

# 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 18, 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 [plattting@matsugov.us](mailto: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 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. December 4, 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**

(None)

**6. PUBLIC HEARINGS**

**A. GROFF ESTATES:** The request is to create 2 lots from Lot 1, Groff Acres, Plat #2015-71, to be known as **Groff Estates**, containing 45.08 acres +/- . The petitioner is requesting a variance from legal access. The property is located directly north of W. Sunshine Road and directly east of N. McRae Road (Tax ID# 7421000L001); within the NW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Timothy Groff & John Groff Jr., Staff: Chris Curlin, Case # 2025-114)

**B. VANDA VALLEY:** The request is to create 43 lots from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as **Vanda Valley**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1.(Petitioner/Owner: Kov's LLC, Staff: Chris Curlin, Case # 2025-128)

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

**A. 2026 Platting Board Schedule**

**8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (If needed)

- o *Definition: Law. To hear and settle an issue or a question regarding code.*

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: )

- January 15, 2025, Platting Board Meeting, we have cases to be heard:

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**9. BOARD COMMENTS**

**10. ADJOURNMENT**