

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 21, 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 Gillson, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6

Platting Board members absent and excused were:

Mr. Michael Liebing, District Seat #2
Mr. Sidney Bertz, District seat #7
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

B. THE PLEDGE OF ALLEGIANCE

Platting Member Kreger led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Chair Traxler inquired if there were any changes to the agenda.

MOTION: Platting Member Kreger made motion to approve the Agenda. Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- August 7, 2025.

MOTION: Platting Member Salmon made motion to approve August 7, 2025 Minutes. Platting Member Kreger 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. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Court, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)to be known as Bear Street Agape, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #6. **This case was continued from the June 19th 2025 Platting Board Hearing.** (Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case #2025-056)

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

Kayla Smith provided the mailing report:

- Stating that 123 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends continuation to the September 18th, 2025 Platting Board Hearing.

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 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's representative, Craig Hanson spoke.

MOTION: Platting Member Kreger made a motion to approve the continuation of preliminary plat of Bear Street Agape. Platting Member Salmon seconded the motion.

- B. HATCHER CREEK ESTATES:** The request is to create 36 lots and 1 tract by a four-phase master plan from Tax Parcel C1, 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. **This case was continued from the August 7th 2025 Platting Board Hearing.** *(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 continuation to the September 18th, 2025, Platting Board Hearing.

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

The petitioner's representative Craig Hanson spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Patricia Sikes
- John James

There being no one else 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's representative spoke.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the continuation of preliminary plat of Hatcher Creek Estates to the September 18th 2025 Platting Board Hearing. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

- A. COOPER WOODS PHASE II LOT 16B BLOCK 1:** The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). 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 Assembly District #6. **This case was heard at the July 17th 2025 Platting Board Hearing.** (*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 a reconsideration of preliminary plat Cooper Woods Phase II Lot 16B Block 1 to be heard at the September 18th, 2025 Platting Board Hearing.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the reconsideration of preliminary plat of Cooper Woods Phase II Lot 16B Block 1. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed with Platting Member Salmon in opposition.

6. PUBLIC HEARINGS

- A. DENA'INA:** The request is to create 8 lots from Tax Parcel D10 to be known as Dena'ina, containing 9.14 acres +/- . The lots will take access from a proposed internal road. The subject property is located directly west of S. Clapp Street; within the SE 1/4 of Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case #2025-093*)

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 29, 2025.

Staff gave an overview of the case:

- Staff recommends a continuance to the September 18th, 2025, 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.

MOTION: Platting Member Kreger made a motion to approve the continuance of the preliminary plat of Dena'ina to the September 18th, 2025, Platting Board Hearing. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- B. SHALOM ACRES:** The request is to create 2 lots from Tract B, Antoni Estates Add 1, Plat #2017-54, to be known as Shalom Acres, containing 4.0 acres +/- . The petitioner is requesting a variance from legal and physical access. The property is located west of E. Schrock Road, north of N. Lucille Street, and directly east of N. Dartmoore Street (Tax ID #7646000T00B); within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Jeffrey Kewin, Staff: Matthew Goddard, Case #2025-095*)

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

Kayla Smith provided the mailing report:

- Stating that 78 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts without the variance.

Discussion ensued.

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

The petitioner's representative Dayna Rumfelt spoke.

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 Joshua Matthews spoke.

MOTION: Platting Member Kreger made a motion to approve the variance for preliminary plat of Shalom Acres. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion fails with Platting Members Salmon and Gillson in favor.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Shalom Acres without the variance. Platting Member Kreger seconded the motion.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to continue to the September 18th 2025 Platting Board Hearing. Platting Member Gillson seconded.

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 no cases scheduled for the September 4th Platting Board Hearing.
- There are 7 cases scheduled for September 18, 2025 Platting Board.
 - Three Sisters
 - Alliance
 - Bear Street Agape
 - Hatcher Creek Estates
 - Cooper Woods Phase II Lot 16B Block 1
 - Dena'ina
 - Shalom Acres

9. BOARD COMMENTS.

- Member Kreger - No comment
- Member Traxler – No comment

- Member Gillson – No comment
- Member Chiavetta – No comment
- Member Salmon – Thank the board and the staff good work, they should put us in charge of more stuff.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:24 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


for KAYLA SMITH
Platting Board Clerk