

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 7, 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:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Gillson, District Seat #3
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

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 Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July 17, 2025.

MOTION: Platting Member Kreger made motion to approve July 17, 2025 Minutes. Platting Member Salmon 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. **TERRA FINA MSP:** The petitioner is requesting an extension of 6 to 8 years for the approved Terra Fina Masterplan Subdivision, MSB Case# 2015-041. Located within Sections 6 & 7, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #2. *(Petitioner/Owner: Red Dog Masonry, Staff: Fred Wagner, Case #2015-041)*

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

Kayla Smith provided the mailing report:

- Stating that 295 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the extension for Terra Fona MSP.

Platting Member Liebing had questions for staff.

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

The petitioner/petitioner's representative 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, Bryan Aafedt spoke.

MOTION: Platting Member Liebing made a motion to approve the extension preliminary plat of Terra Fina MSP. Platting Member Kreger seconded the motion.

- B. **UTOPIA VIEW II:** The request is to bring the approved Utopia View II before the board to modify Condition of Approval #4a. The request would remove the requirement to construct the proposed E. Joseb Drive. The plat is located directly West of N. Utopia

View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #007. **This case was continued from the June 16th Platting Board Hearing.** *(Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case #2025-061)*

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

Kayla Smith provided the mailing report:

- Stating that 195 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 2 conditions and 9 findings of facts.

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

The petitioner's representative Terry Nicodemus 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 did not speak.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Utopia View II. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- C. **SMITH:** The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as Smith Subdivision, containing 474.893 acres +/- . The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Eklutna Inc, Staff: Matthew Goddard, Case #2025-065)*

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

Kayla Smith provided the mailing report:

- Stating that 85 public hearing notices were mailed out on June 10, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 9 findings of facts.

Platting Members Traxler and Liebing had questions for staff.

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

The petitioner's representative Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Michelle Heun
- Bill Collins
- Ben Owens
- Mike Hinton
- William Burhk
- Fred Blomquist
- Joanne Stephens
- Mary Ellen Osland
- Ed Clawson
- Larry White
- Jackie Clark
- Christine Knapp

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 spoke.

Platting Members Chiavetta and Liebing had questions for Grant Matthews with Triad Engineering.

Platting Members Traxler, Kreger and Salmon had questions for Craig Bennett.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Smith Subdivision. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passes with Platting Members Bertz and McBride in opposition.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. HATCHER CREEK ESTATES:** The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, (Tax ID# 18N01E03C001), to be known as Hatcher Creek Estates, containing 39.00 acres +/- . The property is located directly east of N. Covington Street, directly south of N. Wasilla Fishhook Road, and directly west of N. New Hope Farm Road; within the SW ¼ Section 3, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case #2025-079)*

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

Kayla Smith provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends a continuance to August 21st Platting Board Hearing.

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

There being no one to be heard Chair Traxler left 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 Sam Nuquil spoke.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of Hatcher Creek Estates. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

Recess at 2:31pm

Reconvened at 2:47pm

- B. **THE ARCHES**: The request is to create 5 lots and one tract from Tract 2, MSB Waiver #2003-259-PWm, recorded at 2003-037481-0, to be known as The Arches, containing 5.63 acres +/- . Proposed Tract A is to serve as a private road, providing access for all proposed lots. The property is located south of E. Pamela Drive, east of N. Wasilla Fishhook Road, and directly west of N. Ahina Circle (Tax ID #18N01E20B024); within the NW ¼ Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Draper, LLC, Staff: Matthew Goddard, Case #2025-080*)

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

Kayla Smith provided the mailing report:

- Stating that 70 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts.

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

The petitioner's representative Joshua Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Mike Brueggeman
- Brian Dennis
- Tonie Thompson

There being no one else to be heard Chair Traxler closed 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's representative spoke.

Platting Members Traxler and Salmon had questions for the petitioner's representative.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of The Arches. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- C. **STEAM ROW**: The request is to create and dedicate a 60 foot by 3270 foot +/- Right of Way. Tax IDs of lots affected: 17N01W10A017, 8531000T00B, 8531000L001,

7622000L002, 9217000U001, 9217000U002, 9217000U003, 9217000U005, & 9217000L000. The proposed Right of Way is located directly west of S. Roberts Street, directly north of E. Palmer-Wasilla Highway, and south of E. Susitna Avenue; located within the SE ¼ Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case #2025-082*)

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

Kayla Smith provided the mailing report:

- Stating that 232 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 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.

There being no one to be heard Chair Traxler closed 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.

MOTION: Platting Member Liebing made a motion to approve the dedication and preliminary plat of Steam ROW. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- D. LUNKER ESTATES:** The request is to create 4 lots from Tract A, Shaman Subdivision Phase I, Plat #80-97, to be known as Lunker Estates, containing 104.17 acres +/- . The petitioner is proposing the dedication of a Public Use Easement approximately 60'X 662'+/- to provide legal access to tax parcel A3. The property is located east of S. Amundsen Avenue, north and west of Caswell Creek, and directly north and west of S. Shaman Road (Tax ID #1995000T00A); within the NE ¼ Section 02, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Thomas Russell, Staff: Matthew Goddard, Case #2025-092*)

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

Kayla Smith provided the mailing report:

- Stating that 50 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 8 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.

There being no one to be heard Chair Traxler closed 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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Lunker Estates. 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 are 5 cases scheduled for August 21, 2025 Platting Board.
 - Bear Street Agape
 - Hatcher Creek Estates
 - Cooper Woods Phase II Lot 16B Block 1
 - Dena'ina
 - Shalom Acres

9. BOARD COMMENTS.

- Member Liebing – No comment
- Member Bertz – No comment
- Member Kreger - No comment
- Member Traxler – No comment
- Member McBride – No comment
- Member Chiavetta – No comment
- Member Salmon - No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **3:20 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk