

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Kinneen

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel



PLATTING BOARD  
Chair Ron Johnson, District 1  
Brian Goodman, District 2  
Vice Chair Eric Koan, District 3  
Dan Bush, District 4  
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.**

**July 3, 2024**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [plattting@matsugov.us](mailto:plattting@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. June 6, 2024

### 3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

B. **UNFINISHED BUSINESS**

(None)

### 4. RECONSIDERATIONS/APPEALS

(None)

### 5. PUBLIC HEARINGS

A. **WILLIWAW #2 B7 L5-6 UE**: The request is to vacate the 10' Public Use Easements on **Lots 5 & 6, Williwaw #2** Plat #W-76. The property is located directly south of N. Tanana Drive and west of N. Copper Creek Road; (Tax ID's 1069B07L005 & 1069B07L006); located within the NE ¼ Section 2, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4. (Petitioner/Owner: Precision Frontiers LLC, Staff: Chris Curlin, Case # 2024-063)

B. **CELESTIAL HEIGHTS**: The request is to create 56 lots and 1 tract from Tax Parcel B2 in a five-phase master plan, to be known as **CELESTIAL HEIGHTS**, containing 80.00 acres +/- . The parcel is located east of N. Palmer-Fishhook Road and directly south of E. Boyd Road, in Section 12 (Tax ID# 118N01E12B002); within Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the Fishhook Community Council and Assembly District #1. (Petitioner/Owner: SOA Mental Health Trust Land Office, Staff: Natasha Heindel, Case # 2024-068)

### ITEMS OF BUSINESS & MISCELLANEOUS

(None)

### 6. 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 Kinneen)

- July 18, 2024, Platting Board Meeting; we have six cases to be heard
  - Meadow Creek Homestead
  - Lazy Moose Run
  - Little Susitna Flats
  - Springs West
  - Correira Estates
  - Hatcher Pass Village Ph 1 SLEV PUE

### 7. BOARD COMMENTS

### 8. ADJOURNMENT