

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 6, 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

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Alex Strawn, Planning Director  
Ms. Kayla Kinneen, 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 Chiavetta led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

The agenda was approved unanimously.

**D. Elections for Vice Chair**

**(a) Vice Chair**

Platting Member Traxler inquired if the members could give a brief overview of their experience and if they would be interested in nominations for Vice Chair. Each member introduced themselves and only Platting Member Salmon mentioned she was interested in becoming Vice Chair. Platting Member Traxler nominated Platting Member Salmon as Vice Chair. Platting Member Koan

seconded. Platting Member Salmon accepted and the vote for Vice Chair was approved unanimously.

**2. APPROVAL OF MINUTES**

- January 2, 2025.

**MOTION:** Platting Member Kreger made motion to approve January 2, 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. SAM & PAMS HOMESTEAD (VAC):** The request is to vacate that portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Ct. and to create 1 lot by eliminating the common lot lines between Tracts 1-1 & 1-2, lots 1-6, block 1, Lots 1-5, Block 4, Lucky Shot Acres, Plat #60-18, to be known as **SAM & PAM'S HOMESTEAD**, containing 7.09 acres +/- . The property is located north Deception Creek, south of W. Willow Fishhook Road and west of N. Four Mile Road (Tax ID #6200B01L001-L006, 6200B01T001-1-T001-2, 6200B04L001-L005); within the SE ¼ Section 02, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Sam & Pam Snyder, Staff: Matthew Goddard, Case #2024-141/142)*

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

Kayla Kinneen provided the mailing report:

- Stating that 32 public hearing notices were mailed out on January 14, 2025.

Staff gave an overview of the case:

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

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

The petitioner's representative, Owen Dicks 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 chose not to speak.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat and vacation of Sam & Pam's Homestead. Platting Member Chiavetta seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

## **ITEMS OF BUSINESS & MISCELLANEOUS**

*(None)*

### **7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Planning Director, Alex Strawn addressed the request for parliamentary and Board training.

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There is not a Platting Board meeting on February 20th
- There are 2 cases scheduled for March 6, 2025 Platting Board.
  - Greenfield RSB B1 L19
  - The Cove @ Jean Lake

### **8. BOARD COMMENTS.**

- Koan – We ended last year with a couple of discussions and would like to restate those since there is a new group. Last time we discussed working on better Community Council participation within the process. When dealing with Variances then we need to be consistent with the decisions and maybe have something clearer and more defined. Glad to be back.
- Salmon – Thanked everyone who put her up for Vice Chair and looks forward to the next couple of years.

- Chair Traxler – Looks forward to working with the new Board and welcomed all the new Members.

**9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:28 PM**.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
KAYLA RINNEEN  
Platting Board Clerk