

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 21, 2025, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. CROCKER CREEK VISTA PH 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 Ph 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*)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 193 public hearing notices were mailed out on April 30, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

- 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)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 23 public hearing notices were mailed out on April 30, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.
The following persons spoke:

- Michael Feil

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:39 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist