

# 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



PLATTING BOARD  
Chris Chiavetta, District 1  
Michael Liebing, District 2  
Michael Gillson, District 3  
Vice Chair Amanda Salmon, District 4  
Chair Michelle Traxler, District 5  
Sandra Kreger, District 6  
Sidney Bertz, District 7  
Karla McBride, Alternate A  
Robert Hallford, Alternate B

## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING**

**1:00 P.M.**

**August 21, 2025**

Ways you can participate in Platting Board meetings:

**IN PERSON:** 350 E Dahlia Avenue Palmer, Alaska

**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 them to the email address above by 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. August 7, 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. **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)

B. **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)

## 5. RECONSIDERATIONS/APPEALS

C. **COOPER WOODS PH.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.  
(Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case # 2025-051)

## 6. PUBLIC HEARINGS

A. **DENA'INA:** The request is to create 8 lots from Tax Parcel D10 (Tax ID 17N02W13D010) 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 Assembly District #4. (Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case # 2025-093)

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 & Emily Kewin & Bret & Charissa Matthews, Staff: Matthew Goddard, Case # 2025-095)*

## **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)*

- September 18, 2025, Platting Board Meeting, we have 1 case to be heard:
  - Three Sisters

## **9. BOARD COMMENTS**

## **10. ADJOURNMENT**