

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 21, 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:

(None)

3. PUBLIC HEARINGS:

- A. **CROCKER CREEK VISTA PHASE 1:** The request is to create four lots from Tax Parcel D3 and Tract A-1, Settlers Bay #6, (Plat#2007-71), (Tax ID's 17N02W34D003 & 6694000T00A-1) to be known as **CROCKER CREEK VISTA PHASE 1**, containing 286.11 acres +/- . The property is located east of and directly north of S. Settlers Bay Drive; within Section 34, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3. *(Petitioner/Owner: Premier Homes, LLC, Staff: Chris Curlin, Case #2025-050)*
- B. **FONTANA DELLE VOLPI:** The request is to create two lots by adjusting the common lot line between Lot 5, Block 2, Spacious Kaswitna Estates, Plat #78-167 & Parcel #2, MSB Waiver #86-52, recorded as 86-204w to be known as **FONTANA DELLE VOLPI**, containing 112.72 acres +/- . The property is located east of the S. Parks Highway, east and west of the Alaska Railroad, and south of 196 Mile Creek (Tax ID # 21N04W30C012 & 1579B02L005); within the S ½ Section 30, Township 21 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: William Fontana, Staff: Matthew Goddard, Case #2025-052)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 21, 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