

# 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  
Christian Chiavetta, 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.**

**January 2, 2025**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [plattling@matsugov.us](mailto:plattling@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. December 19, 2024

## 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. **CAMELOT:** The request is to create 9 lots from Parcel 2 (Tax Parcel D9), created by Waiver Resolution #82-46-PWm, recorded as 82-59w, to be known as **CAMELOT**, containing 9.96 acres +/- . The petitioner is proposing dedication and construction of W. Camelot Court to meet access requirements. The property is located north and east of W. Parks Highway, south of Little Susitna River, and directly south of W. King Arthur Drive (Tax ID #18N03W27D009); 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: *Crafty Enterprises, LLC*, Staff: *Matthew Goddard*, Case # 2024-129)

B. **OUTHUNTIN:** The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as **OUTHUNTIN**, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003), lying within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.(Petitioner/Owner: *Stass Lytvynchuck & Sergey Litvinchuck*, Staff: *Chris Curlin*, Case # 2024-135)

## ITEMS OF BUSINESS & MISCELLANEOUS

(None)

## 7.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*)

- January 16, 2025, Platting Board Meeting; we have 0 cases to be heard.
- Nothing scheduled yet for February 6, 2025 but we anticipate a case

## 8.BOARD COMMENTS

## 9.ADJOURNMENT