

# 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 [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:**

*(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