

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 2, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. 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. Chris Chiavetta, District Seat #1
Mr. Brian Goodman, District Seat #2
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Eric Koan, District Seat #3
District Seat #4, Vacant
Ms. Sandra Kreger, District Seat #6

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Wyatt Anderson, 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.

Discussion ensued.

MOTION: Platting Member Bertz made motion to amend the agenda to include elections for Chair and Vice Chair. Platting Member Goodman seconded.

The agenda was approved unanimously.

D. Elections for Chair and Vice Chair

(a) Chair

Platting Member Traxler inquired about nominations for Chair. Platting Member Traxler nominated herself as Chair, there were no other nominations, and Platting Member Traxler accepted.

(b) Vice Chair

Platting Member Goodman moved to delay election of Vice Chair for the February 6th Platting Board Hearing. Platting Member McBride seconded.

It was unanimously decided to vote for Vice Chair at the February 6th Platting Board Hearing.

2. APPROVAL OF MINUTES

- December 19, 2024.

MOTION: Platting Member McBride made motion to approve December 19, 2024 Minutes. Platting Member Bertz 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. CAMELOT:** The request is to create 9 lots from Parcel 2 (Tax Parcel D9), created by Waiver Resolution #82-46-PWm, recorded as 82-59w, to be known as Camelot, containing 9.96 acres +/- . The petitioner is proposing dedication and construction of W. Camelot Court to meet access requirements. The property is located north and east of W. Parks Highway, south of Little Susitna River, and directly south of W. King Arthur Drive (Tax ID #18N03W27D009); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.
(Petitioner/Owner: Crafty Enterprises, LLC Staff: Matthew Goddard, Case #2024-129)

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

Kayla Kinneen provided the mailing report:

- Stating that 21 public hearing notices were mailed out on December 5, 2024.

Staff gave an overview of the case:

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

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

The petitioner's representative, Josh Craft spoke.

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 chose not to speak.

Discussion ensued.

MOTION: Platting Member Hallford made a motion to approve the preliminary plat of Camelot. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **OUTHUNTIN**: The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as Outhuntin, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003), lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Stass Lytvynchuk & Sergej Litvinchuk, Staff: Chris Curlin, Case #2024-135)*

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

Kayla Kinneen provided the mailing report:

- Stating that 73 public hearing notices were mailed out on December 5, 2024.

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 petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following spoke:

- Shi Haire
- Nick Axtell

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, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Bertz made a motion to approve the preliminary plat, Outhuntin. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There is 1 case scheduled for February 6, 2025 Platting Board.
- Sam & Pam's Homestead (PUE)

8. BOARD COMMENTS.

- Goodman – It has been a very interesting learning experience being on the Platting Board. The Board does take the public comment into consideration. It has been fun and appreciates all the work that staff and the Board does. It has been a pleasure.
- Bertz – Just finished first year on Board. Has learned a lot.

- Chiavetta – Thanked the Board for having the opportunity and looks forward to working with everybody
- Chair Traxler – Lots of cases that are difficult, and she empathizes with the public’s struggles. Thanks everyone for their patience and she looks forward to serving as chair.

9. 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 KINNEEN
Platting Board Clerk