

AGENDA

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 plattling@matsugov.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 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*)

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

UNFINISHED

BUSINESS

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 14, 2025**

PRELIMINARY PLAT: KNIK HEIGHTS 2024
LEGAL DESCRIPTION: SEC 05, T16N, R02W, SEWARD MERIDIAN AK
PETITIONERS: VIKTOR MIKHAYLOVICH POLEVOY
ZHANNA IVANOVA POLEVAYA
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING
ACRES: 5.003 ± PARCELS: 4
REVIEWED BY: WYATT ANDERSON CASE #: 2024-059

REQUEST: The request is to create 4 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; within the SW 1/4 of Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. This case was previously heard and approved on 05/22/2024.

EXHIBITS

2025 Vicinity Map
2024 Staff Report

EXHIBIT A – 1 pg
EXHIBIT B – 23 pgs

AGENCY COMMENTS

US Army Corp of Engineers
Department of Public Works, Pre-Design & Engineering Division
MSB Fire Code
Utilities: GCI

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs

DISCUSSION: The proposed subdivision is west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive. Petitioner will be creating four lots, ranging in size from 0.922 acres to 2.12 acres.

Access: Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A) for the original hearing and approval. Bill Klebesadel, PE, notes that test holes were excavated to a minimum of 12'. Test hole location map and soils log are attached. Soils are classified as SM. No groundwater was encountered. All lots have at least 10,000 sf of useable building area, and all have at least 10,000 sf of contiguous useable septic area. Topographic map and as-built are at **Exhibit C**.

Comments: US Army Corp of Engineers stated that they do not have any specific comments to this proposal but they do note that a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the US, including wetlands (**Exhibit C**).

MSB Department of Public Works, Division of Pre-Design & Engineering (**Exhibit D**) commented, “PD&E recommends a common access easement be placed on the pole portion of the flagpole lots 2C and 2D. Since Knik Knack Mud Shack is classified as a minor collector on the OSHP and in accordance with 2022 SCM A04.3(b) PD&E recommends a plat note that there should be no access to Knik Knack Mud Shack Road from any of the proposed lots. The location of test hole 3 is at the top of a slope that is steeper than 25% and is therefore in an area that can not be counted as usable septic area. Since there is no available soils data representing usable septic area on Lot 2D, PD&E recommends additional soils information be submitted.” (See *Staff Recommendation #3 and #4*)

MSB Fire Code (**Exhibit E**) Commented, “It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.”

Utility companies, GCI (**Exhibit F**), stated that they have no comments to the proposed plat.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game, Community Council #16 Knik Fairview, Road Service Area #17 Knik, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA, Enstar and MTA.

No public comment was received at the time of this staff report.

CONCLUSION: The preliminary plat of **Knik Heights 2024** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*. Frontage for the subdivision does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The abbreviated plat of **Knik Heights 2024** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has the required frontage pursuant to MSB 43.20.320 *Frontage*.
5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. No objections were received from the public in response to the Notice of Public Hearing.

7. At the time of this staff report, no responses were received from Alaska Department of Fish & Game, Community Council #16 Knik Fairview, Road Service Area #17 Knik, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA, Enstar, or MTA.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Knik Heights 2024**, contingent on the following recommendations:

1. Pay postage and advertising fees.
2. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
3. Provide updated soils report showing new test hole on Lot 2D.
4. Add Plat Note, "No access to Knick Knack Mud Shack Road for all lots, unless otherwise allowed by the permitting authority."
5. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 22, 2024**

PRELIMINARY PLAT: KNIK HEIGHTS 2024
LEGAL DESCRIPTION: SEC 05, T16N, R02W, SEWARD MERIDIAN AK
PETITIONERS: VIKTOR MIKHAYLOVICH POLEVOY
ZHANNA IVANOVA POLEVAYA
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING
ACRES: 5.003 ± PARCELS: 3
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-059

REQUEST: The request is to create three 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; within the SW 1/4 of Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging **EXHIBIT A – 4 pp**
Geotechnical Report **EXHIBIT B – 6 pp**
Topographic Map and As-Built **EXHIBIT C – 1 p**

AGENCY COMMENTS

US Army Corp of Engineers **EXHIBIT D – 2 pp**
Department of Public Works, Pre-Design & Engineering Division **EXHIBIT E – 1 p**
Division of Development Services **EXHIBIT F – 2 pp**
Utilities: Enstar & GCI **EXHIBIT G – 4 pp**

DISCUSSION: The proposed subdivision is west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive. Petitioner will be creating three lots, ranging in size from 0.918 acres to 3.169 acres.

Access: Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes that test holes were excavated to a minimum of 12'. Test hole location map and soils log are attached. Soils are classified as SM. No groundwater was encountered. All lots have at least 10,000 sf of useable building area, and all have at least 10,000 sf of contiguous useable septic area. Topographic map and as-built are at **Exhibit C**.

Comments: US Army Corp of Engineers stated that they do not have any specific comments to this proposal but they do note that a Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the US, including wetlands (Exhibit D).

MSB Department of Public Works, Division of Pre-Design & Engineering (Exhibit E) has no comments.

Division of Development Services (Exhibit F) notes that the driveway on proposed parcel 2B does not have a permit on file (see *Recommendation #1*).

Utility companies, Enstar and GCI (Exhibit G), stated that they have no comments to the proposed plat.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game, Community Council #16 Knik Fairview, Fire Service Area #130 Central Mat-Su, Road Service Area #17 Knik, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA, and MTA.

No public comment was received at the time of this staff report.

Lot Design: The existing design shows a 40' flag pole as part of Lot 2C. Lot 2C is larger than 3 acres and this flag pole portion must be a minimum of 60' wide and redesigned (see *Recommendation #2*) to comply with MSB 43.20.300 (E)(6) *Lot and Block Design*.

CONCLUSION: The preliminary plat of Knik Heights 2024 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*. Frontage for the subdivision does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1). Current lot design does not comply with MSB 43.20.300 (E)(6) *Lot and Block Design*.

FINDINGS OF FACT

1. The abbreviated plat of Knik Heights 2024 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has the required frontage pursuant to MSB 43.20.320 *Frontage*.
5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. No objections were received from the public in response to the Notice of Public Hearing.
7. At the time of this staff report, no responses were received from Alaska Department of Fish & Game, Community Council #16 Knik Fairview, Fire Service Area #130 Central Mat-Su, Road Service Area #17 Knik, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA, or MTA.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of Knik Heights 2024, contingent on the following recommendations:

1. Obtain a driveway permit for existing driveway on Lot 2B per comments from MSB Development Services Division. Provide copies of applications and/or existing permits for driveways on both Lot 2B and 2C.
2. Adjust the lot design to comply with MSB 43.20.300 (E) *Lot and Block Design*. Changes could include either increasing the pole portion of Lot 2C to a minimum of 60' per MSB 43.20.300 (E)(6)(b), or reducing the lot size of Lot 2C to three acres or less to maintain the 40' wide pole portion per MSB 43.20.300 (E)(5)(b).
3. Pay postage and advertising fees.
4. Taxes and special assessments must be paid in full for the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Provide updated Certificate to Plat executed within seven (7) days prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



W Sanderling Dr

OC04

MatSuBorough

60 30 0 60 Feet

EXHIBIT A-2



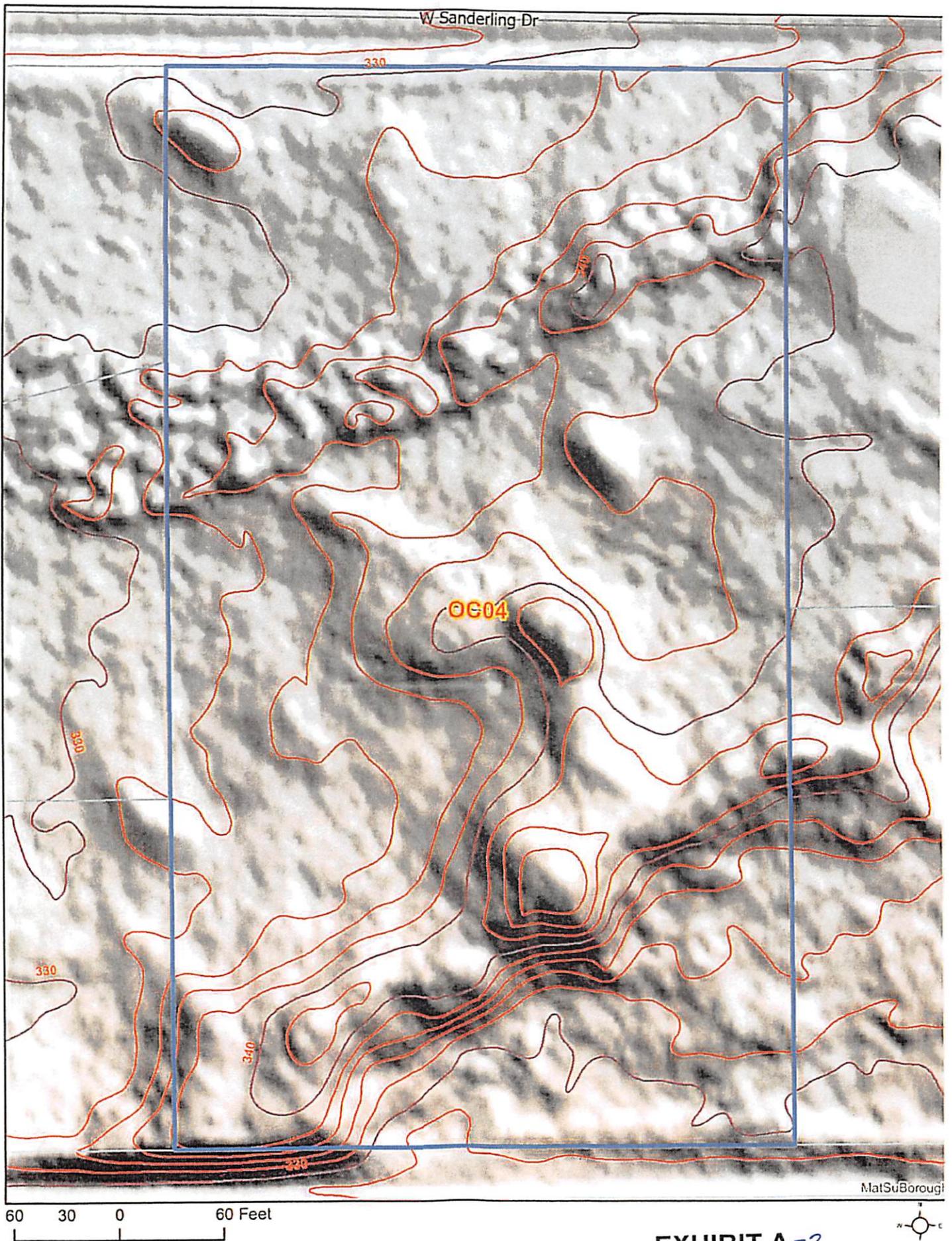
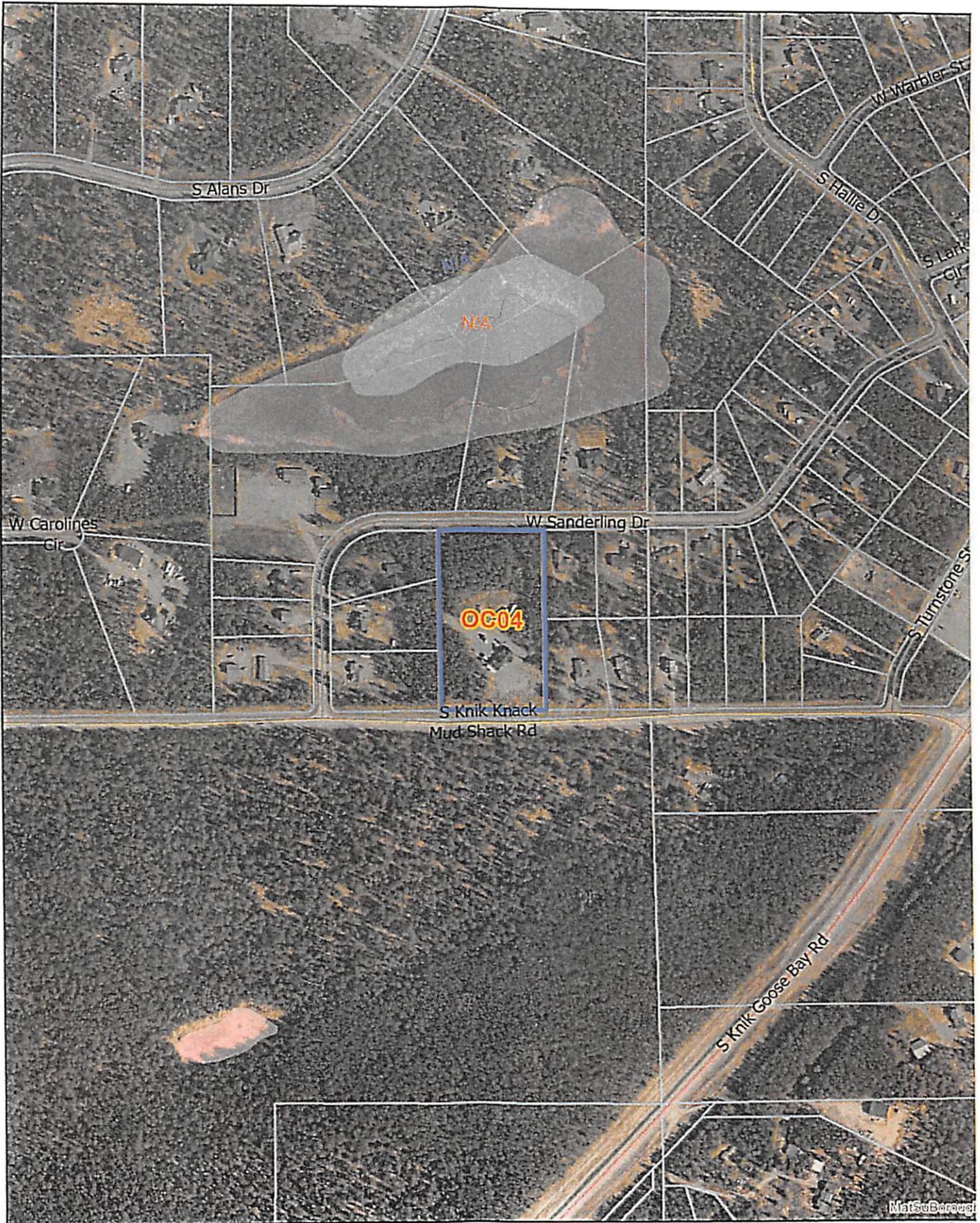


EXHIBIT A-3



410 205 0 410 Feet

EXHIBIT A -4





Pioneer Engineering LLC
Professional, Reliable, Local

April 17, 2024

RE: Usable Area Report
Subdivision of Knik Heights, Lot 2

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
APR 24 2024
PLATTING

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide Lot 2 into Lots 2A & 2B (each 0.93 acre) and 2C (3.15 acres).

Test Hole:

Two test holes were excavated on 3-25-24. The first was sited on the joint property line between Lots 2A & 2B to represent those two lots and the second test hole was sited on Lot 2C. For both test holes, the upper topsoil layer was approximately 1 foot thick, underlain by 2 to 3 feet of sand (SP) with a trace of silt, followed by silty sand (SM) to the bottom of each test hole at 12 feet. In addition, a functioning septic system has also been installed on Lot 2C in 2018. No percolation tests were performed. Instead, samples were taken to a local test lab for gradations. A copy of the soils logs and a location map are attached. No groundwater or seeps were noted in the test hole.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



EXHIBIT B - 1

SOIL LOG

Job Number: 2024-SW-052

Project Location: Knik Heights, Lot 2 Block 3, 9100 W Sanderling Dr.

Logged By: Jacquelyn Kack

Date: 3-25-24

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP) w/ trace of silt
3	
4	
5	
6	Silty sand (SM)
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-052

Project Location: Knik Heights, Lot 2 Block 3, 9100 W Sanderling Dr.

Logged By: Jacquelyn Kack

Date: 3-25-24

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP) w/ trace of silt
3	
4	Silty sand (SM)
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

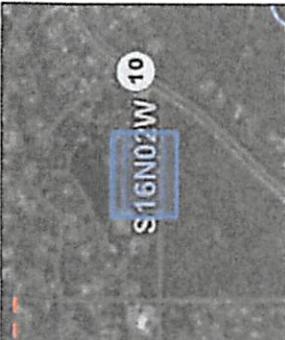
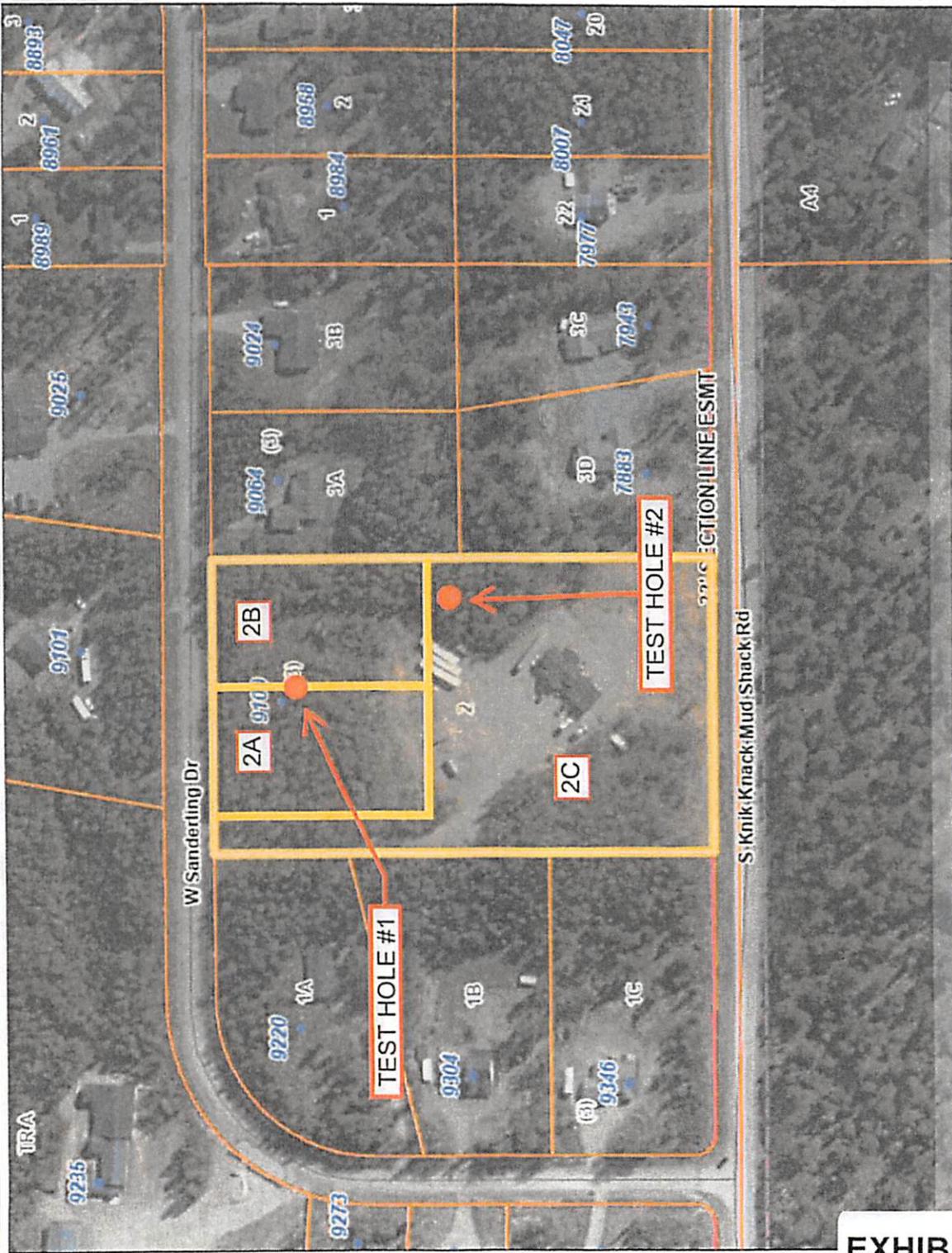
See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

Matanuska-Susitna Borough



Legend

- Parcel/Viewer
- Roads
 - Minor Road
 - Mat-Su Borough Boundary
- Address Numbers
- Parcels
- ROW and Easements
 - ROW Road
 - Section line easement
- Section Lines

1 : 4514

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Scale: 700 ft

Date: 04/09/24



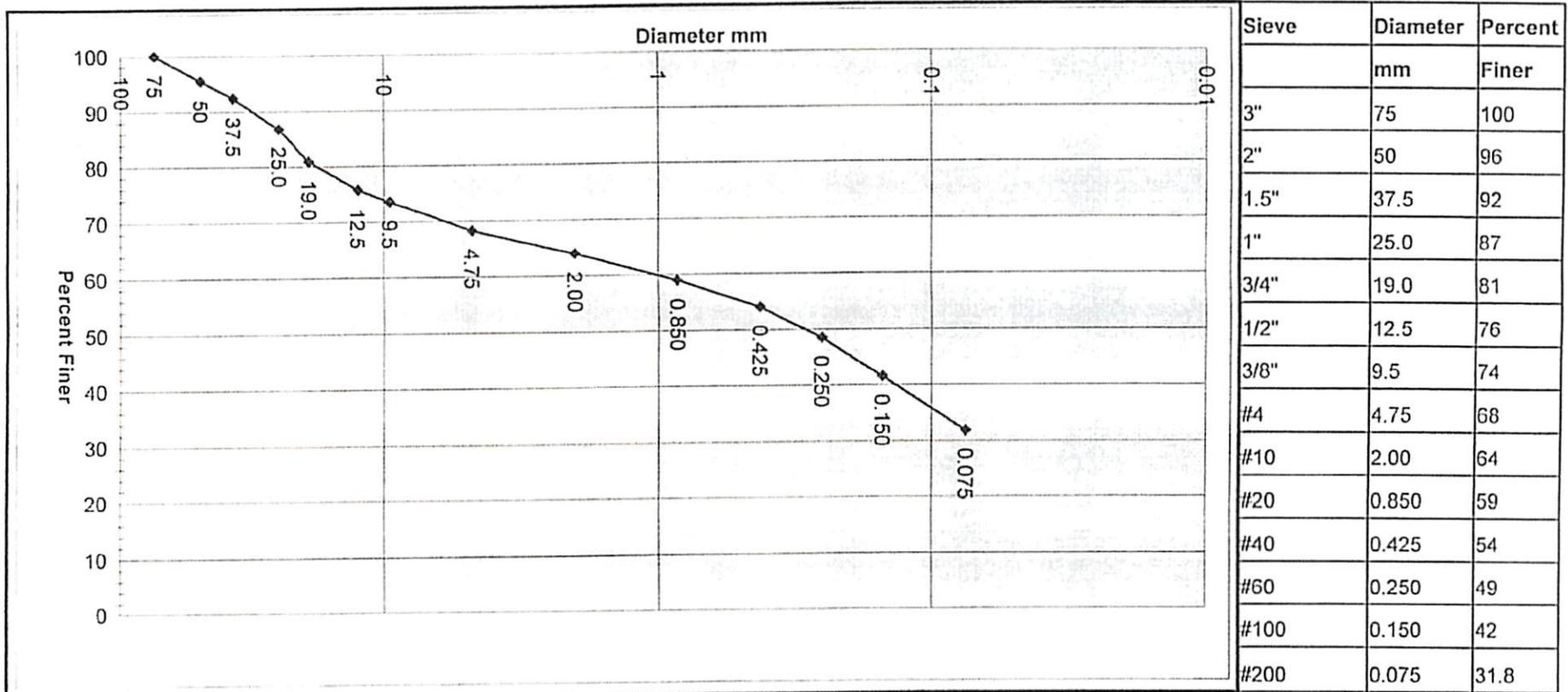
HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

RECEIVED

APR 18 2024

PLATTING



Client: Pioneer Engineering

Soil Description: Silty Sand with Gravel

Project: Knik Heights L2 B3

Unified Classification: SM

Sample Location: TH #1

Sample appears to be non-plastic

Date: 4/15/2024

Sample Date: 3/25/2024

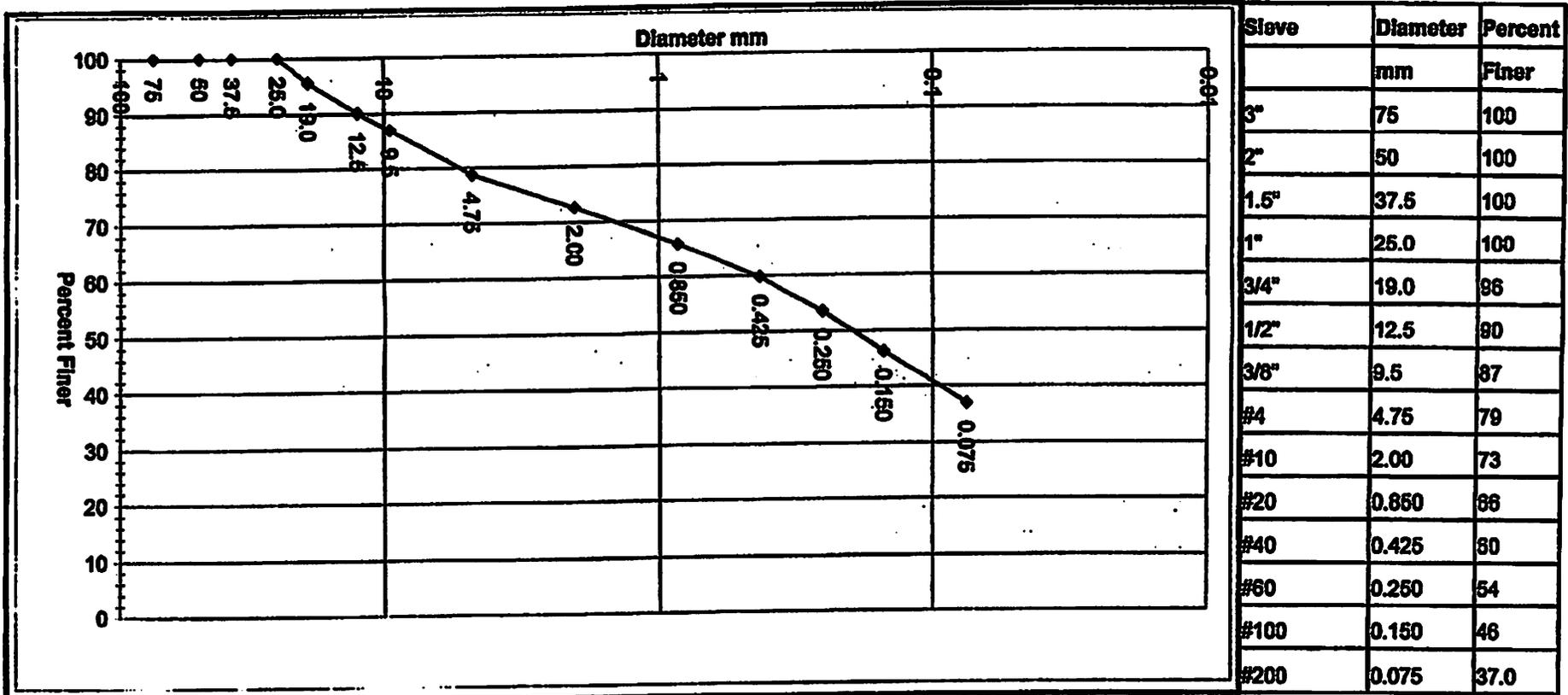
Proj. no: 24021

EXHIBIT B - 5



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpc@mtconline.net



Client: Pioneer Engineering

Project: Knik Heights L2 B3

Sample Location: TH #2

Soil Description: Silty Sand with Gravel

Unified Classification: SM

Sample appears to be non-plastic to very low PI

Date: 4/15/2024

Sample Date: 3/25/2024

Proj. no: 24021

EXHIBIT B-6

Natasha Heindel

From: Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>
Sent: Tuesday, April 30, 2024 6:11 AM
To: Natasha Heindel
Subject: USACE Comments: RFC - Knik Hts 2024

Good morning Ms. Heindel,

The Corps of Engineers (Corps) does not have any specific comments regarding Knik Heights 2024, 55411B03L002, MSB Case 2024-059.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You or the owner are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you or the owner have any questions or concerns at 907-753-2712.

Sincerely,
Emily

Emily Vullo
Project Manager
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD

P.O. Box 6898
JBER, AK 99506-0898
Phone: 907-753-2704
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

Natasha Heindel

From: Daniel Dahms
Sent: Wednesday, May 1, 2024 10:28 AM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC - Knik Hts 2024

Natasha,

No comments from PD&E.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, April 25, 2024 3:54 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC - Knik Hts 2024

Good afternoon,

The following link contains a Request for Comments for Knik Heights 2024, 55411B03L002, MSB Case 2024-059.

Comments are due by May 8, 2024.
Please let me know if you have any questions.

 Knik Hts 2024

Have a good day,

Natasha Heindel

Natasha Heindel

From: Permit Center
Sent: Friday, April 26, 2024 1:33 PM
To: Natasha Heindel
Subject: RE: RFC - Knik Hts 2024

Good afternoon, Natasha. The property owners will need to apply for a driveway permit for the driveway on the eastern half of the parcel:



Thanks.

Brandon Tucker
Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, April 25, 2024 3:54 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC - Knik Hts 2024

Good afternoon,

Natasha Heindel

From: Code Compliance
Sent: Monday, April 29, 2024 3:01 PM
To: Natasha Heindel
Subject: RE: RFC - Knik Hts 2024

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

This property has a second driveway that does not have a permit on file, please have your applicant apply for their permit.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, April 25, 2024 3:54 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Bill Gamble

Natasha Heindel

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Friday, April 26, 2024 11:51 AM
To: Natasha Heindel
Cc: Sterling Lopez; Skylar Furlong
Subject: RFC - Knik Hts 2024
Attachments: MSB No Comments 2024-059.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

April 26, 2024

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **KNIK HEIGHTS 2024**
(MSB Case # 2024-059)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

Natasha Heindel

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 8, 2024 8:54 AM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC - Knik Hts 2024
Attachments: Agenda Plat - Knik Hts 2024.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Natasha,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Thursday, April 25, 2024 3:54 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Bill Gamble <Bill.Gamble@matsugov.us>

Subject: RFC - Knik Hts 2024

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

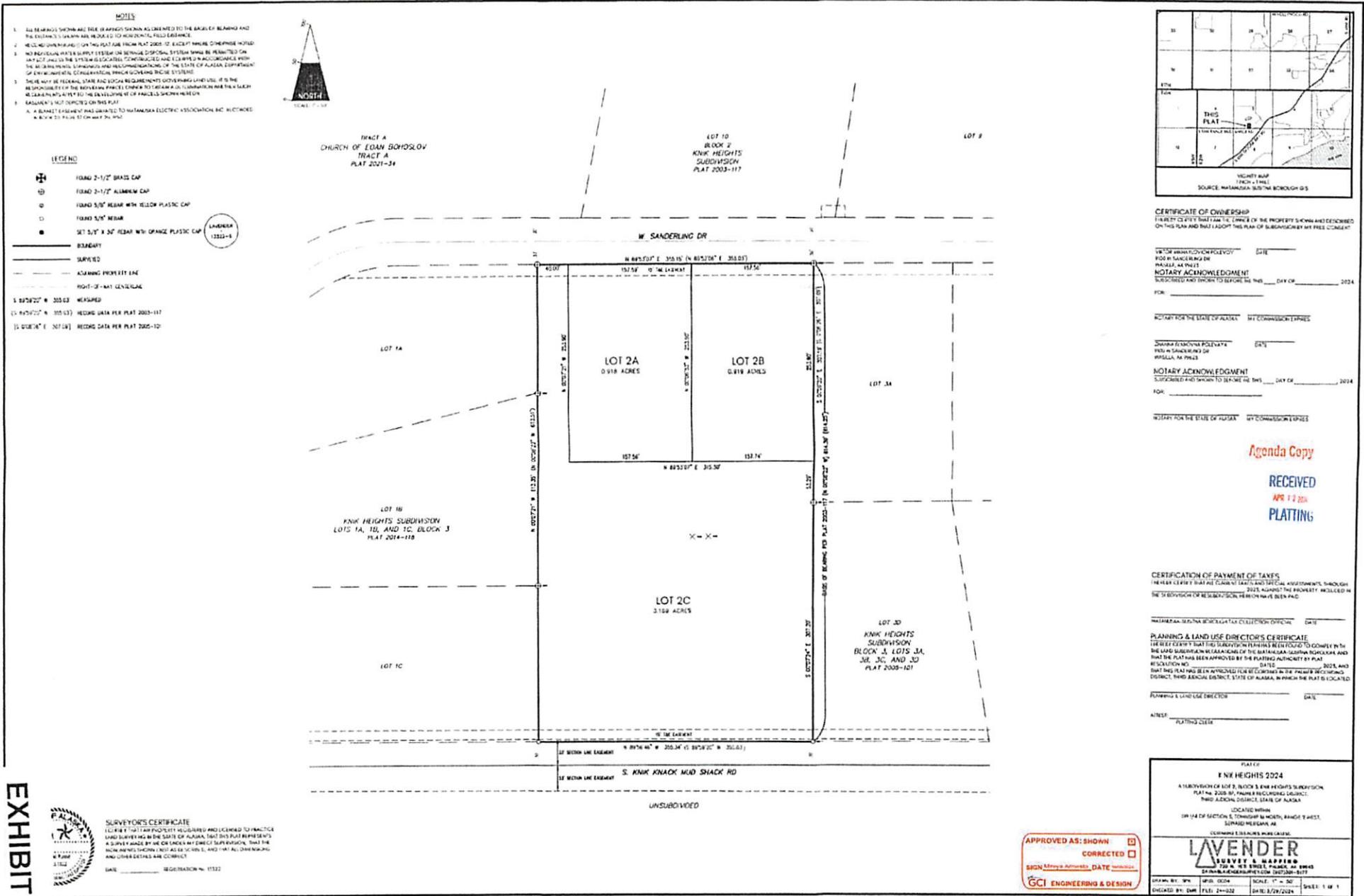
Good afternoon,

The following link contains a Request for Comments for Knik Heights 2024, 55411B03L002, MSB Case 2024-059.

Comments are due by May 8, 2024.

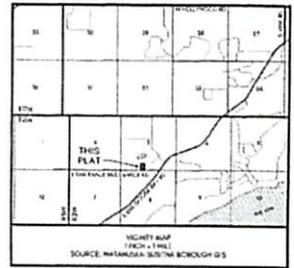
Please let me know if you have any questions.

 Knik Hts 2024



- NOTES**
1. THE BOUNDARIES SHOWN ARE BASED ON THE DATA PROVIDED TO THE SURVEYOR AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE FIELD EVIDENCE.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE FIELD EVIDENCE AND HAS FOUND THAT THE BOUNDARIES SHOWN ARE CORRECT.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE FIELD EVIDENCE AND HAS FOUND THAT THE BOUNDARIES SHOWN ARE CORRECT.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE FIELD EVIDENCE AND HAS FOUND THAT THE BOUNDARIES SHOWN ARE CORRECT.
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE FIELD EVIDENCE AND HAS FOUND THAT THE BOUNDARIES SHOWN ARE CORRECT.

- LEGEND**
- 1. 1/2\"/>



CERTIFICATE OF OWNERSHIP
I, the undersigned, being duly sworn, depose and say that I am the owner of the property shown and described on this plan and that I adopt this plan of subdivision as my free consent.

NOTARY PUBLIC FOR THE STATE OF ALASKA
SUBSCRIBED AND SHOWN TO BE ONE AND THE SAME DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA
BY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA
SUBSCRIBED AND SHOWN TO BE ONE AND THE SAME DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA
BY COMMISSION EXPIRES: _____

Agenda Copy

RECEIVED
APR 12 2024
PLATTING

CERTIFICATION OF PAYMENT OF TAXES
I hereby certify that all current taxes and special assessments, through _____, 2024, against the property included in the subdivision described herein have been paid.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I hereby certify that this subdivision plan has been found to comply with the land use regulations of the Municipality of Anchorage and that this plan has been approved by the Planning Authority by Plat Resolution No. _____, dated _____, 2024, and that this plan has been approved for recording in the Public Records District Third Judicial District, State of Alaska, in which the plat is located.

PLANNING & LAND USE DIRECTOR: _____
DATE: _____
ADDRESS: _____
PLATTING CLERK: _____

EXHIBIT G-4

SURVEYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that I am the owner of the property shown and described on this plan and that I adopt this plan of subdivision as my free consent.

APPROVED AS SHOWN
CORRECTED
SIGN, MILEAGE, ADDRESS, DATE, INITIALS
SCI ENGINEERING & DESIGN

PLAT OF
KNIK HEIGHTS 2024
A SUBDIVISION OF LOT 2, BLOCK 3, KNIK HEIGHTS SUBDIVISION, PLAT NO. 2008-11, FRANK RICHMOND, LANDLORD, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
SW 1/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 1 WEST, Seward Peninsula AS
CONTAINING 1.169 ACRES MORE OR LESS.
LAVENDER
SURVEY & MAPS
720 N. 11TH STREET, ANCHORAGE, AK 99503
508.466.8888
FORM BY: SPK APR. 02/04 SCALE: 1" = 50'
CHECKED BY: DMR FILE: 24-022 DATE: 3/29/2024 SHEET 1 OF 1

Wyatt Anderson

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Wednesday, April 16, 2025 12:39 PM
To: Wyatt Anderson
Subject: RE: RFC Knik Hts 2024

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Mr. Anderson,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Knik Hts 2024 Subdivision addition of fourth lot packet.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at
www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at
www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them.

Thank you,
Carolyn



**US Army Corps
of Engineers®**

Carolyn Farmer

Project Manager

North Central Section

U.S. Army Corps of Engineers | Alaska District

Phone 561-785-5634

Email carolyn.h.farmer@usace.army.mil

Wyatt Anderson

From: Tammy Simmons
Sent: Tuesday, April 22, 2025 2:21 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Knik Hts 2024

Hello,

PD&E recommends a common access easement be placed on the pole portion of the flagpole lots 2C and 2D.

Since Knik Knack Mud Shack is classified as a minor collector on the OSHP and in accordance with 2022 SCM A04.3(b) PD&E recommends a plat note that there should be no access to Knik Knack Mud Shack Road from any of the proposed lots.

The location of test hole 3 is at the top of a slope that is steeper than 25% and is therefore in an area that can not be counted as usable septic area. Since there is no available soils data representing usable septic area on Lot 2D, PD&E recommends additional soils information be submitted.

Thank you.

PD&E Review Team

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Tuesday, April 15, 2025 5:08 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Land Management <Land.Management@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; Bill Gamble <Bill.Gamble@matsugov.us>
Subject: RFC Knik Hts 2024

Hello,

Attached is the RFC packet for Knik Hts 2024 Subdivision. This case was previously heard and approved by the Platting Officer in May of 2024; and is being brought back due to the addition of a fourth lot. Please ensure that all comments are submitted by April 25th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

Wyatt Anderson

From: Jeffrey Anderson
Sent: Wednesday, April 23, 2025 12:43 PM
To: Platting
Subject: RE: RFC Knik Hts 2024

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard.

The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>

Sent: Tuesday, April 15, 2025 5:08 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Land Management <Land.Management@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; Bill Gamble <Bill.Gamble@matsugov.us>

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[Knik Hts 2024](#)

Respectfully,

Wyatt Anderson

Wyatt Anderson

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, April 24, 2025 5:42 PM
To: Wyatt Anderson
Cc: OSP Design Group
Subject: RE: RFC Knik Hts 2024
Attachments: Agenda Plat (27).pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Wyatt,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>

Sent: Tuesday, April 15, 2025 5:08 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; dglsaviatn@aol.com; Brian Davis <Brian.Davis@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Land Management <Land.Management@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; Bill Gamble <Bill.Gamble@matsugov.us>

Subject: RFC Knik Hts 2024

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

Attached is the RFC packet for Knik Hts 2024 Subdivision. This case was previously heard and approved by the Platting Officer in May of 2024; and is being brought back due to the addition of a fourth lot. Please ensure that all comments are submitted by April 25th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[Knik Hts 2024](#)

Respectfully,

Wyatt Anderson

NOTES

1. ALL BEARINGS SHOWN ARE TRUE. BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
2. RECORD DIMENSIONS () ON THIS PLAN ARE FROM PLAT 2003-107, EXCEPT WHERE OTHERWISE NOTED.
3. NO ABOVE-GROUND WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
5. EASEMENTS NOT DEPICTED ON THIS PLAN.
6. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 22, PAGE 57 ON MAY 28, 1958.



LEGEND

- ⊕ FOUND 2-1/2" BRASS CAP
- ⊙ FOUND 2-1/2" ALUMINUM CAP
- ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP

(LANDER 1332-5)

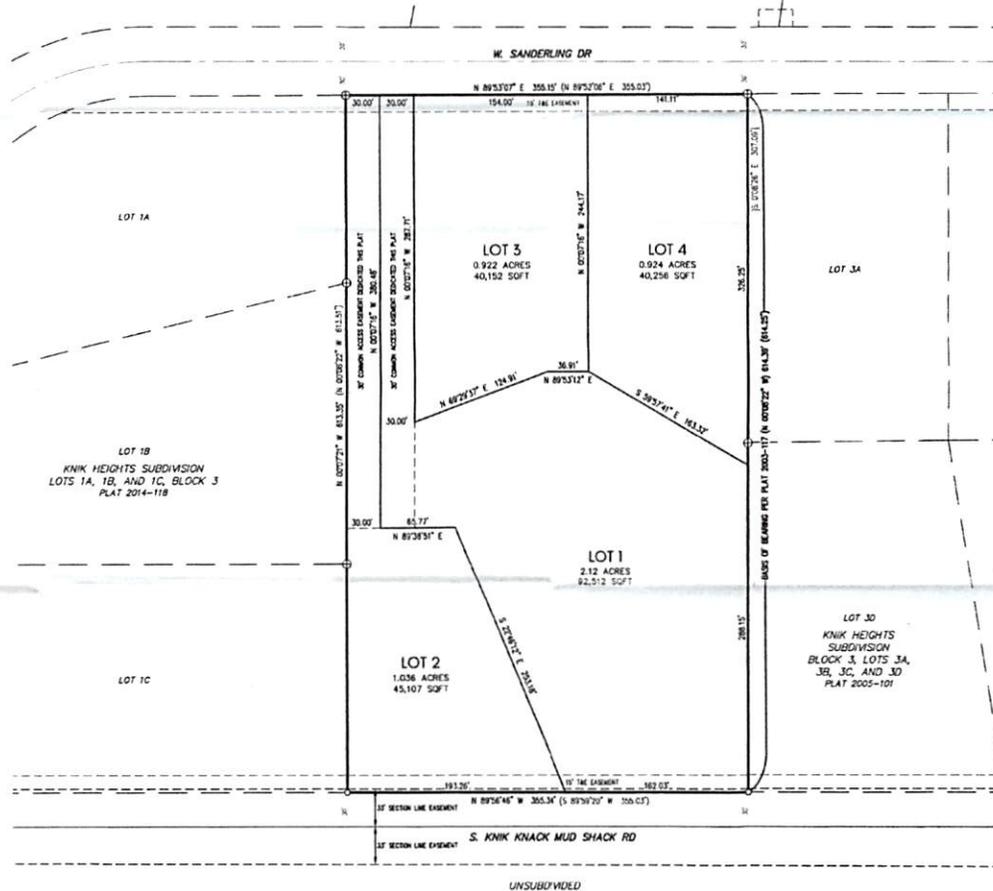
- BOUNDARY
- SURVEYED
- - - ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY CENTERLINE

S 89°54'20" W 355.03' MEASURED
(S 87°52'20" W 355.03') RECORD DATA PER PLAT 2003-117
(S 87°46'45" E 307.09') RECORD DATA PER PLAT 2005-101

TRACT A
CHURCH OF EDAN BOHOSLOV
TRACT A
PLAT 2021-34

LOT 10
BLOCK 2
KNIK HEIGHTS
SUBDIVISION
PLAT 2003-117

LOT 9



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CHOICE:

VICTOR NIKOLAYEVICH POLOVY (DATE) _____
7700 W SANDERLING DR
WASILLA, AK 99625
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA: MY COMMISSION EXPIRES: _____
JUDITH NIKOLAYEVICH POLOVAYA (DATE) _____
7700 W SANDERLING DR
WASILLA, AK 99625
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SHOWN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA: MY COMMISSION EXPIRES: _____

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR REDEVOPMENT HEREON HAVE BEEN PAID.

MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL (DATE) _____
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT REGULATION NO. _____, DATED _____, 2025, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR (DATE) _____
ATTEST: _____
PLANNING CLERK

Agenda Copy



SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN ARE AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: _____ REGISTRATION No. 15322

RECEIVED
MAY 14 2025
PLATTING

APPROVED AS SHOWN
CORRECTED
SIGN MESSAGE APPROVAL DATE
CCI ENGINEERING & DESIGN

PLAT OF
KNIK HEIGHTS 2024
A SUBDIVISION OF LOT 2, BLOCK 2, KNIK HEIGHTS SUBDIVISION, PLAT NO. 2003-107, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
SW 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, 4E
CONTAINING 1.036 ACRES, MORE OR LESS.
LAVENDER
SURVEY & MAPPING
3070 W. 11TH STREET, PALMER, AK 99645
DRAWR BY: SPK (DWG: 0004) SCALE: 1" = 50'
CHECKED BY: DMF (FILE: 24-012) (DATE: 3/14/2025) SHEET: 1 OF 1

NOTES:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS () ON THIS PLAT ARE FROM PLAT 2003-117, EXCEPT WHERE OTHERWISE NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- EASEMENTS NOT DEPICTED ON THIS PLAT:
A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 20, PAGE 57 ON MAY 20, 1956.



LEGEND

- FOUND 2-1/2" BRASS CAP
- FOUND 2-1/2" ALUMINUM CAP
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 5/8" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP

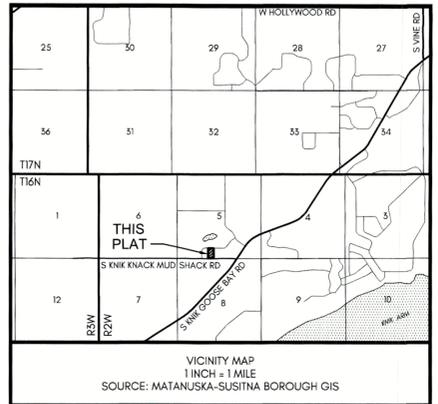
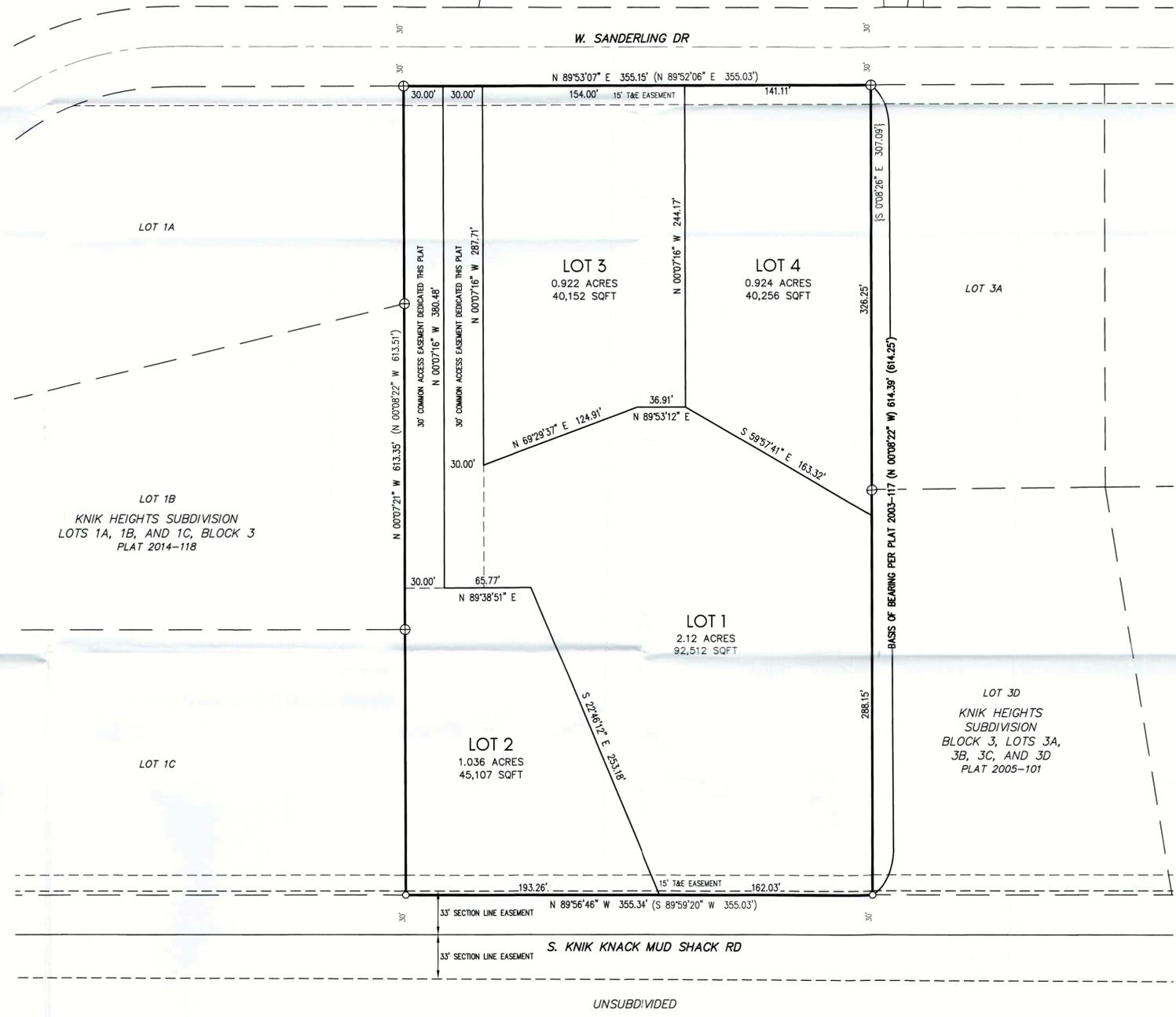
LAVENDER
13322-S

- BOUNDARY
- SURVEYED
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- MEASURED
- (S 89°59'20" W 355.03') RECORD DATA PER PLAT 2003-117
- (S 0°08'26" E 307.09') RECORD DATA PER PLAT 2005-101

TRACT A
CHURCH OF EOAN BOHOSLOV
TRACT A
PLAT 2021-34

LOT 10
BLOCK 2
KNIK HEIGHTS
SUBDIVISION
PLAT 2003-117

LOT 9



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

VIKTOR MIKHAYLOVICH POLEVOY _____ DATE _____
9100 W SANDERLING DR
WASILLA, AK 99623
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

ZHANNA IVANOVNA POLEVAYA _____ DATE _____
9100 W SANDERLING DR
WASILLA, AK 99623
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.
FOR: _____

NOTARY FOR THE STATE OF ALASKA _____ MY COMMISSION EXPIRES _____

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2023, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2023, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
PLATTING CLERK

Agenda Copy

RECEIVED
MAR 18 2025
PLATTING



SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 13322

PLAT OF
KNIK HEIGHTS 2024
A SUBDIVISION OF LOT 2, BLOCK 3, KNIK HEIGHTS SUBDIVISION,
PLAT No. 2003-117, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
SW 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 2 WEST,
SEWARD MERIDIAN, AK
CONTAINING 5.003 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: 0C04	SCALE: 1" = 50'	SHEET: 1 OF 1
CHECKED BY: DMR	FILE: 24-032	DATE: 3/14/2025	

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 14, 2025

ABBREVIATED PLAT: ZIVOTIC ACRES
LEGAL DESCRIPTION: SEC 22, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: GORAN & JENNIFER ZIVOTIC
SURVEYOR/ENGINEER: RESOLUTE LAND SURVEYING / HOLLER ENGINEERING
ACRES: 9.276 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-049

REQUEST: 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.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 5 pgs

AGENCY COMMENTS

MSB DPW Pre-design & Engineering Division
MSB Permit Center
MSB Emergency Services
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots from Tract C, Singing Woods North Subdivision, Plat #2017-131. Access for proposed Lot 1 is from S. Edelweiss Drive, a Borough maintained road. Access for proposed Lot 2, is from W. Highland Drive, a Borough Maintained Road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Professional Engineer, notes that a soils review and related preliminary design work for the referenced proposed subdivision. The project will create two new lots from one existing parcel. The project has a total area of around 10 acres. The soils investigate included logging a single new testhole on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. Receiving soils under the topsoils were silty sands and gravels with a modest silt content. A sieve test returned a classification of GM with 20% fines. Groundwater was not encountered in the test hole.

Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, the proposed 2 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

Comments:

MSB DPW Pre-Design & Engineering Division (**Exhibit C**) has no comments.

MSB Permit Center (**Exhibit D**) notes that it appears they're making access at the two locations shown on the attached image (**Exhibit D-2**). If so, they'll need driveway permits.

MSB Emergency Services (**Exhibit E**) recommends that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard.

Utilities: (**Exhibit F**) GCI has no comments or objections to the plat. ENSTAR did not respond. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, or Planning Division; ENSTAR, MEA, or MTA.

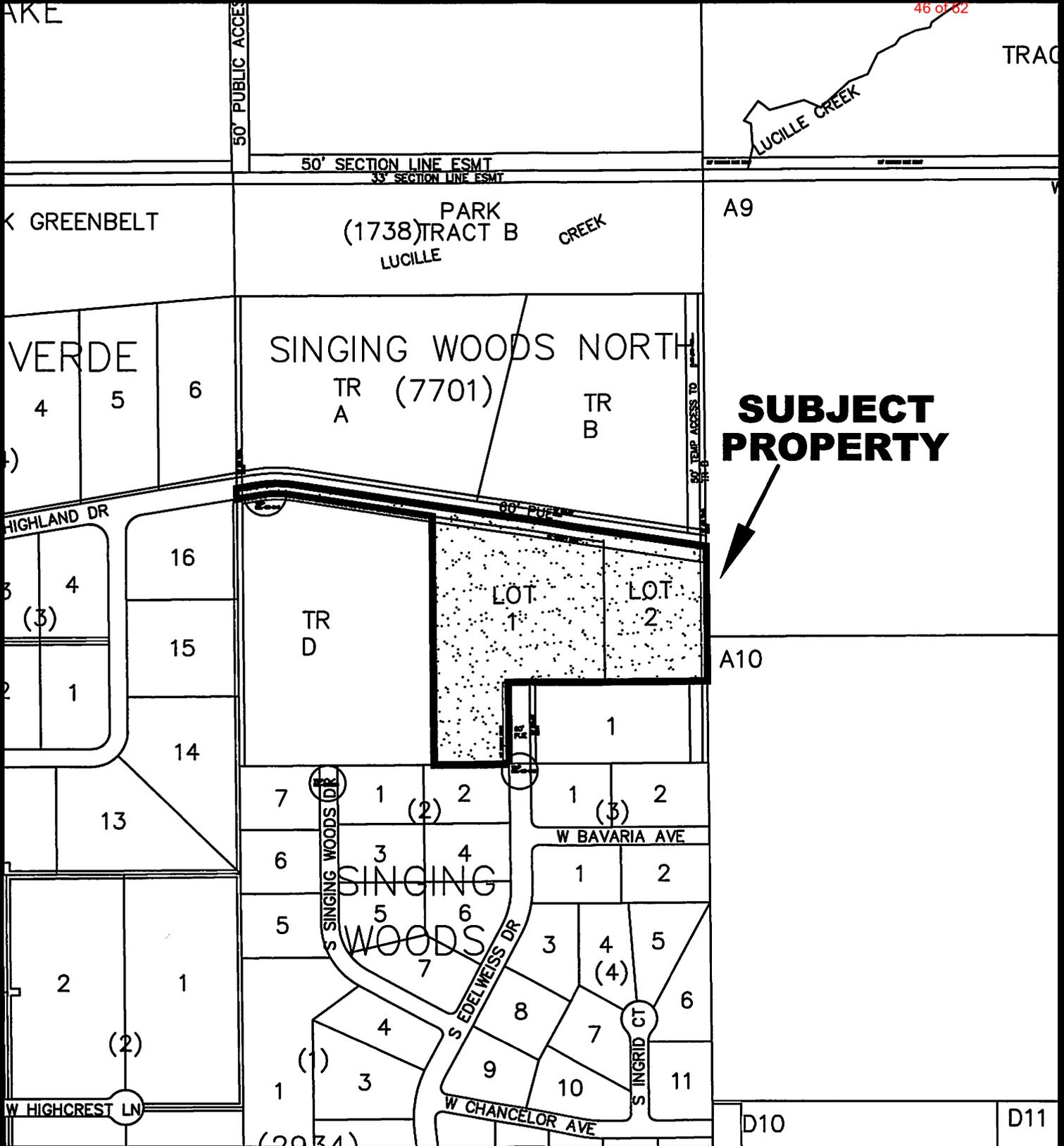
CONCLUSION: The abbreviated plat of Zivotic Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Zivotic Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development, Emergency Services, Assessments, or Planning Division; ENSTAR, MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Zivotic Acres, Section 22, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Apply for a driveway permit for all non-permitted accesses. Provide a copy of all driveway permits/permit application to Platting Staff.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

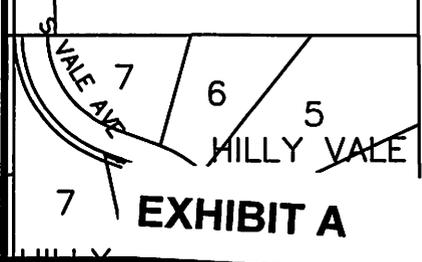


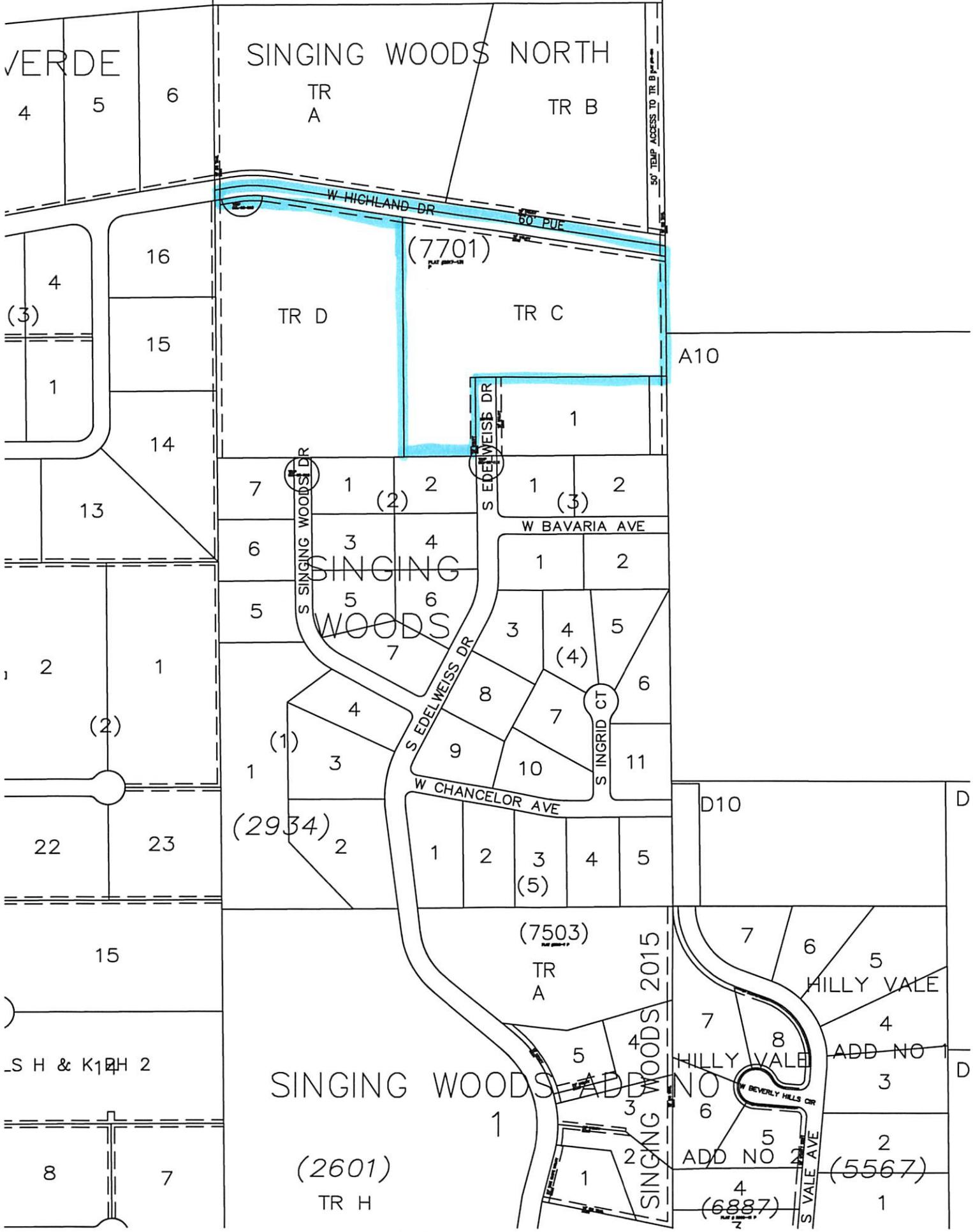
SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED ZIVOTIC ACRES SUBDIVISION
LOCATED WITHIN
SECTION 22, T17N, R02W, SEWARD MERIDIAN
ALASKA

HO 16 MAP







50' TEMP ACCESS TO T

W Highland Dr
TEMP CUL-DE-SAC

60' PUE

60' PUE

TEMP CUL-DE-SAC

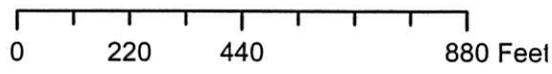
TEMP CUL-DE-SAC

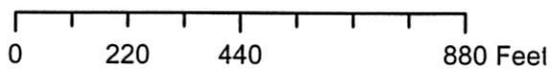
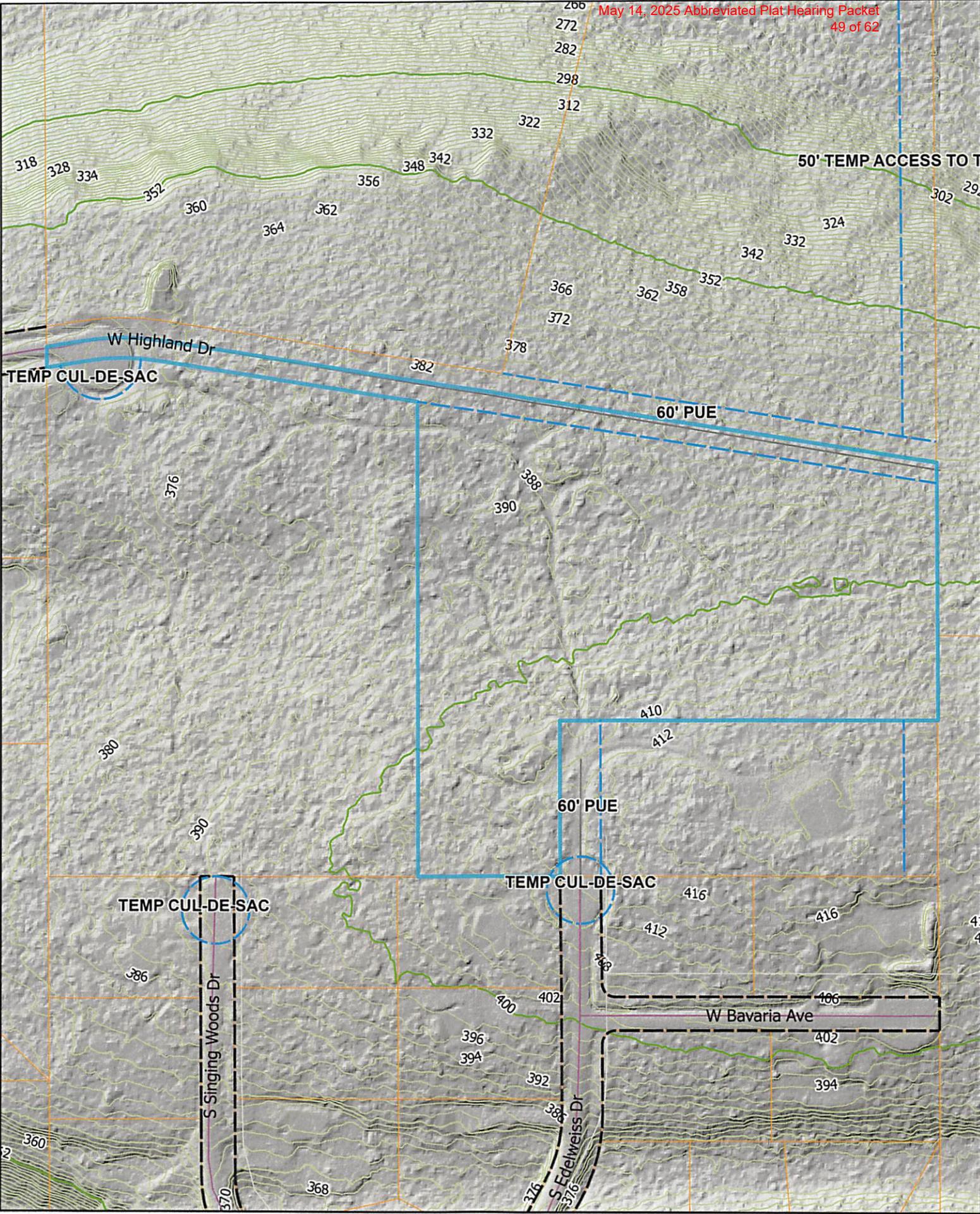
S Singing Woods Dr

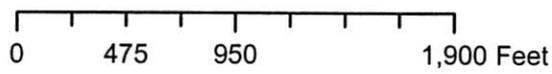
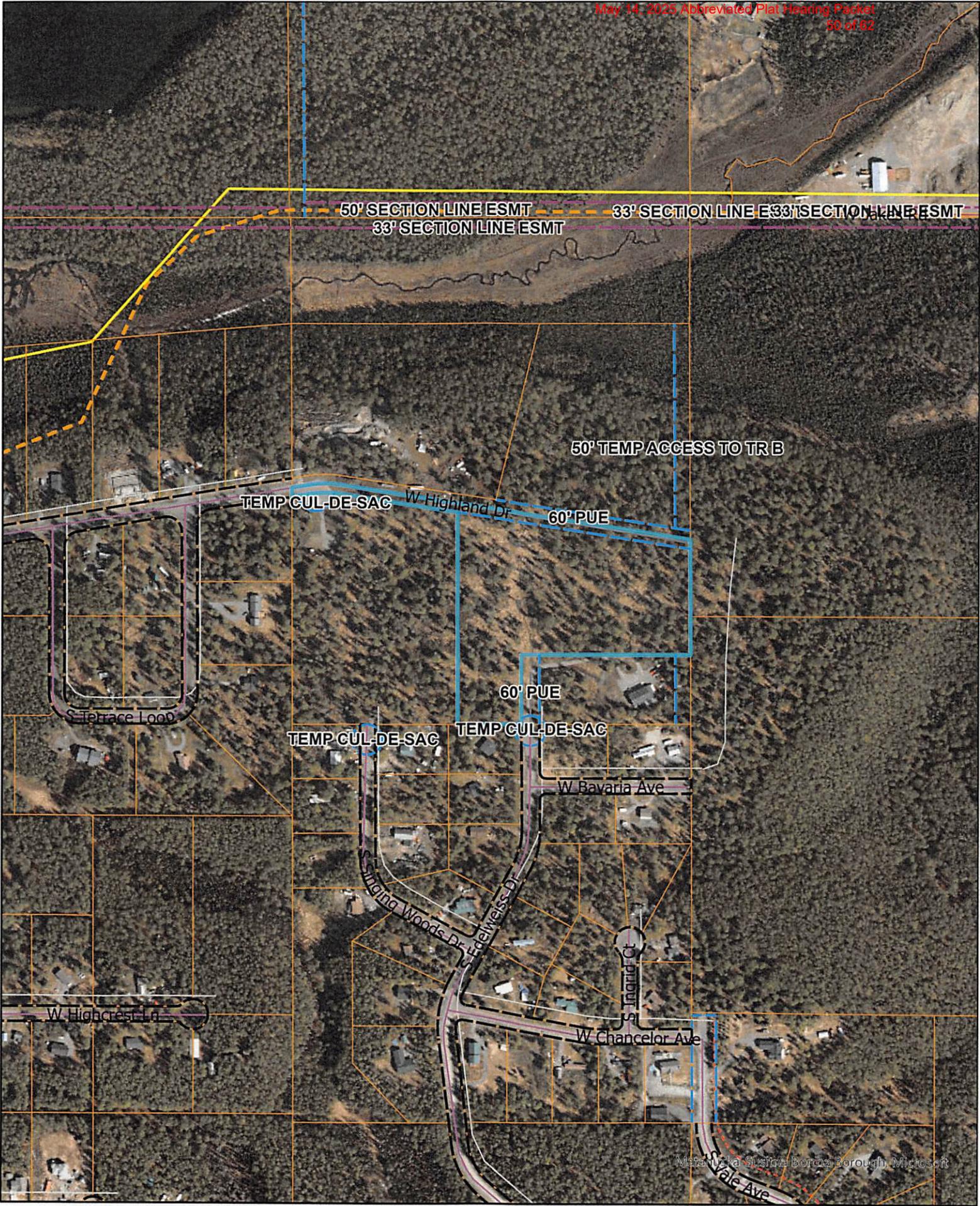
S Edelweiss Dr

W Bavaria Ave

Matanuska-Susitna Borough, Maxar, Microsoft









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

March 26, 2025

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: *Zivotic Acres*; Useable Areas and Drainage
HE #25004

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parcel; the project has a total area of around 10 acres. Our soils evaluation included logging a single new testhole on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete draped/hanging flag shape, with a rectangle missing from the end of the flag portion. It lies between the end of W. Highland Drive at the base of the pole, and the end of S. Eidelweiss Drive at the tip of the flag; access is planned from both existing streets. The parent parcel has a gentle slope to the north or northwest. Drainage appears to generally be sheet flows consistently directed north or northwest. There are very minimal areas with steep slopes over 25%, as delineated on the attached map. The total elevation differential indicated from the provided topographical map is around 53'.

Soils & Vegetation. The parent parcel contains very minimal development, with minor cleared paths and no substantial structures. Except for the clearing, all areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth birch and spruce trees. Lesser brush and grasses are also present. One new test hole was dug on 2-14-2025 where shown on the attached map. Near surface soils encountered included a thin organic mat over a thicker layer of silty loess topsoils which extended down to about 2'. Receiving soils under the topsoils were silty sands and gravels, with a modest silt content. A sieve test returned a classification of GM with 20% fines. Soils encountered were typical for the area, based on our prior experiences on nearby properties.

RECEIVED

APR 03 2025

PLATTING

Groundwater. Groundwater was not encountered in the test hole, dug to a depth of 16'. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by very minor steep areas, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For both of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed 2 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Road Access and Drainage. The proposed new lots will be accessed from existing roads along the project's northwest and southern borders. As no road construction is required, no formal drainage plan is needed. Existing drainage patterns are shown on the attached map.

Please do not hesitate to call with any questions you may have.

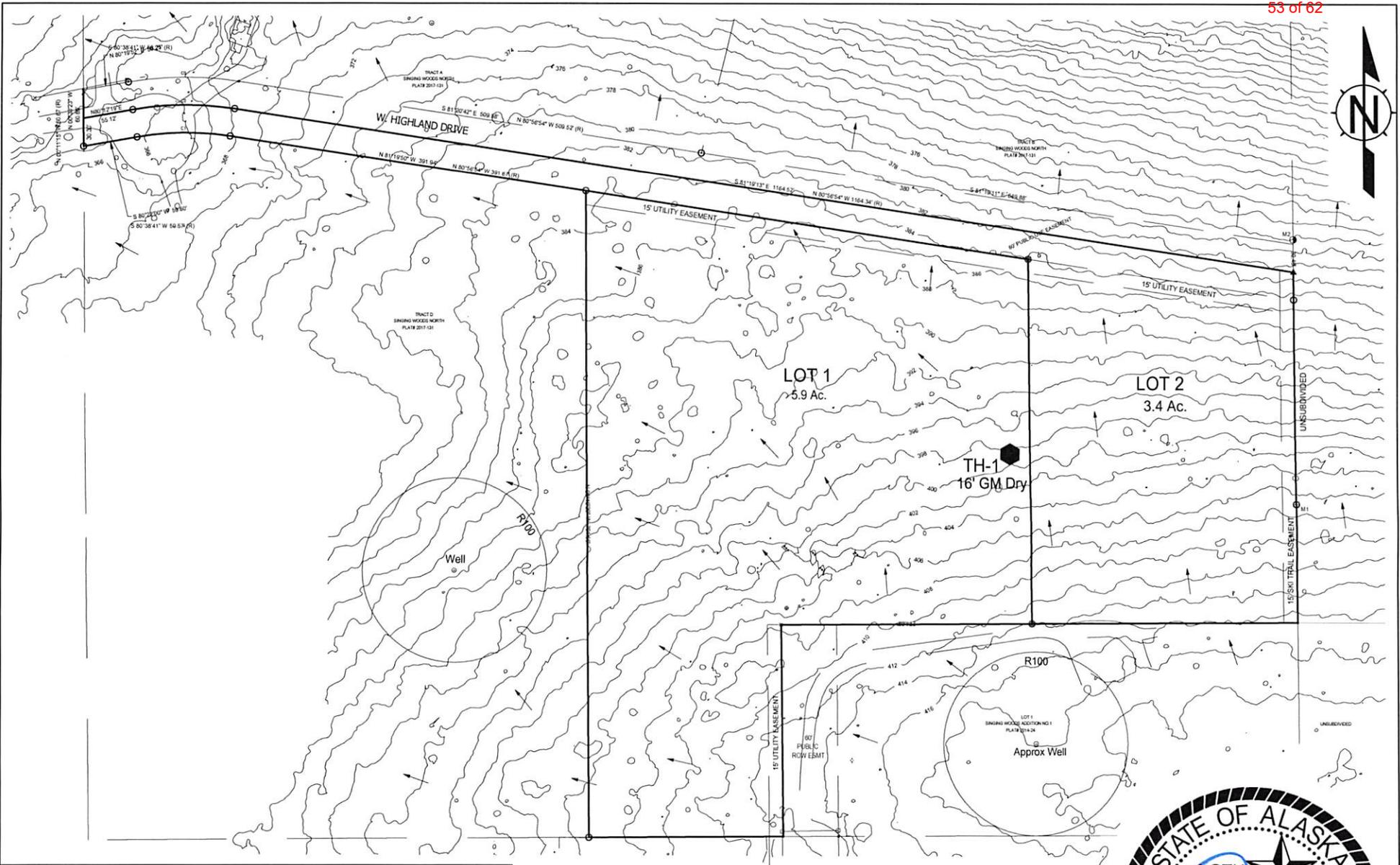
Sincerely,



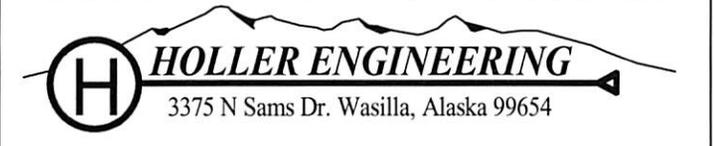
Curtis Holler, PE

c: G. Zivotic, w/attachments



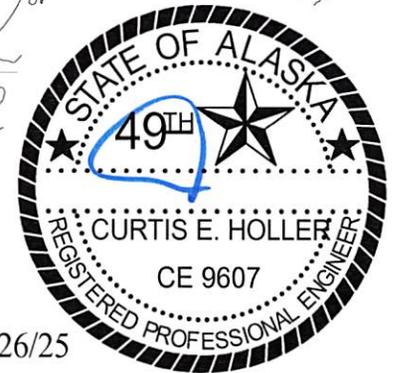


Zivotic Acres
Testhole, Useable Area, Drainage, & Topography



Notes

1. Base drawing provided by surveyor.
2. 2' topography contours from surveyor.
3. Arrows denote apparent drainage patterns.
4. Testhole location approximate.
5. Location of improvements approximate.
6. Hatched area have over 25% slope.



Job # 25004 | Scale: 1" = 150' | 3/26/25

3/26/25

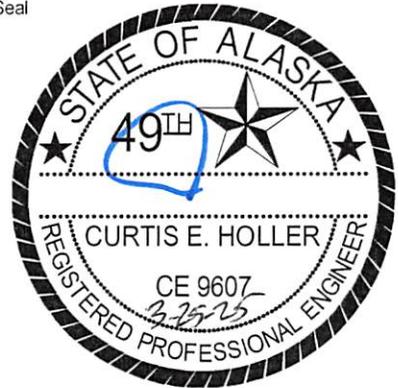


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

Seal



TEST HOLE # 1 of 1
 Performed For: GORAN ZIVOTIC
 Legal Description: ZIVOTIC ACRES

Depth, feet	Soil Type
1	OL (Frozen 1-1')
2	ML BROWN LOESS
3	SP-GPW/SILT TO GM
4	CLAY-GRAY, ROCK TO 4"
5	MEDIUM-HIGH DENSITY
6	STANDS WELL
7	
8	SAME, ROCKS TO 8"/10"
9	
10	SAME WITH A
11	Few ROCKS TO 15"
12	
13	
14	
15	
16	NO GWT/NO SEEP or STAIN
17	
18	
19	
20	
21	
22	

GRAB SAMPLE

Slope

Site Plan
 (SEE MAP & CONTOURS)
 ↑ N ↓

WAS GROUNDWATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? OPEN ZONING

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A				

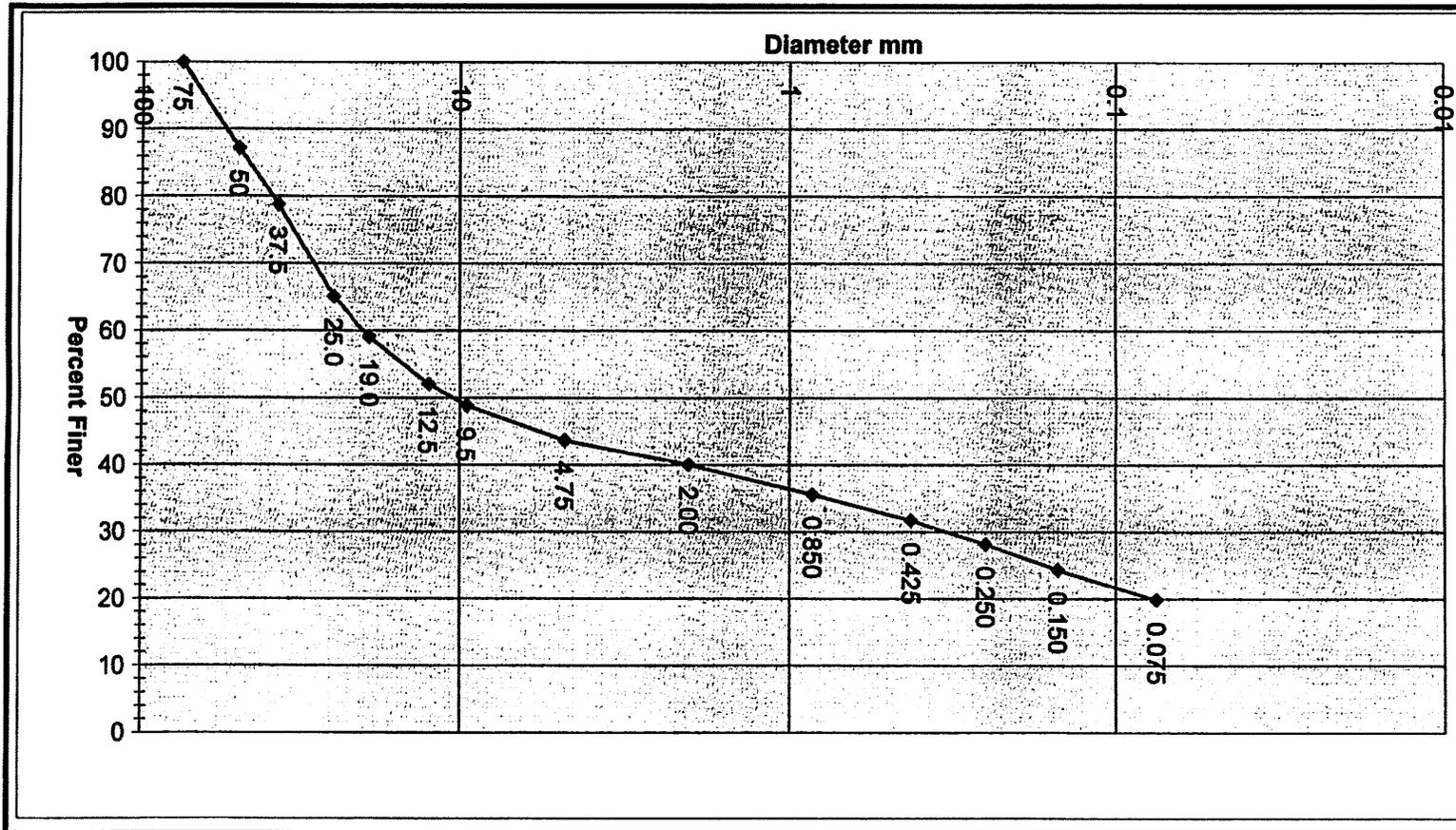
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 1 FT AND _____ FT DEPTH
 - COMMENTS: SEE SIEVE TEST REPORT 19.8% FINES
 - PERFORMED BY: C. Holler DATE: 2-14-25



HANSEN ENGINEERING, INC.

May 14, 2025 Abbreviated Plat Hearing Packet
55 of 62

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	87
1.5"	37.5	79
1"	25.0	65
3/4"	19.0	59
1/2"	12.5	52
3/8"	9.5	49
#4	4.75	44
#10	2.00	40
#20	0.850	36
#40	0.425	32
#60	0.250	28
#100	0.150	24
#200	0.075	19.8

Client: **Zivotic / Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Tract C Singing Woods North**

Unified Classification: GM

Sample Location: TH #1 @ 6' - 7'

Sample appears to be non-plastic

Date: 3/25/2025

Sample Date: 2/14/2025

Proj. no: 25004-SW

Matthew Goddard

From: Pre-Design & Engineering
Sent: Tuesday, April 29, 2025 2:13 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Zivotic Acres (MG)

Matthew,

No comments from PD&E.

Pre-Design & Engineering
Department of Public Works

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, April 16, 2025 4:16 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Zivotic Acres (MG)

Hello,

The following link is a request for comments for the proposed Zivotic Acres.
Please ensure all comments have been submitted by April 28, 2025, so they can be incorporated into the staff report.

[Zivotic Acres](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Wednesday, April 16, 2025 4:56 PM
To: Matthew Goddard
Subject: RE: RFC Zivotic Acres (MG)
Attachments: Screenshot 2025-04-16 165500.png

Looks like they're making access at the two locations shown. If so, they'll need DW permits. No other comments from the Permit Center.

Brandon Tucker

Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, April 16, 2025 4:16 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Zivotic Acres (MG)

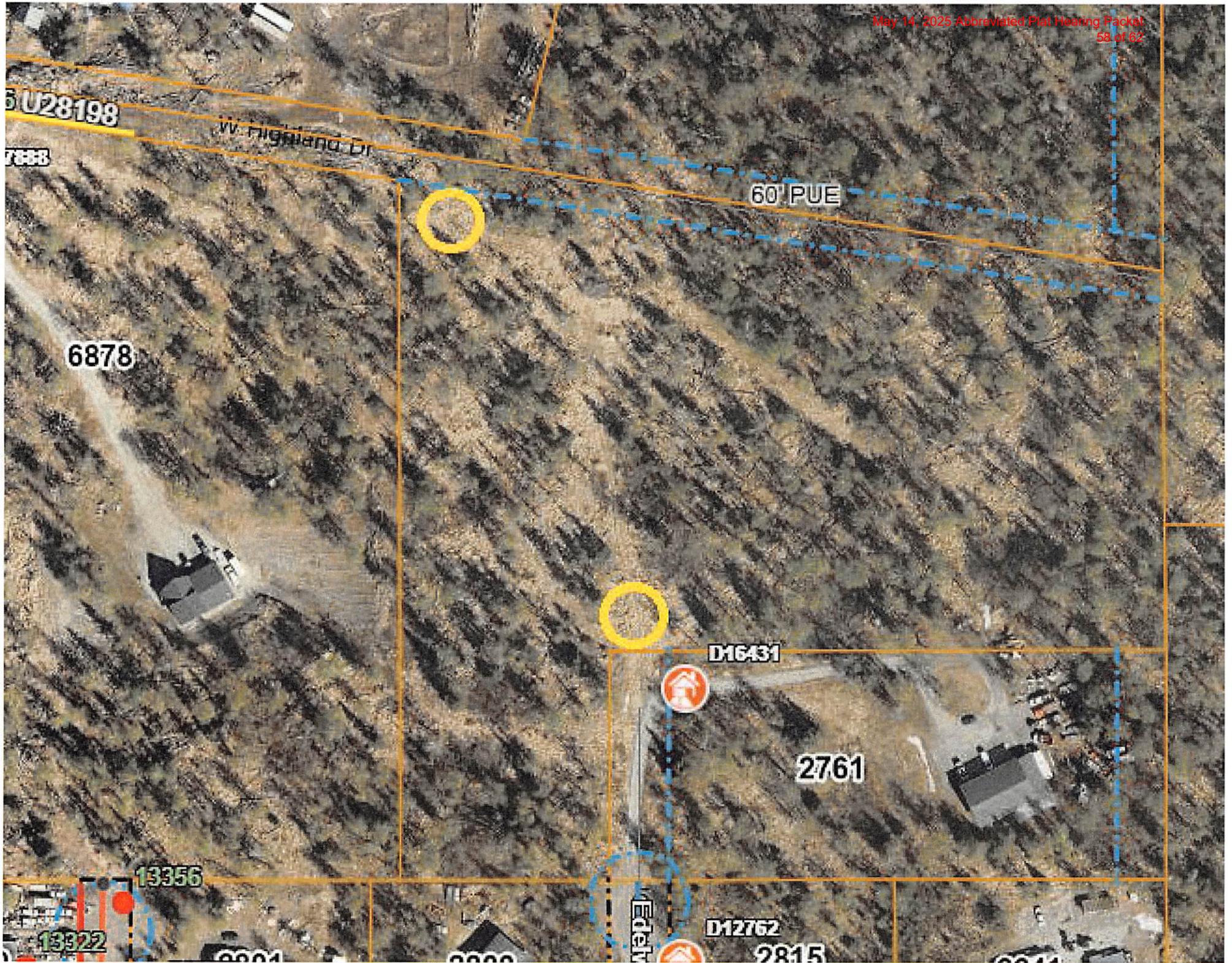
Hello,

The following link is a request for comments for the proposed Zivotic Acres.
Please ensure all comments have been submitted by April 28, 2025, so they can be incorporated into the staff report.

 [Zivotic Acres](#)

Feel free to contact me if you have any questions.

Thank you,



Matthew Goddard

From: Jeffrey Anderson
Sent: Wednesday, April 23, 2025 12:40 PM
To: Platting
Subject: RE: RFC Zivotic Acres (MG)

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard.

The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, April 16, 2025 4:16 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Zivotic Acres (MG)

Hello,

The following link is a request for comments for the proposed Zivotic Acres.

Please ensure all comments have been submitted by April 28, 2025, so they can be incorporated into the staff report.

[Zivotic Acres](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, April 28, 2025 9:01 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Zivotic Acres (MG)
Attachments: Agenda Plat.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Matthew,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, April 16, 2025 4:16 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Zivotic Acres (MG)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

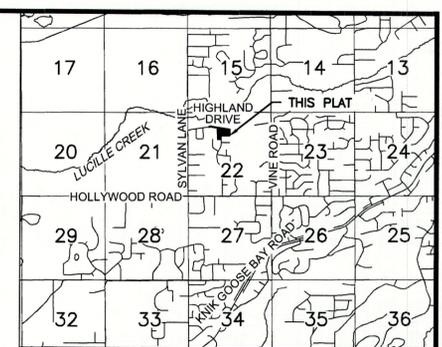
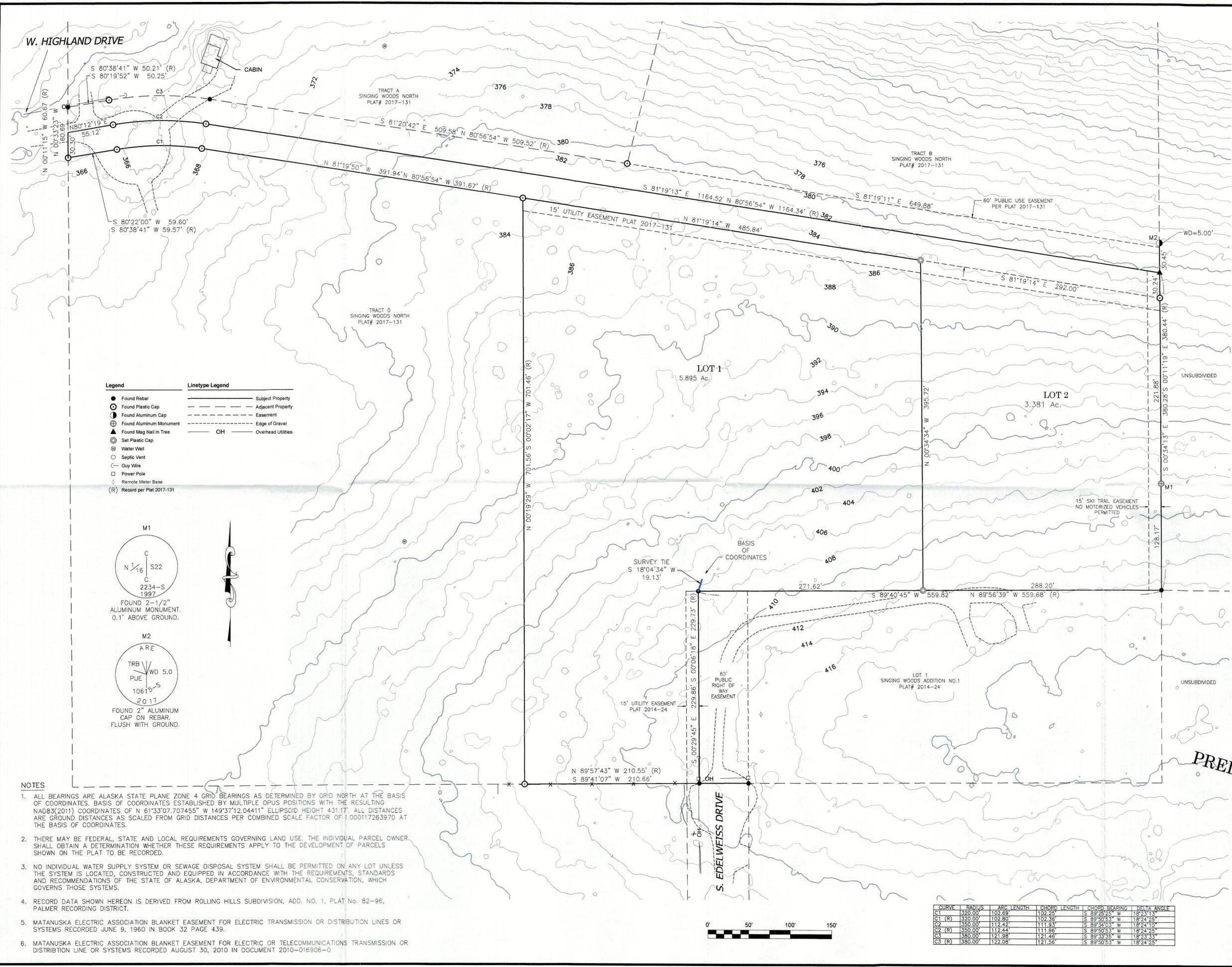
Hello,

The following link is a request for comments for the proposed Zivotic Acres.

Please ensure all comments have been submitted by April 28, 2025, so they can be incorporated into the staff report.

[☐ Zivotic Acres](#)

Feel free to contact me if you have any questions.



CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

GORAN ZIVOTIC
 1790 N. NINA CIRCLE UNIT 1
 WASILLA, ALASKA 99654

JENNIFER ANN ZIVOTIC
 1790 N. NINA CIRCLE UNIT 1
 WASILLA, ALASKA 99654

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION No. _____ DATED _____, 20__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____ PLANNING CLERK

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 20__ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL, MAT-SU BOROUGH _____ DATE _____

SURVEYOR'S CERTIFICATE
 I, OWEN THOMAS DICKS, LS# 184515, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT REPRESENTS THE CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 4/1/2025

PRELIMINARY

Agenda Copy A PLAT OF + AS BUILT
Zivotic Acres
 A SUBDIVISION OF
 TRACT C SINGING WOODS NORTH SUBDIVISION
 PLAT No. 2017-131 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 LOCATED WITHIN SEC. 22, T17N, R2W, S.M., AK
 CONTAINING 9.276 ACRES, MORE OR LESS

RESOLUTE LAND SURVEYING
 7362 W. PARKS HWY., #349; WASILLA, ALASKA 99623
 PH: (907)521-4989 resoluteurvey.com

DRAWN: OTD/SAP SCALE: 1" = 50'
 DATE: 03/25/2025 FIELD BOOK: RLS-03
 PROJECT: 240149 SHEET 1 OF 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	320.00'	102.59'	102.25'	S 89°50'53" W	18°24'25"
C1 (R)	320.00'	102.80'	102.36'	S 89°50'53" W	18°24'25"
C2	350.00'	112.42'	111.93'	S 89°50'53" W	18°24'10"
C2 (R)	350.00'	112.44'	111.96'	S 89°50'53" W	18°24'25"
C3	380.00'	121.98'	121.46'	S 89°50'53" W	18°23'43"
C3 (R)	380.00'	122.08'	121.56'	S 89°50'53" W	18°24'25"

