

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 14, 2025, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

### 1. INTRODUCTION

#### A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Lacie Olivieri, Planning Department Administrative Specialist

### 2. UNFINISHED BUSINESS:

- A. **KNIK HEIGHTS 2024**: The request is to create four lots from Knik Heights Subdivision Lot 2 Block 3, Plat No. 2003-117, to be known as Knik Heights 2024, containing 5.003 acres +/- . The parcel is located west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive (Tax ID# 5411B03L002); within the SW 1/4 of Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5. (*Petitioner/Owner: Zhanna Ivanovna Polevaya, Staff: Wyatt Anderson, Case #2024-059*)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Lacie Olivieri provided the mailing report.

- Stated that 43 public hearing notices were mailed out on April 22, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative chose not to speak.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

### 3. PUBLIC HEARINGS:

- B. **ZIVOTIC ACRES**: The request is to create two lots from Tract C, Singing Woods North Subdivision, Plat No. 2017-131 to be known as Zivotic Acres, containing 9.276 acres +/- . The property is located east of S. Sylvan Lane, south of Lucille Creek, and west of S. Vine Road (Tax ID # 7701000T00C); within the NW ¼ Section 22, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Goran & Jennifer Zivotic, Staff: Matthew Goddard, Case #2025-049*)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Lacie Olivieri provided the mailing report.

- Stated that 33 public hearing notices were mailed out on April 22, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:32 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



LACIE OLIVIERI,  
Planning Department Administrative Specialist