

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

REVISED - PLATTING BOARD **AGENDA ASSEMBLY** **CHAMBERS**

350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

March 20, 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 6, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **SOUTH SHORE WATERFRONT MSP**: The request is to create bring the approved **SOUTH SHORE WATERFRONT MASTER PLAN** back before the board for modification. Petitioner is proposing the northern access road be a private road. This will require the dedication of a new cul-de-sac at the beginning of the private road. Containing 34 acres +/- . The property is located South of Big Lake, West of S. Corkey Boulevard and directly North of W. Susitna Parkway; (Tax ID#17N04W35C009) within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. . (Petitioner/Owner: Seth Kroenke, Staff: Wyatt Anderson, Case # 2025-001)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **HAVEN PARK**: The request is to create 4 lots from Tax Parcel 17N02W21A006, created by Waiver Resolution #77-41, recorded as Plat No. 77-75W, to be known as **HAVEN PARK**, containing 20.0 acres +/- . The petitioner is also proposing the construction and dedication of an internal street to serve as access from W. Rodney Cir. The property is located north of W. Ryan Cir., West of S. Sylvan Ln., East and South of Lucille Creek. (Tax ID #17N02W21A006); within the NE ¼ Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Choice Homes, LLC, Staff: Wyatt Anderson, Case # 2025-016)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Staff Presentation

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 3, 2025, Platting Board Meeting, we have 2 cases to be heard:
 - Alexander Estates
 - Brookwood Comm Park PUE

9. BOARD COMMENTS

10. ADJOURNMENT