

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 3, 2025, 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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Eric Koan, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Eric Koan, District Seat #3
Mr. Sidney Bertz, District seat #7

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, 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 Liebing made motion to approve the Agenda. Platting Member Kreger seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- March 20, 2025.

MOTION: Platting Member Kreger made motion to approve March 20, 2025 Minutes. 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

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **ALEXANDER ESTATES:** The request is to create 18 lots from Tax Parcel B3, created by Warranty Deed recorded at 2002-012218-0, to be known as Alexander Estates, containing 26.5 acres +/- . Lots to access S. Knik Goose Bay Road via proposed internal roads. The property is directly north of S. Knik Goose Bay Road and south of S. Knik Knack Mud Shack Road; (Tax ID# 16N02W08B003); V within the NW ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Diamond Homes, LLC, Staff: Chris Curlin, Case #2025-021)*

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

Kayla Smith provided the mailing report:

- Stating that 38 public hearing notices were mailed out on March 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 5 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner's representative, Tim Carmen 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 spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Alexander Estates. Platting Member Chiavetta seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to amend Condition of Approval #4 to state "No direct access to KGB Road for all lots adjacent to KGB: Lot 1, 2 Block 1, Lot 1, 2, 4, 5, 6, & 7 Block 2 unless authorized by the permitting authority.". Platting Member Kreger would like it to state "No direct access to KGB Road for all lots adjacent to KGB: Lot 1 Block 1, Lot 1, 2, 4, 5, 6, & 7 Block 2 unless authorized by the permitting authority"

VOTE: The motion passed without objection.

- B. BROOKWOOD COMMERCIAL PARK PUE:** The request is to create a Public Use Easement on Lot 1, Brookwood Commercial Park, (Plat # 2021-97), containing 3,590 sf (.08 acres +/-), (Tax ID # 8166000L001). The proposed Public Use Easement is located east of S. Knik-Goose Bay Road and directly north of E. Hard Rock Circle; located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: RFN Properties, LLC, Staff: Chris Curlin, Case #2025-024*)

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

Kayla Smith provided the mailing report:

- Stating that 57 public hearing notices were mailed out on March 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 4 findings of facts.

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

The petitioner's representative, Gary LoRusso 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 spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Brookwood Commercial Park PUE. Platting Member Chiavetta 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, Fred Wagner informed the board of upcoming items:

- There is 1 case scheduled for April 17, 2025 Platting Board.
- Northern Sky Estates

9. BOARD COMMENTS.

- No board comments

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:22 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk