

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Smith  
Lacie Olivieri, Alternate

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Cayman Reynolds



PLATTING BOARD  
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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.**

**October 2, 2025**

Ways you can participate in Platting Board meetings:

**IN PERSON:** 350 E Dahlia Avenue Palmer, Alaska

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto: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 them to the email address above by 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. September 18, 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. **YORKSHIRE ESTATES:** The request is to create 17 lots from Tax Parcel C6 (MSB Waiver 2007-096-PWm), (Tax ID# 18N01E10C006), to be known as **YORKSHIRE ESTATES**, containing 20.00 acres +/- . The property is located directly west of E. Yorkshire Road, directly east of N. Covington Street; within the SW ¼ Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case # 2025-112)*
- B. **CENTENNIAL SHORES:** The request is to vacate the 33' wide section line easement on the northern boundary of Block 2, Lot 1 and Block 1, Lot 8, Centennial Shores, Plat #89-22. The 33' wide easement was dedicated as a part of the Centennial Shores Subdivision. The installation of a dock at the canoe portage between Finger and Cottonwood Lakes has been proposed in place of providing alternate access. The property is located west of N. Driftwood Circle, south and east of Finger Lake, and north of E. Palmer Wasilla Highway (Tax ID #2698B01L008 & 2698B02L001); within the NW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Keystomne Surveying & Mapping/Matthew Marletto & Dieffenderfer Trust, Staff: Matthew Goddard, Case # 2025-116)*
- C. **MCCULLOUGH ESTATES PHASE 1 THRU 3:** The request is to create 14 lots by a three-phase master plan from Tracts B & C, McCullough Estates, (Plat# 2022-6), (Tax ID's 8282000T00B & 8282000T00C), to be known as **MCCULLOUGH ESTATES PHASE 1 THRU 3**, containing 56.40 acres +/- . The property is located directly east of S. Salmon Alley Street and directly north & south of E. Yeldarb Avenue; within the NW ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Sam McCullough, Staff: Chris Curlin, Case # 2025-113)*
- D. **KIMBERLY'S LAKESIDE ESTATES:** The request is to vacate the 50' public access easement located on the southwest boundary of Lot 2, Kimberly's Lakeside Estates, Plat #2002-38; eliminate the portion of the 20' telephone and electric easement currently bordering the public access easement; and grant a new utility easement following the southwest boundary of the property. Both the 50' public access easement and the T&E easement were created by Kimberly's Lakeside Estates, Plat #2002-38. The property is located west of Florence Lake,

northeast of Boot Lake, and directly east of N. Crystal Lake Road (Tax ID #5218000L002); within the NE ¼ Section 23, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Jeffrey & Trisha Wyrick, Staff: Matthew Goddard, Case # 2025-118*)

- E. PEACEFUL VIEW ESTATES MSP:** The request is to create 21 lots Parcels 1 and 4, MSB Waiver #82-46-PWm, Recorded as 82-59w to be known as PEACEFUL VIEW ESTATES MSP, containing 25.58 acres +/- . The petitioner is proposing the dedication and construction of internal streets to provide access for the proposed lots. The property is located west of N. Nichols Drive, north and east of W. Parks Highway, and south of W. King Arthur Drive (Tax ID #s 18N03W27D008 & 18N03W27D011); 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: Gary Miller / Mustard Seed Development Trust, Staff: Matthew Goddard, Case # 2025-120*)

## **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: Lacie Olivieri*)**

- October 16, 2025, Platting Board Meeting, we have 1 case to be heard:
  - Wet Beaver Estates

## **9. BOARD COMMENTS**

## **10. ADJOURNMENT**