

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 19, 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. Michael Liebing, District Seat #2
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
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 Liebing 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 amended Agenda.
Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- June 5, 2025.

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

Platting Member Salmon suggested that her Board comment be amended in the Minutes.

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. **FOREST SONG ACRES**: The request is to create 7 lots from the NW ¼ NW1/4 NE1/4, Bradley Lake Subdivision, Plat #63-7, to be known as Forest Song Acres, containing 10.0 acres +/- . The property is located north and west of the S. Glenn Highway, south of Canoe Lake, and directly north of E. Bradley Lake Avenue (Tax ID #3004-400000); within the NE ¼ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

(Petitioner/Owner: Andrew Raymond / Estate of Henry M. Raymond Jr., Staff: Matthew Goddard, Case #2025-054)

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

Kayla Smith provided the mailing report:

- Stating that 45 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

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

Platting Member Liebong had questions for staff.

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

The petitioner's representative, Gary LoRusso chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Janel Gagnon

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.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Forest Song Acres. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **BEAR STREET AGAPE**: The request is to vacate the Right of Way for E. Bear Cub Circle, 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)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), 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 in Assembly District #6. (*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 approval with 9 conditions and 6 findings of facts.

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

The petitioner's representative, Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Rod Hanson

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.

Discussion ensued.

Chair Traxler reopened the public hearing and left it open.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of Bear Street Agape to the August 21st Platting Board Hearing. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- C. **UTOPIA VIEW II**: The request is to create 42 lots and internal roads from Tract A, Utopia View Subdivision, Plat 2023-129, (8415000T00A) to be known as Utopia View II, containing 62.05 acres +/- . 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 #7. (*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 9 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Nikki Velock

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, Tendra Nicodemus spoke.

Discussion ensued.

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

Discussion ensued.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Plating Board Agenda Items

Plating Officer, Fred Wagner informed the board of upcoming items:

- There are 2 cases scheduled for July 3, 2025 Plating Board as well as a presentation the Plating Board previously requested.
 - Smith Subdivision
 - Wolverine Woods

Kayla Smith informed the Board that the District # 3 seat has been filled.

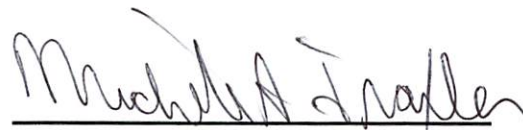
9. BOARD COMMENTS.

- Member Salmon – I don't know if Ill be able to make the July 3rd meeting. I have some pretty heavy familial obligations that week, so I don't know. I mean, I would try but I would say right now I would probably miss it if that's okay. If I could be excused.
- Member Bertz – And I will also need to be excused for July 3rd. working with the city of Willow working with 4th of July activities getting prepped.
- Member Salmon – And also I will say thank you for the education from the staff, I feel like I get a college credit each time I come here. Thanks for the time.
- Member Hallford – Fred what presentation are you talking about?
- Plating Officer, Fred Wagner- There was a request for a presentation explaining several items that the Plating Board were concerned about. Comp plans, vacations, and variances.
- Member Liebing- Fred do you have any anticipation how long that training will be?

- Platting Officer, Fred Wagner – I do not, it shouldn't be more than half an hour to an hour maybe, its going to be a PowerPoint presentation I am going to stand up there and present.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:00 PM**.



MICHELLE TRAXLER
Platting Board Chair

ATTEST:



KAYLA SMITH
Platting Board Clerk