

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

**RECEIVED**  
APR 01 2025  
**PLATTING**

16N02W08A004 16  
KOPYTIN ANDREY  
8146 S KNIK KNACK MUD SHA  
WASILLA, AK 99623

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: Diamond Homes, LLC**

**REQUEST:** The request is to create 18 lots from Tax Parcel B3, created by Warranty Deed recorded at 2002-012218-0, to be known as **ALEXANDER ESTATES**, containing 26.5 acres +/- . Lots to access S. Knik Goose Bay Road via proposed internal roads. The property is directly north of S. Knik Goose Bay Road and south of S. Knik Knack Mud Shack Road; (Tax ID# 16N02W08B003); V within the NW ¼ Section 08, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 3, 2025**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattting@matsugov.us](mailto:plattting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection  Objection [ ] Concern

Name: Andrey Kopytin Address: 8146 S Knik Knack Mud Shack Rd

Comments: I want to keep the area a natural as possible. I moved out here away from the city to enjoy the peace and quiet and enjoy the wild life.

Case # 2025-021 CC

Note: Vicinity map Located on Reverse .

**HANDOUT # 1  
ALEXANDER ESTATES  
CASE # 2025-021  
MEETING DATE: APRIL 3, 2025**

**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
MAR 26 2025  
PLATTING

7448000L002 35  
1651 S KNIK GOOSE BAY RD LLC  
205 E DIMOND BLVD  
STE 269  
ANCHORAGE, AK 99515

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: RFN Properties, LLC**

**REQUEST:** The request is to create a Public Use Easement on Lot 1, Brookwood Commercial Park, (Plat # 2021-97), containing 3,590 sf (.08 acres +/-), (Tax ID # 8166000L001). The proposed Public Use Easement is located east of S. Knik-Goose Bay Road and directly north of E. Hard Rock Circle; located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4.

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[ ] No Objection  Objection [ ] Concern

Name: 1651 S KNIK GOOSE BAY RD, LLC Address: 205 E DIMOND BLVD, STE 269 ANCHORAGE, AK 99515

Comments: NO PURPOSE OF EASEMENT DESCRIBED. WE OBJECT TO EASEMENT IF THE PURPOSE INVOLVES SNOW STORAGE ON OR NEAR OUR PROPERTY LINE, AS WE INTEND TO DEVELOP OUR SOUTHERN ACCESS TO E HARDROCK CIRCLE. WE OTHERWISE HAVE NO OTHER OBJECTION TO EASEMENTS OUTSIDE OF SNOW STORAGE OR ANY OTHER DEVELOPMENT THAT AFFECTS OUR SOUTHERN ACCESS AND/OR DEVELOPMENT. THANK YOU.

Case # 2025-024 CC

Note: Vicinity map Located on Reverse

**HANDOUT # 1**  
**BROOKWOOD COMMERCIAL PARK PUE**  
**CASE # 2025-024**  
**MEETING DATE: APRIL 3, 2025**



MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED

APR 01 2025

PLATTING

7607000L001 47  
SMITH-HAGEN FAMILY TR  
SMITH MICHAEL D & SANDRA L TRES  
PO BOX 870183  
WASILLA, AK 99687-0183

### NOTIFICATION OF PUBLIC HEARING

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No Objection  Objection  Concern

Name: Michael Smith Address: 1505 S. Knik Goose Bay Rd - Box 870183  
Wasilla

Comments:

I oppose this action as I see no benefit to anyone other than petitioner to avoid having to pay property taxes on an unuseable portion.

Case # 2025-024 CC

Note: Vicinity map Located on Reverse

HANDOUT # 2  
BROOKWOOD COMMERCIAL PARK PUE  
CASE # 2025-024  
MEETING DATE: APRIL 3, 2025