

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.

March 6, 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. February 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

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **GREENFIELDS 19-1**: The request is to create 5 lots from Block 1, Lot 19, Greenfields Subdivision, Plat # 77-119, to be known as **Greenfields 19-1**, containing 5.77 acres +/- . The property is located north of N Pittman Rd, west of N Church Rd, and directly east of N Autumn Ln. (Tax ID #1349B01L019); within the SE ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Matthew Estrada, Staff: Wyatt Anderson, Case # 2025-005)*

B. **THE COVE AT JEAN LAKE**: The request is to create 33 lots from Lot 4, Long Birch (Plat #98-126) and Tax Parcel B4, created by Warranty Deed recorded at 1999-013702-0, to be known as **THE COVE AT JEAN LAKE**, containing 128.37 acres +/- . The proposed design will include a gated entry with private internal roads. The property is directly west of Jean Lake, directly east of W. Long Lake Road (Tax ID #19N04W19B004 & 4788000L004); within the N ½ & S ½ Section 19, T19 North, Range 4 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Walter Newman & Walter Newman Rev Trust, Staff: Chris Curlin, Case # 2025-006)*

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)*

- March 20, 2025, Platting Board Meeting, we have 2 cases to be heard:
 - South Shore Waterfront Phase I
 - Haven Park

9. BOARD COMMENTS

10. ADJOURNMENT