

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 17, 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
Mr. Michael Gillson, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District Seat #6
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Alex Strawn, Planning Director
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Bertz 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 Kreger seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July 3, 2025.

MOTION: Platting Member Kreger made motion to approve July 3, 2025 Minutes. Platting Member Liebing 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. 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. **This case was continued from the June 5, 2025 meeting.** *(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 denial or approval based on Platting Board determination.

Platting Members Chiavetta, Salmon, and Kreger had questions for staff.

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.

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 Member Chiavetta and Liebing had questions for the petitioner's representative.

Discussion ensued.

Petitioner Marylu Lavine spoke.

Discussion ensued.

Deputy Borough Attorney John Aschenbrenner spoke.

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

Discussion ensued.

VOTE: The motion passed with Platting Members Chiavetta, Traxler, and Kreger in opposition.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- B. DAVIDSON PUE VAC:** The request is to eliminate the 50-foot Public Use Easement on the southern boundary of Tax Parcel B3 (Tax ID#18N01E15B003). The property is located south of E. Tex-al Drive, east of N. Engstrom Road, north of E. Wolf Creek Road and directly north of N. Crested Butte Drive.; within the NW & NE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Harry Davidson, Staff: Chris Curlin, Case #2025-072)*

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 June 25, 2025.

Staff gave an overview of the case:

- Staff recommends approval or denial based on Boards determination.

Platting Members Chiavetta and Salmon had questions for staff.

Deputy Borough Attorney John Aschenbrenner spoke.

Discussion ensued.

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

The petitioner's representative, Tim Carmen spoke.

Discussion ensued.

Deputy Borough Attorney John Aschenbrenner 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.

The petitioner John Davidson spoke.

Deputy Borough Attorney John Aschenbrenner spoke.

The petitioner Harry Davidson spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat and vacation of Davidson PUE VAC. Platting Member Salmon seconded the motion.

Discussion ensued.

MOTION: Platting Member Salmon made motion to table indefinitely, there was not a second.

VOTE: The Motion fails.

Platting Member Liebing called to question.

VOTE: The Main Motion fails with Platting Members Salmon and Bertz in favor.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Planning Director, Alex Strawn informed the board that the presentation is still being worked on. Platting Clerk Kayla Smith informed the board of upcoming items:

- There are 7 cases scheduled for August 7, 2025 Platting Board.

- Terra Fina MSP
- Utopia View II
- Smith
- Hatcher Creek Estates
- The Arches
- Steam ROW
- Lunker Estates

9. BOARD COMMENTS.


- Platting Member Liebing – No comment
- Platting Member Bertz – No comment
- Platting Member Kreger – No comment
- Platting Member Traxler – No comment
- Platting Member Gillson – No comment
- Platting Member Chiavetta – No comment
- Platting Member Salmon – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:37 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk