

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
Michael Gillson, 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.

July 17, 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. July 3, 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. **COOPER WOODS PHASE II LOT 16B BLOCK 1**: The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134), (Tax ID 8334B01L016A), to be known as **COOPER WOODS PH.II LOT 16B, BLOCK 1**. The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6 **This case was continued from the June 5th 2025 Platting Board.** (Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case # 2025-051)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **DAVIDSON PUE VAC**: The request is to eliminate the 50-foot Public Use Easement on the southern boundary of Tax Parcel B3 (Tax ID#18N01E15B003). The property is located south of E. Tex-al Drive, east of N. Engstrom Road, north of E. Wolf Creek Road and directly north of N. Crested Butte Drive.; within the NW & NE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (Petitioner/Owner: Harry Davidson, Staff: Chris Curlin, Case # 2025-072)

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 Smith)

- August 7, 2025, Platting Board Meeting, we have 4 cases to be heard:
 - Hatcher Creek Estates MSP
 - The Arches
 - Steam ROW
 - Lunker Estates

9. BOARD COMMENTS

10. ADJOURNMENT