

# 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  
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PLATTING ASSISTANT  
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## **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](mailto: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