

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



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Vacant, 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.

June 19, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@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. June 5, 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. **FOREST SONG ACRES:** The request is to create 7 lots from the NW ¼ NW1/4 NE1/4, Bradley Lake Subdivision, Plat #63-7, to be known as **FOREST SONG ACRES**, containing 10.0 acres +/- . The property is located north and west of the S. Glenn Highway, south of Canoe Lake, and directly north of E. Bradley Lake Avenue (Tax ID #3004-400000); within the NE ¼ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Andrew Raymond / Estate of Henry M. Raymond Jr, Staff: Matthew Goddard, Case # 2025-054)*
- B. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Circle, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), to be known as **BEAR STREET AGAPE**, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case # 2025-056)*
- C. **UTOPIA VIEW II:** The request is to create 42 lots and internal roads from Tract A, Utopia View Subdivision, Plat 2023-129, (8415000T00A) to be known as **UTOPIA VIEW II**, containing 62.05 acres +/- . The plat is located directly West of N. Utopia View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #007. *(Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case # 2025-061)*

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)*

- July 3, 2025, Platting Board Meeting, we have 2 cases to be heard:

- Smith Subdivision
- Wolverine Woods

9. BOARD COMMENTS

10. ADJOURNMENT