

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
Wyatt Anderson



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Eric Koan, 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.

April 3, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to 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. March 20, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **ALEXANDER ESTATES**: The request is to create 18 lots from Tax Parcel B3, created by Warranty Deed recorded at 2002-012218-0, to be known as ALEXANDER ESTATES, containing 26.5 acres +/- . Lots to access S. Knik Goose Bay Road via proposed internal roads. The property is directly north of S. Knik Goose Bay Road and south of S. Knik Knack Mud Shack Road; (Tax ID# 16N02W08B003); V within the NW ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: *Diamond Homes, LLC*, Staff: *Chris Curlin*, Case # 2025-021)

B. **BROOKWOOD COMM PARK PUE**: The request is to create a Public Use Easement on Lot 1, Brookwood Commercial Park, (Plat # 2021-97), containing 3,590 sf (.08 acres +/-), (Tax ID # 8166000L001). The proposed Public Use Easement is located east of S. Knik-Goose Bay Road and directly north of E. Hard Rock Circle; located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (Petitioner/Owner: *RFN Properties, LLC*, Staff: *Chris Curlin*, Case # 2025-024)

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 Kinneen*)

- April 17, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Northern Sky Estates

9. BOARD COMMENTS

10. ADJOURNMENT