

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 17, 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
Mr. Sidney Bertz, District seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

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 Liebing 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

- April 3, 2025.

MOTION: Platting Member Kreger made motion to approve April 3, 2025 Minutes.
Platting Member Koan 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. NORTHERN SKY ESTATES:** The request is to create 2 lots from Tax Parcel A5 (W1/2 SE1/4 NE1/4 & W1/2 NE1/4 SE1/4), to be known as Northern Sky Estates containing 39.91 acres +/- . The property is located north of W. Horizon Drive, south of W. Hazel Avenue, and west of S. Knik Goose Bay Road (Tax ID #16N03W13A005); within the E 1/2 Section 13, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.
(Petitioner/Owner: Brian Morgan & Cordruta Morgan, Staff: Matthew Goddard, Case #2025-026)

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

Kayla Smith provided the mailing report:

- Stating that 56 public hearing notices were mailed out on March 25, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

Platting Member Salmon had questions for staff.

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

The petitioner's representative, Dayna Rumpfelt 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.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Northern Sky Estates. Platting Member Salmon 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 3 cases scheduled for May 1, 2025 Platting Board.
 - Rocking Elk
 - Bella Ridge MSP
 - North Village

Staff Wyatt Anderson mentioned that the May 1st meeting will be his last meeting.

9. BOARD COMMENTS.

- Salmon – Name is not on the website.
- Bertz – Will not be in attendance for May 1st meeting
- Koan – Submitted his resignation this morning, thanks the board and staff.
- Kreger – Had a setback question.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:14 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk