

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Smith

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.**

**May 1, 2025**

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. April 17, 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. **ROCKIN ELK**: The request is to create 4 lots from Parcel 3, MSB Waiver Resolution 91-10-PWm (Recorded as 91-57W),(Tax ID# 17N02E14D012) and dedicate a 2,752.92 Square Foot Public Use Easement, to be known as **ROCKIN ELK**, containing 9.58 acres +/- . The property is directly east of S. Rock Ridge Road, and directly east of E. Northbridge Road; within the SE ¼ Section 14, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (Petitioner/Owner: Sally Weiland / Tod Weiland / Larry Weiland Living Trust, Staff: Chris Curlin, Case # 2025-036)

B. **BELLA RIDGE MSP**: The request is to create 48 lots and 1 tract by a three phase master plan from Lot 4, Penn Jersey Estates, Plat #2022-101, to be known as **BELLA RIDGE MSP**, containing 93.58 acres +/- . Dedication and construction of Internal roads is being proposed to serve as access for all lots. The property is located south of W. Parks Highway, north of Lucille Creek, and directly east of S. Ridgecrest Road (Tax ID # 8312000L004); within the W ½ Section 17, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (Petitioner/Owner: Pink Flamingo, Staff: Matthew Goddard, Case # 2025-038)

C. **NORTH VILLAGE**: The request is to create 46 lots by a five phase master plan from Tax Parcel B19, created by Warranty Deed recorded at 2010-013191-0, to be known as **NORTH VILLAGE**, containing 39.99 acres +/- . The proposed design will utilize the City of Palmer water system. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly north of W. Bogard Road (Tax ID# 18N01E36B019 ); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. (Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case # 2025-040)

**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)*

- June 5, 2025, Platting Board Meeting, we have 1 case to be heard:
  - Ermine Lake Tract C

## **9. BOARD COMMENTS**

## **10. ADJOURNMENT**