

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 5, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 p.m.

**1. CALL TO ORDER**

**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Ms. Amanda Salmon, District Seat #4  
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. Chris Chiavetta, District Seat #1  
Mr. Michael Liebing, District Seat #2  
District Seat #3, Vacant

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Smith, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, 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 Salmon made motion to approve the amended Agenda.  
Platting Member McBride seconded.

VOTE: The Agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- May 1, 2025.

MOTION: Platting Member Salmon made motion to approve May 1, 2025 Minutes.  
Platting Member McBride 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. **SECON PUE:** The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-), to be known as Secon PUE The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; (Tax ID 17N01E24D001); located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. **This case was continued from the June 6, 2024 meeting.** *(Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case #2024-055)*

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

Kayla Smith provided the mailing report:

- Stating that 30 public hearing notices were mailed out on May 13, 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/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Susan Edge
- John Stuart
- Daniel Payne

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/petitioner's representative was not present.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Secon PUE. Platting Member McBride seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

**5. RECONSIDERATIONS/APPEALS**

*(None)*

**6. PUBLIC HEARINGS**

**B. ERMINE LAKE TRACT C:** The request is to create 2 lots from Tract C, Waver Resolution No. 76-13, of US Survey 5519, recorded as 79-25W, (Tax ID#U05519-30L00T), to be known as Ermine Lake Tract C, containing 21.77 acres +/- . The proposed Lot 2 will have water access. The property is directly east of Jean Lake, directly east of N. Parks Highway at MP 156 +/- and on the eastern shore of Ermine Lake; within the N ½ Section 31, T32 North, Range 3 West, Seward Meridian, Alaska. In Assembly District #7. *(Petitioner/Owner: Lynda Klaes, Staff: Chris Curlin, Case #2025-045)*

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

Kayla Smith provided the mailing report:

- Stating that 6 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

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

The petitioner's representative, Paul Pilch 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 spoke.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Ermine Lake Tract C. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

- C. **COOPER WOODS PHASE II LOT 16B BLOCK 1**: The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134), (Tax ID 8334B01L016A), to be known as Cooper Woods PH.II Lot 16B, Block 1. The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case #2025-051*)

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

Kayla Smith provided the mailing report:

- Stating that 102 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends continuation to the July 17, 2025 Platting Board meeting.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Randy Hixson

There being no one to be heard Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

Discussion ensued.

**MOTION:** Platting Member Salmon made a motion to continue the preliminary plat of Cooper Woods Phase II Lot 16B Block 1 to the July 17<sup>th</sup> Platting Board meeting. Platting Member McBride 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 are 3 cases scheduled for June 19, 2025 Platting Board.
  - Forest Song Acres
  - Bear Street Agape
  - UtopiaView II

**9. BOARD COMMENTS.**


- Member Salmon – I would say I do like to give them their answers; I was trying to figure out a nice board comment way to say how do we do that without losing track of our timer. I don't know if we have to let them say their piece and then we can respond with like a hopefully take some notes real quick and give them some answers but it can definitely go back and forth a little long and then we don't have the dinger.
- Member Traxler – One comment I also wanted to make to the gentleman that was complaining about the speeding, I don't know if it would have been appropriate for me to do this or not but that's a trooper thing. That's like all over the place where people are having trouble with people speeding and the speed limit signs are kind of irrelevant because people know that in a neighborhood people are only supposed to be going 25 MPH, anything beyond that and you're speeding. It is an issue, the RSA Board members are hearing about it and representatives and whatnot, but I wanted to tell him to call the Troopers. Was that fine to do something like that?
- Platting Officer, Fred Wagner – We might give that advice to them. That is probably advice that could be given to him from a lot of different people and we could mention that at the meeting if it occurred at the time.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:56 PM.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
KAYLA SMITH  
Platting Board Clerk