

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Smith

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Wheeler Nevels



PLATTING BOARD  
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Sidney Bertz, District 7  
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## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING** **1:00 P.M.** **August 7, 2025**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

### **TELEPHONIC TESTIMONY: (Audio only)**

**(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)**

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

**OBSERVE:** You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

### **1. CALL TO ORDER**

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

## 2. APPROVAL OF MINUTES

A. July 17, 2025

## 3. AUDIENCE PARTICIPATION & PRESENTATIONS

A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

## 4. UNFINISHED BUSINESS

- A. **TERRA FINA MASTERPLAN:** 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)*
- 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 #7. **This case was continued from the June 16<sup>th</sup> Platting Board Hearing.** *(Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case # 2025-061)*
- 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. **This case was continued from the July 3<sup>rd</sup> Platting Board Hearing.** *(Petitioner/Owner: Eklutna, Inc, Staff: Matthew Goddard, Case # 2025-065)*

## 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)*
- 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: Hanson Land Solutions / Draper LLC, Staff: Matthew Goddard, Case # 2025-080)*

- 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)*
- 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: Bull Moose Surveying / Thomas Russell, Staff: Magttthew Goddard, Case # 2025-092)*

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(None)*

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(If needed)*

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Kayla Smith)*

- August 21, 2025, Platting Board Meeting, we have 3 cases to be heard:
  - Bear Street Agape
  - Shalom Acres
  - Dena'ina

## 9. BOARD COMMENTS

## 10. ADJOURNMENT