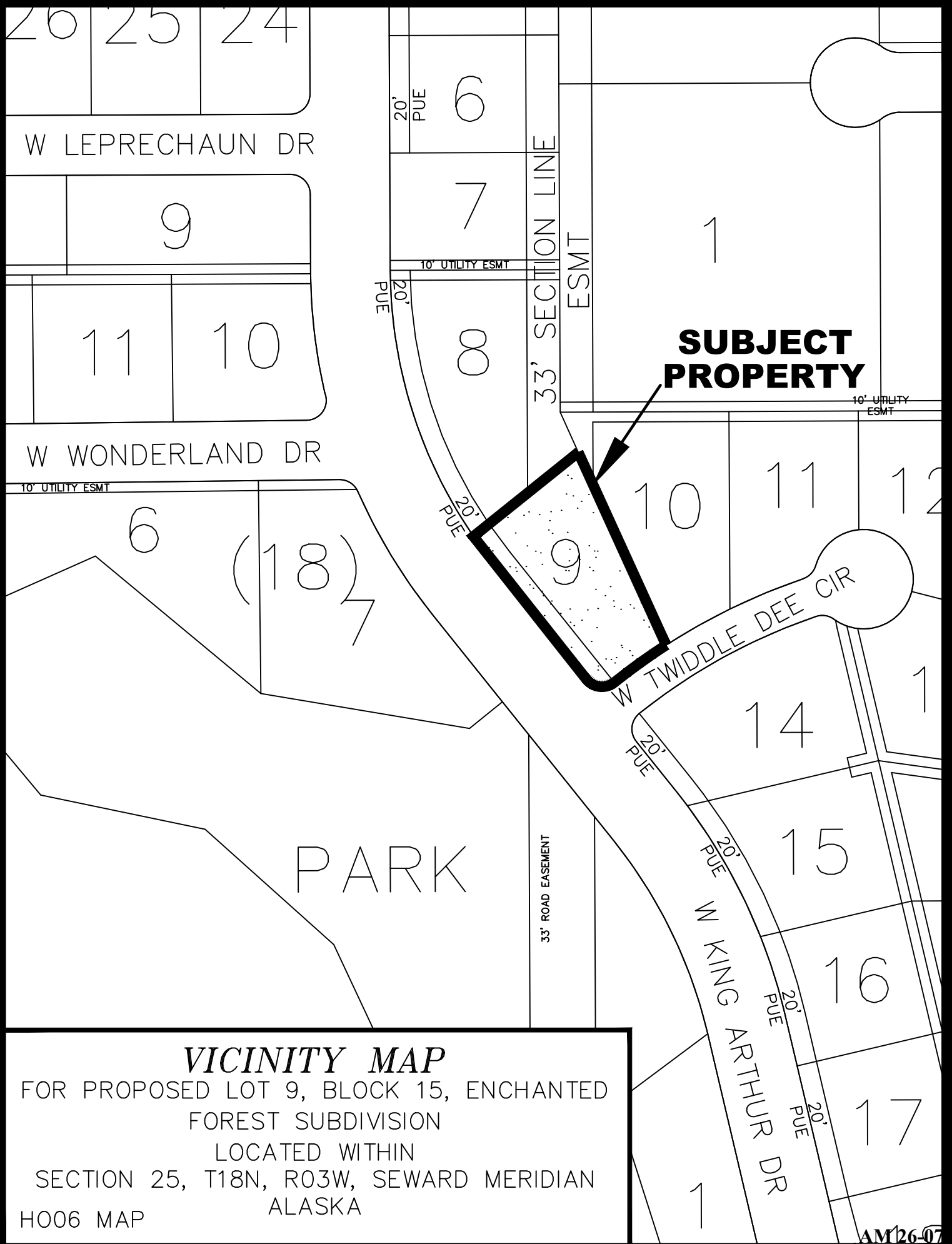
General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	5 / 1 9 / 2 0 2 6
	X C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 7, 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. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Steve Kevan, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Vacant, District Seat #4
Vacant, District seat #7
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. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

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 Kevan seconded.

Discussion ensued.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 16, 2026

MOTION: Platting Member Kevan made motion to approve the Minutes presented.
Platting Member Liebing 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

A. **MOUNTAIN TOP ACRES ADDITION 1**: The request is to eliminate a utility easement; to eliminate a common access easement; to create 35 lots from Lots 1-5, Mountain Top Acres, Plat #2024-80, to be known as Mountain Top Acres Addition 1, containing 39.9 acres +/- . The property is located north of N Sun Valley Drive, east of N Palmer Fishhook Road, and directly south of E Hatchers Landing Avenue (Tax ID #8529000L001-L005); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Craig Powell, Staff: Matthew Goddard, Case # 2026-009)

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 March 11, 2026.

Staff gave an overview of the case:

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

Platting Member Kevan and Liebing had questions for staff.

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

The petitioners representative Tim Carmen spoke.

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

- Isaac Rowland

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.

Discussion ensued.

MOTION: Platting Member Kevan made a motion to approve the preliminary plat of Mountain Top Acres Addition 1. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **STAR LAKE 2:** The request is to create 11 lots from Tract A, Star Lake (plat#78-132), (Tax ID#1535000T00A), to be known as Star Lake 2 containing 27.12 acres +/- . The property is located directly south of W. Karen Street and east of N. Charlene Street; within the NE ¼ Section 3, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.
(Petitioner/Owner: Hazel Development, LLC, Staff: Chris Curlin, Case # 2026-023)

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

Kayla Smith provided the mailing report:

- Stating that 72 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 5 findings of facts.

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

The petitioners representative Gary LoRusso spoke.

Platting Member Kevan had questions.

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 spoke.

Platting Member Liebing had questions.

MOTION: Platting Member Liebing made a motion to approve the variance and the preliminary plat of Star Lake 2. Platting Member Kevan seconded the motion.

VOTE: The motion passed without objection.

B. LOT 9, BLOCK 15 ENCHANTED FOREST SUBDIVISION: The request is to vacate the existing 33' Section Line Easement from Lot 9 Enchanted Forest Subdivision, Plat 71-50, (Tax ID 6100B15L009) to be known as Lot 9, Block 15, Enchanted Forest Subdivision, containing 0.52 acres +/- . The plat is located directly north of West King Arthur Drive, north of North Parks Highway, and west of Prator Lake, located within the SW ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. Not in a Community Council and in Assembly District #7. *(Petitioner/Owner: Brian Wilson, Staff: Cayman Reynolds, Case # 2026-033)*

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

Kayla Smith provided the mailing report:

- Stating that 395 public hearing notices were mailed out on April 14, 2026.

Staff gave an overview of the case:

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

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 Tim Carmen spoke.

Discussion ensued.

MOTION: Platting Member Kevan made a motion to approve the Section Line Easement Vacation of Lot 9 Block 15 Enchanted Forest Subdivision. Platting Member Liebing 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 Clerk, Kayla Smith informed the board of upcoming items:

- There is 4 cases and a resolution scheduled for May 21, 2026 Platting Board.
 - Wells Troutman Cutler Variance
 - ASLS 2019-69
 - ASLS 79-109 Bartlett Hills RSB Tr 30
 - Settlers Bay Unit No 11

9. BOARD COMMENTS.

- Platting Member Liebing – Welcome aboard the Borough staff. We look forward to working with you and in the future so congratulations
- Platting Member McBride - Welcome aboard
- Platting Member Gillson - Welcome aboard too

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:37 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk



MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

May 7, 2026

Brian & Sarrona Wilson
31143 Dakleigh Dr
Spanish Ft, AL 36527

Case #: **2026-033**

Case Name: **ENCHANTED FOREST LOT 9 BLOCK 15**

Action taken by the Platting Board on May 7, 2026 is as follows:

THE SECTION LINE EASEMENT OF PRELIMINARY PLAT FOR ENCHANTED FOREST LOT 9 BLOCK 15 WAS APPROVED AND WILL EXPIRE ON MAY 7, 2032 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39.

Recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Tyler Young
Platting Officer, PLS

ks
cc:

Bull Moose Surveying
200 E Hygrade Lane
Wasilla, AK 99654

Additional Plat Reviews After 2nd Final are \$100.00 Each

FINDINGS of FACT:

1. The vacation of the Section Line Easement granted on Enchanted Forest Subdivision, Plat #71-50 is consistent with AS 29.40.120, and Borough Code 43.15.040.
2. All lots have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, & 43.20.140 Physical Access.
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Fire Service Area City of Houston; MSB Community Development, Assessments, Planning; or MEA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.

CONDITIONS of APPROVAL:

The Platting Board approved the Section Line Easement Vacation of preliminary plat for Enchanted Forest Lot 9 Block 15 contingent upon the following:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Obtain approval from the Assembly for the elimination of the easement.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final graphic representation showing the specific area eliminated in full compliance with Title 43.