

The special meeting of the Matanuska-Susitna Borough Platting Board was held on July 30, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 5:00 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. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Liebing, District Seat #2
Mr. Reggie Carney, District Seat #4
Mr. Steve Kevan, District seat #6
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member McBride made motion to approve the Agenda. Platting Member Chiavetta seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

(None)

**HANDOUT #1
Pg 1 of 3
Draft 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

(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. BOROUGH ATTORNEY LAW TRAINING: Training on Quasi-judicial matters for the Platting Board members provided by the Matanuska Susitna Borough Attorney's office.

Nicholas Spiropoulos gave a presentation.

Discussion ensued.

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young thanked everyone for coming out to this meeting.

9. BOARD COMMENTS.

(None)

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 6:42 PM.

**HANDOUT #1
Pg 2 of 3
Draft Minutes**

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

**HANDOUT #1
Pg 3 of 3
Draft Minutes**

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED

JUL 28 2026

PLATTING

118N01E20B008 53
SIMONETTI TRAVIS C & AMBER M
5152 E PAMELA DR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: Keaton Kearney & Gordon Leonard

REQUEST: The request is to create 2 lots from Block 2, Lot 6, Fishhook Acres, Plat #75-44, (Tax ID# 6601B02L006) to be known as **K & K ESTATES**, containing 12.98 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly south of E. Pamela Drive and directly east of N. Wasilla-Fishhook Road; within the NE ¼ Section 19, Township 18 North, Range 01 Esst, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 6, 2026**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [X] Objection [X] Concern

Name: Travis & Amber Simonetti Address: 5152 E Pamela Drive Wasilla AK

Comments:

see attached

Case # 2026-065 CC

Note: Vicinity map Located on Reverse

HANDOUT #1
K & K ESTATES
CASE #2026-65
MEETING DATE: AUGUST 6, 2026

Travis C. & Amber M. Simonetti

5152 E. Pamela Drive, Wasilla, AK 99654

Date: July 28, 2026

Matanuska-Susitna Borough Platting Division / Platting Board

Attn: Chris Curlin, Platting Technician

350 E. Dahlia Avenue, Palmer, AK 99645

platting@matsugov.us

Re: Case #2026-065 — K&K Estates Preliminary Plat & Variance from Legal Access (Block 2, Lot 6, Fishhook Acres, Plat #75-44; Tax ID 6601B02L006). Public Hearing: August 6, 2026.

We own the adjoining property at 5152 E. Pamela Drive, Wasilla (Section 20, T18N, R01E, Seward Meridian), directly across the section line from the proposed subdivision (NE 1/4 of Section 19). We are not opposed to responsible subdivision, but this application is premature and, as presented, would harm adjacent property. We respectfully ask the Board to deny the requested variance from legal access and to table any action on the plat until the items below are on the record.

1. Legal and physical access provided to code (MSB 43.15.075). The applicant concedes inadequate legal access — that is why a variance is requested. A variance requires a hardship peculiar to the property and not self-created; creating a second, access-deficient lot by subdivision is a self-imposed hardship. Access here must also cross saturated ground. We ask that access be built to standard rather than waived.

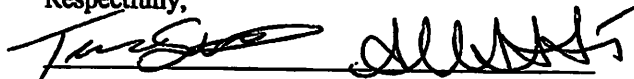
2. Wetland delineation and drainage plan. The Borough's own field-verified wetland mapping classifies this parcel as a Wetland/Upland Complex (MapUnit WU, 17.26 acres) containing a 3.86-acre spring fen — a groundwater-fed peatland (Exhibit C-1) — and the area supports nesting Sandhill cranes, a wetland-dependent species. Road and building-pad fill in jurisdictional wetlands requires a federal Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers, and fill will alter drainage onto adjoining lots, including ours. No delineation or drainage plan has been presented. We ask that a wetland delineation and drainage plan be required before any approval, and that any clearing comply with the Migratory Bird Treaty Act.

3. Demonstrated septic feasibility that protects existing wells. Each lot will need an on-site septic system. Alaska requires at least 100 feet between any septic tank or absorption field and a private well (18 AAC 72.100 and 72.520), plus adequate vertical separation above the seasonal high water table — which wetland soils do not provide. ADEC must require greater separation where groundwater conditions warrant (18 AAC 72.520(g)), and high-groundwater sites require engineered systems or waivers. We ask that a soils/percolation report and a showing that each lot can site an ADEC-compliant system maintaining full separation from adjacent wells — including ours — be required before approval.

4. Protection of our senior, certificated water right. We hold an Alaska DNR Certificate of Appropriation (LAS 25116; Customer ID 000065406), priority date March 2, 2005, for a 35-foot drilled well in the NW 1/4 NW 1/4 of Section 20 — on the same shallow aquifer as the proposed lots; the spring fen the Borough maps on that parcel is groundwater discharge from it. Our certificated uses include family dwelling, domestic, food greenhouse, and irrigation. As the senior appropriator of record we have standing to protect that right in both quantity and quality against junior uses. Septic contamination of that shallow aquifer would impair a domestic and food-producing water supply that predates this proposal by two decades. We ask that any approval be conditioned on a showing of no impairment to that right, and that ADNR Water Management–Anchorage (which holds LAS 25116) be notified. See Exhibits A, B, D and E.

We request written notice of any further action in this case, and we intend to testify at the August 6 hearing.

Respectfully,



Travis C. Simonetti & Amber M. Simonetti

Enclosures: A — ADNR Certificate of Appropriation (LAS 25116); B — Locator sketch; C — Mat-Su Borough wetlands mapping (parcel overlay + complex + spring fen); D — Alaska Mapper water-rights map (*attach printout*); E — LAS 25116 case abstract (*attach printout*).

EXHIBIT A

Alaska DNR Certificate of Appropriation of Water

Customer Name: TRAVIS SIMONETTI

Customer ID: 000065406

Case Status: CERTIFICATE ISSUED

Status Date: 05/10/2005

Other num: None

File Location: WATER MGT-ANCHORAGE

Source: A

Source Type: DRILLED WELL

Priority Date: 03/02/2005

Well depth: 0.00

Date Completed:

Contractor: NOT ON FILE

Meridian: S Township: 018N

Range: 001E

Section: 20

Quarter Section: NW

Quarter of Quarter Section: NW

Latitude: 613825.0

Longitude: 14919318W

Usage:

Sic Code:

Quantity: :

Starting MM/DD: 00/00

Ending MM/DD: 00/00

Usage: A

Sic Code: 8800 FAMILY DWELLING

Quantity: 500.0 Gallons / Day

Starting MM/DD: 01/01

Ending MM/DD: 12/31

Usage: B

Sic Code: 9999 OTHER

Quantity: 125.0 Gallons / Day

Starting MM/DD: 01/01

Ending MM/DD: 12/31

Usage: C

Sic Code: 0182 GREENHOUSE-FOOD

Quantity: 250.0 Gallons / Day

Starting MM/DD: 03/01

Ending MM/DD: 10/30

Usage: D

Sic Code: 0782 LAWN AND GARDEN

Quantity: 750.0 Gallons / Day

Starting MM/DD: 05/01

Ending MM/DD: 09/30

Subdivision: S.M. T18N, R1E, SEC. 20

Creek, River, Lake: DRILLED WELL, 35 FEET. WELL LOG IN FILE

Additional Information:

500 DWELLING, 250 SHOP=2BATH+1KITCHEN, 250 DOMESTIC GREENHOUSE.

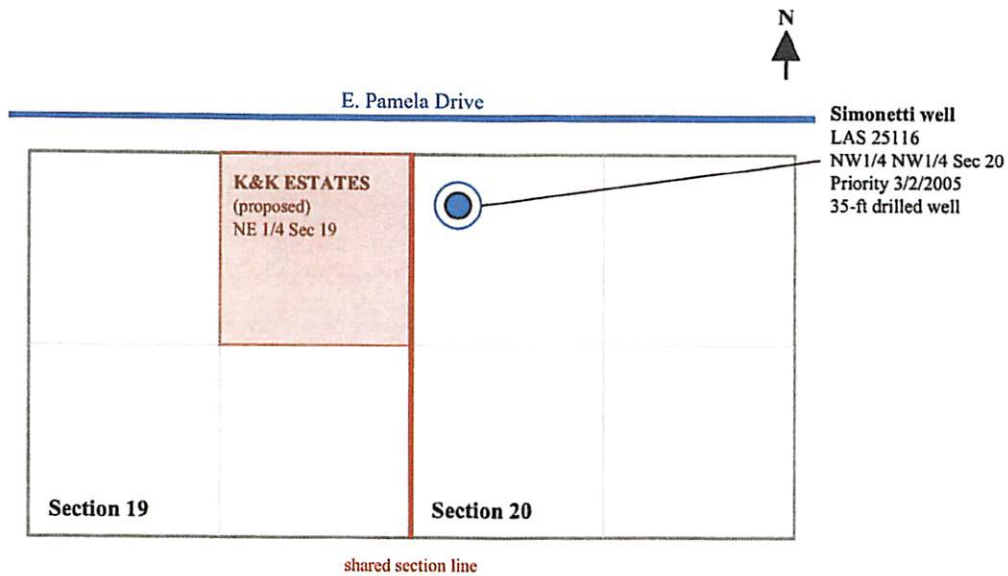
750 DOMESTIC IRRIGATION. TRACT 4" M & B DESCRIPTION, NW1/4NW1/4

SEC. 20. TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN.

Case status: CERTIFICATE ISSUED · LAS 25116 · Customer ID 000065406 · Priority date March 2, 2005 · 35-ft drilled well, NW 1/4 NW 1/4 Sec. 20, T18N R01E, S.M. · Uses: dwelling, domestic, food greenhouse, irrigation.

EXHIBIT B

Locator Sketch — Well Location Relative to Proposed K&K Estates

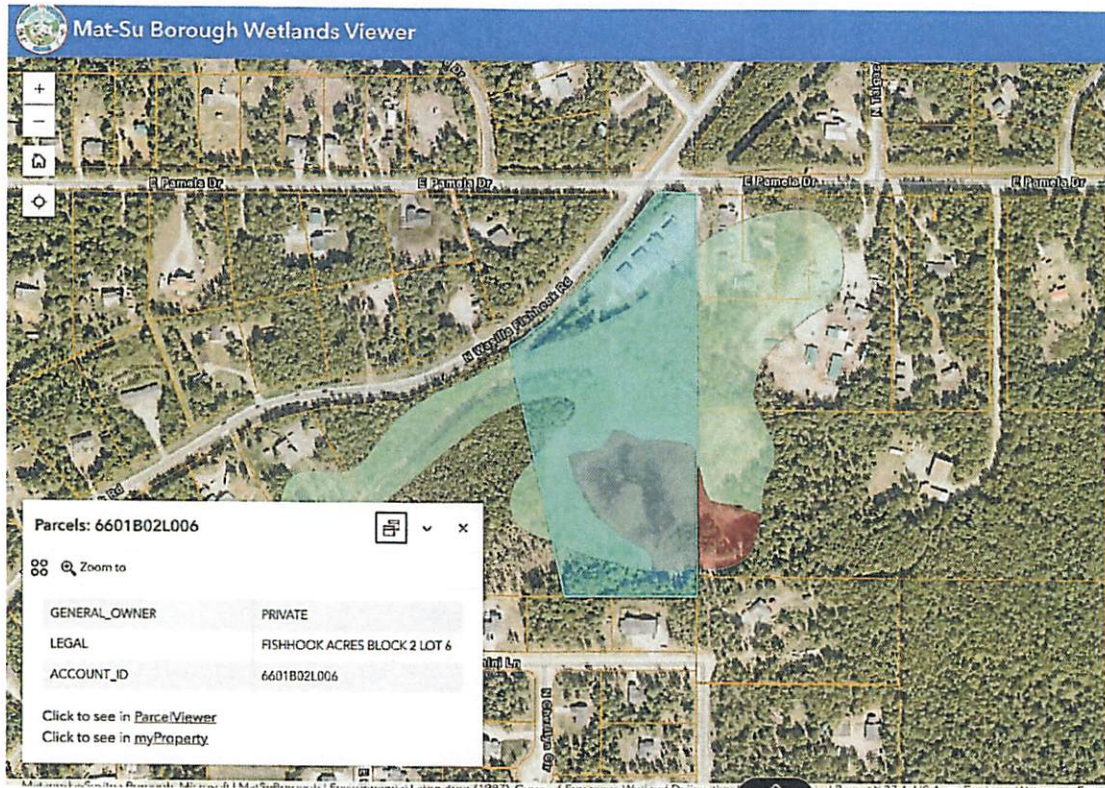


Schematic, not to scale. The Simonetti certificated well (LAS 25116) lies in the NW 1/4 NW 1/4 of Section 20, immediately across the section line from the proposed K&K Estates lots in the NE 1/4 of Section 19, on the same shallow (35-ft) aquifer. Both parcels lie directly south of E. Pamela Drive.

EXHIBIT C-1

Mat-Su Borough Wetlands Viewer — Lot 6 Outline over the Wetland (parcel confirmed)

This is the subject parcel selected in the Borough's own Wetlands Viewer. The popup confirms its identity — Parcels: 6601B02L006; LEGAL: FISHHOOK ACRES BLOCK 2 LOT 6; Owner: PRIVATE — and the lot outline is drawn over the Borough's mapped wetland.

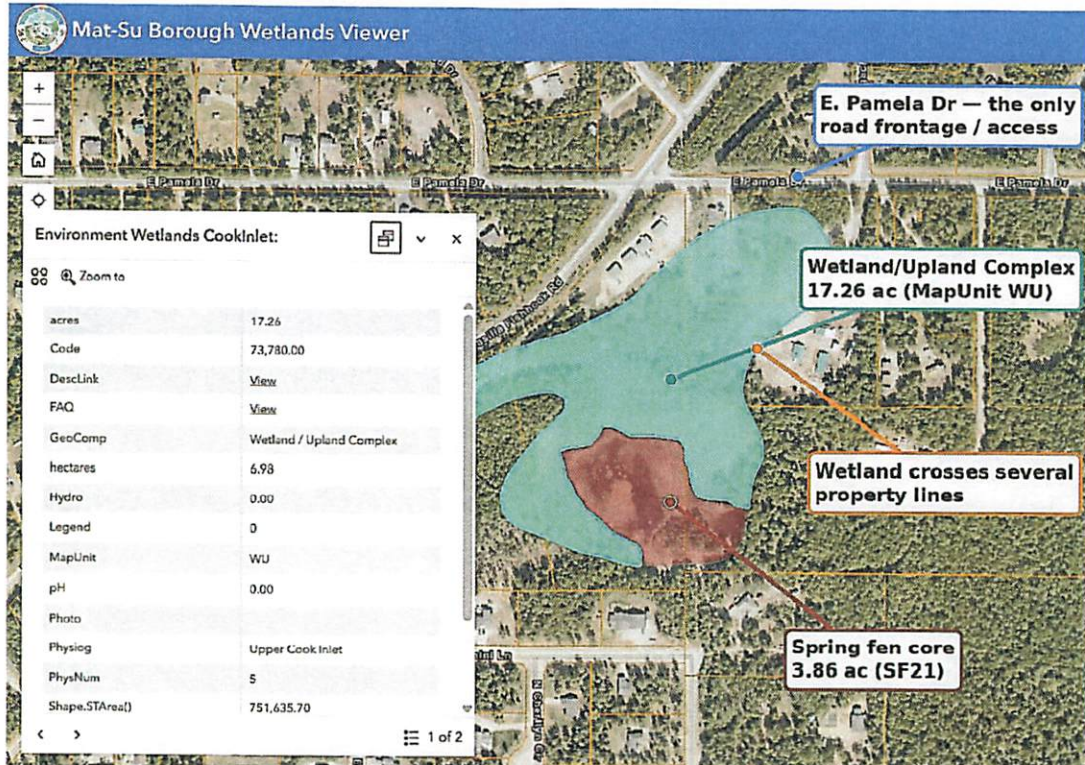


The mapped Wetland/Upland Complex and the spring fen (open water, center of the lot) cover the majority of Lot 6. The only frontage is at the north/northwest along E. Pamela Dr. and N. Wasilla-Fishhook Rd.; the southern portion has no road frontage — which is why the applicant must request a variance from legal access.

EXHIBIT C-2

Mat-Su Borough Wetlands Viewer — Wetland/Upland Complex (classification)

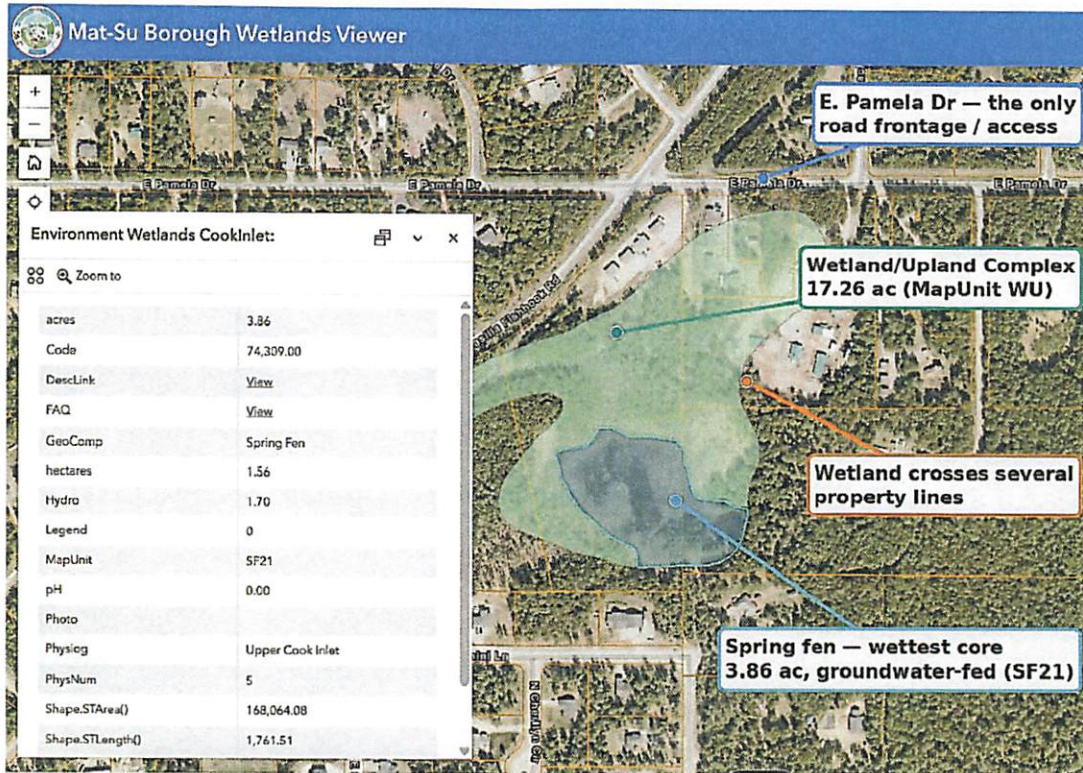
This is the Borough Planning Department's own field-verified wetland mapping (funded by the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers; based on aerial photography, soils and geologic maps, and site visits with sediment coring, water-chemistry testing, and vegetation sampling). Screenshot from matsu.gov/wetlands, parcel boundaries (orange) on; plain labels added for clarity.



The wetland unit is GeoComp "Wetland / Upland Complex," MapUnit WU, 17.26 acres, Upper Cook Inlet physiography. At 17.26 acres it is larger than the 12.98-acre lot and crosses several property lines, so the wet ground sits across the interior of the parcel, not at an edge.

EXHIBIT C-3

Mat-Su Borough Wetlands Viewer — Spring Fen within the Complex (classification)



Within that complex, the Borough maps a Spring Fen: GeoComp “Spring Fen,” MapUnit SF21, 3.86 acres, Hydro 1.70 (groundwater-fed). A spring fen is groundwater discharging at the surface — i.e., the same shallow aquifer the Simonetti certificated well (LAS 25116) draws from, which is why septic on this ground threatens that well.

Corroborating sources: NRCS Web Soil Survey hydric-soil rating (websoilsurvey.nrcs.usda.gov); USFWS National Wetlands Inventory (fws.gov/wetlands); and nesting Sandhill cranes observed on site, a wetland-dependent species (attach dated photos).

Chris Curlin

From: Rod Hanson <rod@nlakes.cc>
Sent: Tuesday, August 4, 2026 11:18 AM
To: Platting
Cc: North Lakes Community Council (board@nlakes.cc)
Subject: Platting Board Pubic Hearing 8/6/26 - K&K Estates

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

On behalf of the North Lakes Community Council, I am submitting the following:

We have not discussed this proposed subdivision / variance request at a Community Council meeting, nor have we heard any objections to the platting action from our membership.

We strongly support the condition of approval that requires a note on the plat reading: "No direct access to Wasilla Fishhook Road for all lots." This condition is consistent with prior NLCC discussions and public testimony about traffic safety along major arterials like Wasilla Fishhook and Bogard-Seldon.

Thank you for the opportunity to review and comment.

Rod Hanson
President, North Lakes Community Council