

SUBJECT: TO VACATE THE 33' WIDE SECTION LINE EASEMENT ON THE NORTHERN BOUNDARY OF BLOCK 2, LOT 1, AND BLOCK 1, LOT 8, CENTENNIAL SHORES, PLAT #89-22. THE PROPERTY IS LOCATED WEST OF N. DRIFTWOOD CIRCLE, SOUTH OF AND EAST OF FINGER LAKE, AND NORTH OF E. PALMER WASILLA HIGHWAY; WITHIN THE NW ¼ SECTION 04, TOWNSHIP 17 NORTH, RANGE 01 EAST, SEWARD MERIDIAN, ALASKA. IN THE SOUTH LAKES COMMUNITY COUNCIL AND IN ASSEMBLY DISTRICT #4.

AGENDA OF: October 21, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Present to Assembly for consideration.

Route To:	Signature
Originator	10/6/2025 X Fred Wagner Signed by: Fredrick W. Wagner
Planning Director:	10/6/2025 X Alex Strawn Signed by: Alex
Finance Director	10/7/2025 X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	10/8/2025 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	10/8/2025 X Michael Brown Signed by: Mike Brown
Borough Clerk	10/8/2025 X Lonnie McKechie Signed by: Lonnie McKechie

ATTACHMENT (S) : Fiscal Note (1 p)
 Vicinity Map (1 p)
 Platting Authority Action Letter (2 pp)
 Platting Board Minutes (7 pp)

SUMMARY STATEMENT: The Platting Board approved the preliminary Centennial Shores B/2, L/1 & B/1, L/8 vacation during the October 2, 2025, Platting Board Meeting. The request included the vacation of a 33' wide section line easement running the length of the northern boundaries of Lot 1 Block 2 & Lot 8, Block 1, Centennial Shores Subdivision, Plat #89-22. This section line easement was created by the recordation of Centennial Shores Subdivision. Improvements to the canoe portage between Cottonwood Lake and Finger Lake was proposed by the petitioner in lieu of granting

equal or better access. MSB Land Management is in support of the canoe portage upgrades.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the vacation of the 33' wide section line easement running the length of the northern boundaries of Lot 1, Block 2, & Lot 8, Block 1, Centennial Shores Subdivision, Plat #89-22.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: **OCTOBER 21, 2025**

SUBJECT: TO VACATE THE 33' WIDE SECTION LINE EASEMENT ON THE NORTHERN BOUNDARY OF BLOCK 2, LOT 1, AND BLOCK 1, LOT 8, CENTENNIAL SHORES, PLAT #89-22. THE PROPERTY IS LOCATED WEST OF N. DRIFTWOOD CIRCLE, SOUTH OF AND EAST OF FINGER LAKE, AND NORTH OF E. PALMER WASILLA HIGHWAY; WITHIN THE NW ¼ SECTION 04, TOWNSHIP 17 NORTH, RANGE 01 EAST, SEWARD MERIDIAN, ALASKA. IN THE SOUTH LAKES COMMUNITY COUNCIL AND IN ASSEMBLY DISTRICT #4.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED No fiscal impact	FUNDING SOURCE
FROM ACCOUNT #	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: 10/6/2025  Liesel Zanto Signed by: Liesel Zanto	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE						

FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature
	 Cheyenne Heindel Signed by: Cheyenne Heindel



MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

October 3, 2025

Dieffenderfer Trust
1750 N. Landmark Drive
Palmer, AK 99645

Matt Marletto
5953 E. Blue Lupine Drive
Palmer, AK 99645

Case #: **2025-116**

Case Name: **CENTENNIAL SHRS B/2, L/1 & B/1, L/8 (VAC)**

Action taken by the Platting Board on October 2, 2025 is as follows:

THE PRELIMINARY PLAT FOR CENTENNIAL SHRS B/2, L/1 & B/1, L/8 (VAC) WAS APPROVED AND WILL EXPIRE ON OCTOBER 2, 2031 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

lo

cc: Keystone Surveying and Mapping
P.O. Box 2216
Palmer, AK 99645

Additional Plat Reviews After 2nd Final are \$100.00 Each

FINDINGS OF FACT:

1. The preliminary plat of Centennial Shrs B/2, L/1 & B/1, L/8 (VAC) is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.035 Vacations and MSB 43.15.016 Preliminary Plats.
2. Both lots have the required frontage pursuant to MSB 43.20.320.
3. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; DNR Public Access Defense; ADF&G; Community Council #3 South Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
4. The 33' section line easement was granted by recordation of Centennial Shores subdivision, Plat #89-22
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

CONDITIONS OF APPROVAL:

The Platting Board approved the preliminary plat for Centennial Shrs B/2, L/1 & B/1, L/8 (VAC) contingent upon the following:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Obtain Assembly approval of the vacation within 30 days of Platting Board approval.
3. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Coordinate with MSB Land Management to finalize plans to improve public access at the existing public portage, petitioner to construct agreed upon improvements prior to recordation.
5. Ensure right of way of N. Legacy Lane is not included in final vacation documentation.
6. Pay postage and advertising fees.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit vacation documentation in full compliance with Title 43.

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 2, 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 Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B
Ms. Amanda Salmon, District Seat #4
Ms. Sandra Kreger, District Seat #6

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Lacie Olivieri, Platting Board Clerk
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 or additions to the agenda.

MOTION: Platting Member Liebing moved to approve the Agenda. The motion was seconded by Platting Member Gillson.

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- September 18, 2025.

MOTION: Platting Member Liebing moved to approve the Agenda. The motion was seconded by Platting Member Gillson.

VOTE: The Minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. YORKSHIRE ESTATES:** The request is to create 17 lots from Tax Parcel C6 (MSB Waiver 2007-096-PWm), (Tax ID# 18N01E10C006), to be known as **YORKSHIRE ESTATES**, containing 20.00 acres +/- . The property is located directly west of E. Yorkshire Road, directly east of N. Covington Street; within the SW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case # 2025-112)*

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

Lacie Olivieri provided the mailing report:

- Stating that 131 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and eight conditions of approval.

Platting Members had no 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, Craig Hanson, spoke.

Platting Members had no questions for the petitioner's representative.

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

VOTE: The motion passed without objection.

B. CENTENNIAL SHORES: The request is to vacate the 33' wide section line easement on the northern boundary of Block 2, Lot 1 and Block 1, Lot 8, Centennial Shores, Plat #89-22. The 33' wide easement was dedicated as a part of the Centennial Shores Subdivision. The installation of a dock at the canoe portage between Finger and Cottonwood Lakes has been proposed in place of providing alternate access. The property is located west of N. Driftwood Circle, south and east of Finger Lake, and north of E. Palmer Wasilla Highway (Tax ID #2698B01L008 & 2698B02L001); within the NW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Keystone Surveying & Mapping/Matthew Marletto & Dieffenderfer Trust, Staff: Matthew Goddard, Case # 2025-116)*

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

Lacie Olivieri provided the mailing report:

- Stating that 84 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with six findings of fact and eight recommendations for conditions of approval.

Platting Members Liebing and Chiavetta had questions for staff.

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

The petitioner's representative, Gary Lo Russo, spoke.

Chair Traxler had questions for the petitioner's representative.

Chair Traxler opened the public hearing for public testimony.

Neighbor, Steve Novakovich, spoke.

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.

The petitioner spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Centennial Shores contingent on staff recommendations one through eight. The motion was seconded by Platting Member Gillson.

MOTION: Platting Member Chiavetta moved an amendment to add “prior to recordation” to condition number four after “petitioner to construct agreed upon improvements.” The motion was seconded by Platting member Liebing.

VOTE: The amendment passed without objection.

VOTE: The main motion passed as amended without objection.

C. MCCULLOUGH ESTATES PHASE 1 THRU 3: The request is to create 14 lots by a three phase master plan from Tracts B & C, McCullough Estates, (Plat# 2022-6), (Tax ID's 8282000T00B & 8282000T00C), to be known as **MCCULLOUGH ESTATES PHASE 1 THRU 3**, containing 56.40 acres +/- . The property is located directly east of S. Salmon Ally Street and directly north & south of E. Yeldarb Avenue; within the NW ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Sam McCullough, Staff: Chris Curlin, Case # 2025-113)*

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

Lacie Olivieri provided the mailing report:

- Stating that 28 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with six findings of fact and six conditions of approval

Platting Members had no questions for staff

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

The petitioner's representative did not 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 was not present.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Mcculough Estates Phase 1 Thru 3 contingent on staff recommendations one through six. The motion was seconded by Platting Member Gillson.

VOTE: The motion passed without objection.

The board took a five minute recess at 1:55 pm.

The board returned at 2:00 pm.

D. KIMBERLY'S LAKESIDE ESTATES: The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake, northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Jeffrey & Trisha Wyrick, Staff: Matthew Goddard, Case # 2025-118)

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

Lacie Olivieri provided the mailing report:

- Stating that 32 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and seven recommendations for conditions of approval

Platting Members Traxler and Liebing had questions for staff.

Discussion ensued.

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

The petitioner's representative 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, Trisha Wyrick, spoke.

Platting Members had no questions for the petitioner.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Kimberly's Lakeside Estates contingent on staff recommendations one through seven as amended in the handout packet. The motion was seconded by Platting Member Gillson.

VOTE: The motion passed without objections.

E. PEACEFUL VIEW ESTATES MSP: The request is to create 21 lots Parcels 1 and 4, MSB Waiver #82-46-PWm, Recorded as 82-59w to be known as PEACEFUL VIEW ESTATES MSP, containing 25.58 acres +/- The petitioner is proposing the dedication and construction of internal streets to provide access for the proposed lots. The property is located west of N. Nichols Drive, north and east of W. Parks Highway, and south of W. King Arthur Drive (Tax ID #s 18N03W27D008 & 18N03W27D011); within the SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. *(Petitioner/Owner: Gary Miller / Mustard Seed Development Trust, Staff: Matthew Goddard, Case # 2025-120)*

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

Lacie Olivieri provided the mailing report:

- Stating that 77 public hearing notices were mailed out on September 11, 2025.

Staff gave an overview of the case:

- Staff recommended approval with eight findings of fact and seven recommendations for conditions of approval

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

The petitioner's representative did not 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.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Peaceful View Estates MSP contingent on staff recommendations one through seven. The motion was seconded by Platting member Gillson.

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

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 is 1 case scheduled for October 16, 2025 Platting Board Meeting.
- Wet Beaver Estates

9. BOARD COMMENTS.

- Platting Member Liebing – Where is the voting process defined in code.
- Platting Member Bertz – Happy 39th Fred
- Platting Member Traxler – Happy Birthday Fred.
- Platting Member Gillson – No comment
- Platting Member Chiavetta – No comment

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 2:16 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

LACIE OLIVIERI
Temporary Platting Board Clerk