

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA ASSEMBLY CHAMBERS 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

May 14, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattings@matugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

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*)

3. PUBLIC HEARINGS:

A. **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 1/4 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*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 14, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015