

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.

January 15, 2026

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:

- 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 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

A. **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)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **LAKE LOUISE SNOW:** The request is to create 2 lots from U.S. SURVEY 3483 LOT 5, to be known as **Lake Louise Snow**, containing 17.68 acres +/- . The property is located directly south of Lake Louise, and west of East Moose Run Circle; within the NE ¼ Section 28, Township 06 North, Range 07 West, Seward Meridian, Alaska. In the Louise, Susitna & Tyone Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Matanuska-Susitna Borough, Staff: Cayman Reynolds, Case # 2025-167)

B. **CHOPPER INDUSTRIAL PARK:** The request is to create 10 lots from Parcel 117N01E04C030, to be known as **Chopper Industrial Park**, containing 15.2 acres +/- . The proposed Chopper Circle is to serve as a private road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. (Petitioner/Owner: Whiskey Romeo LLC, Staff: Cayman Reynolds, Case # 2025-157)

C. **RESOLUTION 26-01:** A Resolution Of The Matanuska-Susitna Borough Platting Board Recommending Approval Of An Ordinance Amending Chapter 43.20 Subdivision Development Standards 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

A. Chair and Vice-Chair Elections

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:)

- February 5, 2025, Platting Board Meeting, we have 3 cases to be heard:
 - Feather Lake
 - Blair Residence
 - Ursula Acres

9. BOARD COMMENTS

10. ADJOURNMENT