

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
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.

December 4, 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 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
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. November 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

5. RECONSIDERATIONS/APPEALS

6. PUBLIC HEARINGS

A. **PROSPERITY SOUTH:** The request is to create eight lots from Tax Parcel C8 (Parcel #1, MSB Waiver 76-4, recorded 79-245w), to be known as Prosperity South, containing 10.00 acres +/- (Tax ID# 18N01W35C008). Parcel is located east and south of N. Wasilla-Fishhook Road. Access is from N. Jaybird Place, lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Precision Homes LLC, Staff: Chris Curlin, Case # 2025-142)*

B. **ERINWOOD 2025:** The request is to create three lots from Tract 4A-3, Erinwood 2014, Plat #2022-15, to be known as Erinwood 2025, containing 3.0 acres +/- . The property is located north and west of S Knik Goose Bay Road, south of Lucille Lake, and west of E. Palmer Wasilla Highway (Tax ID #8236000T004A-3); within the SE ¼ Section 09, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Susan Mcneil, Staff: Matthew Goddard, Case # 2025-147)*

C. **IRONS IN THE CREST:** The request is to create six lots from Lots 1 & 2, Pat-Mar Acres #1 (Plat#86-197), (Tax ID #'s 3308000L001 & 3308000L002), to be known as Irons In The Fire Crest, containing 1.93 acres +/- . Parcels are located west of S. Felton Street, North of E. Helen Drive, and east of N. Pat Mar Circle; lying within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. *(Petitioner/Owner: Alpine Abri Lvg Tr., Staff: Chris Curlin, Case # 2025-152)*

D. **PLATTING BOARD RESOLUTION 25-01:** A Resolution Of The Matanuska-Susitna Borough Platting Board Recommending Approval Of An Ordinance Amending MSB 43.20 To Allow Lots To Be Reduced To 30,000 Square Feet Within Single-Family Residential Land Use Districts. *(Staff: Alex Strawn, Planning and Land Use Director)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

2026 Platting Board Meeting Schedule

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:)*

- December 18, 2025, Platting Board Meeting, we have 3 cases to be heard:
 - Groff Estates
 - Chopper Industrial Park
 - Vanda Valley

9. BOARD COMMENTS

10. ADJOURNMENT