

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 18, 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 Gillson, District Seat #3  
Ms. Michelle Traxler, District Seat #5  
Mr. Robert Hallford, Alternate B  
Mr. Michael Liebing, District Seat #2

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A  
Ms. Amanda Salmon, District Seat #4

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Lacie Olivieri, Planning Department Admin  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Mr. Cayman Reynolds, 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 a motion to move Cooper Woods Ph II to number 5 Reconsiderations and appeals on the agenda. The motion was seconded by Platting Member Chiavetta

**VOTE:** The Agenda was approved without objection.

**2. APPROVAL OF MINUTES**

- August 21, 2025.

**MOTION:** Platting Member Chiavetta made a motion to approve the August 21, 2025, Minutes. The motion was seconded by Platting Member Hallford.

**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. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Court, 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 )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 Assembly District #6. **This case was continued from the June 19<sup>th</sup> 2025 Platting Board Hearing.** (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.

Lacie Olivieri 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 based on 7 findings of fact and 8 conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Rod Hanson with North Lakes Community Council spoke in favor.

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, Craig Hanson, spoke.

**MOTION:** Platting Member Liebing made a motion to approve the vacation of screening easement and right-of-way contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta.

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

**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. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Ruvim Shevchuk & David Rudenkiy, Staff: Chris Curlin, Case # 2025-079)

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

Lacie Olivieri provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 15, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 5 findings of fact and 9 conditions of approval.

Discussion ensued.

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

The petitioner/petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

Patricia Sikes spoke about road maintenance and access.

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, Craig Hanson, spoke.

**MOTION:** Platting Member Liebing made a motion to approve the preliminary masterplan for Hatcher Creek Estates contingent on staff recommendations one through nine. Platting Member Chiavetta seconded the motion.

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

- C. **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. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Knik Tribe, Staff: Chris Curlin, Case # 2025-093)

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

Lacie Olivieri provided the mailing report:

- Stating that 51 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the preliminary masterplan for Dena'ina with 6 findings of fact and 8 conditions of approval.

Board members asked questions of staff.

Chair Traxler inquired if board members had any questions for staff.

The petitioner and their representative both spoke

Chair Traxler opened the public hearing for public testimony.

Dan Steiner, the civil engineer for Alliance Estates, spoke in regards to intersection spacing between the two subdivisions.

There being no one to be heard Chair Traxler left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representation spoke.

**MOTION:** Platting Member Liebing made a motion to approve the preliminary plat of Dena'ina contingent on staff recommendations one through eight. The motion was seconded by Platting Member Chiavetta.

Discussion ensued.

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

**D. 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. **This case was continued from the August 21st Platting Board Hearing.** (Petitioner/Owner: Jeffrey & Emily Kewin, Staff: Chris Curlin, Case # 2025-095)

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

Lacie Olivieri provided the mailing report:

- Stating that 78 public hearing notices were mailed out on July 29, 2025.

Staff gave an overview of the case:

- Staff recommends approval of Shalom Acres with 8 findings of fact and 6 conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

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, Dayna Rumfelt, spoke.

**MOTION:** Platting Member Chiavetta made a motion to approve the preliminary plat of Shalom Acres contingent on staff recommendations one through six. The motion was seconded by Platting Member Liebing

**MOTION:** Platting Member Chiavetta made an amendment to remove finding number 8. The motion was seconded by Platting Member Liebing.

**VOTE:** The amendment passed without objection

**VOTE:** The main motion passed as amended without objection.

## **5. RECONSIDERATIONS/APPEALS**

- A. COOPER WOODS PHASE II LOT 16B BLOCK 1:** The request is to vacate a portion (2.23' by 32.44') of Right-of-Way (R.O.W), adjoining Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134). 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 Assembly District #6. **This case was heard at the July 17<sup>th</sup> 2025 Platting Board Hearing.** (*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.

Lacie Olivieri provided the mailing report:

- Stating that 102 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval of the preliminary plat for Cooper Woods with 7 findings of fact and 9 Conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

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, Craig Hanson, spoke.

The petitioner, MaryLu Lavine, spoke.

**MOTION:** Platting Member Liebing made a motion to approve the vacation for Cooper Woods contingent on staff recommendations one through nine. The motion was seconded by Platting Member Gillson

Discussion ensued.

Platting Member Chiavetta objected to the motion.

**VOTE:** The motion failed with Platting members Traxler and Chiavetta opposed and Platting Members Liebing, Gillson, and Hallford in favor.

## **6. PUBLIC HEARINGS**

- A. **THREE SISTERS**: The request is to create three lots from Tax Parcel C25 (Parcel 1 of MSB waiver 87-14-PWM, recorded as Plat Number 87-25W)(Tax ID# 17N03W25C025) and Tax Parcel D2 (NW ¼ SE ¼ SEC 25) (Tax ID# 6399S25D002), to be known as THREE SISTERS, containing 55.01 acres +/- . The lots will take access from a proposed turn-around to be dedicated on W. Arctic Orchid Lane and W. Tofson Avenue. The subject property is located directly north of W. Tofson Avenue and directly south of W. Arctic Orchard Lane; within Section 25, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #4. (Petitioner/Owner: Jacob & Kimberly Snedecker, Staff: Chris Curlin, Case # 2025-107)

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

Lacie Olivieri provided the mailing report:

- Stating that 12 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 5 findings of facts and 7 conditions of approval.

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

The petitioner/petitioner's representative chose not to speak.

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, Dayna Rumfelt, spoke.

**MOTION:** Platting Member Liebing made a motion to approve the preliminary plat of Three Sisters contingent on staff recommendations one through seven. The motion was seconded by Platting Member Chiavetta

**VOTE:** The motion passed with no objections.

- B. **ALLIANCE ESTATES**: The request is to create 38 lots and 1 tract from Tax Parcel D8, (Parcel 2 of MSB Waiver 75-70 recorded as 79-231W), (Tax ID# 17N02W13D008) to be known as ALLIANCE ESTATES, containing 24.07 acres +/- . Proposed lots will access S. Clapp Street via proposed internal roads. The property is located directly west of S. Clapp Street and north of S. Knik Goose Bay Road; within the SE ¼ Section 13, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Tima Baletskiy, Staff: Chris Curlin, Case # 2025-111)

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

Lacie Olivieri provided the mailing report:

- Stating that 72 public hearing notices were mailed out on August 26, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 findings of fact and 9 Conditions of approval.

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

**MOTION:**            Platting Member Liebing made a motion to approve the preliminary plat of Alliance Estates contingent on staff recommendations one through nine. The motion was seconded by Platting Member Chiavetta.

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 Platting Board Agenda Items

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

- There are 5 cases scheduled for October 2, 2025 Platting Board.
  - Yorkshire Estates
  - McCullough Estates Phase 1-3
  - Centennial Shores B/2 L/1 B/1 L/8 (VAC)
  - Kimberlys Lakeside Estates (VAC) (UE)
  - Peaceful View Estates

Fred introduced the new Platting Tech, Cayman Reynolds and announced that Kayla had her baby. Lacie Olivieri introduced herself as Kayla's temporary replacement.

## **9. BOARD COMMENTS.**

- Member Liebing - No comment
- Member Traxler – No comment



- Member Gillson – No comment
- Member Chiavetta – No comment
- Member Hallford – No comment

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:55 PM**.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
LACIE OLIVIERI  
Temporary Platting Board Clerk