

MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
MAY 15 2025  
PLATTING

CC 192  
KINIK FAIRVIEW COMMUNITY COUNCIL  
PO BOX 877291  
WASILLA, AK 99687

### NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: Premier Homes, LLC**

**REQUEST:** 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.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 21, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

☒ No Objection [ ] Objection [ ] Concern

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Comments: Rec May 7<sup>th</sup> Motion carried for No objection

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MAY 12 2025  
PLATTING

1579B01L001 14  
LEWIS KEVIN C & VIVIAN L  
HC 89 BOX 244  
WILLOW, AK 99688

### NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: WILLIAM FONTANA**

**REQUEST:** 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.

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[ ] No Objection [x] Objection [x] Concern

Name: Kevin Lewis Address: HC 89 Box 244 Willow AK 99688

Comments: I strongly object to adding onto our quite  
subdivision of spacious Kaswitna Estates. Mr. Fontana  
can find another way to access his property,  
don't want the added traffic or people.

Case # 2025-052 MG

Note: Vicinity map Located on Reve

**HANDOUT #1**  
**FONTANA DELLE VOLPI**  
**CASE # 2025-052**  
**MEETING DATE: MAY 21, 2025**



**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RSA 15 23  
CASWELL LAKES RSA  
DONNA MCBRIDE  
HC 89 BOX 1456  
WILLOW, AK 99688

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**NOTIFICATION OF PUBLIC HEARING**

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☒ No Objection   ☐ Objection   ☐ Concern

Name: DJ McBride Address: HC 89 Box 1456, Willow 99688  
Comments: RSA 15 Chair

## Matthew Goddard

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**From:** Matthew Goddard  
**Sent:** Wednesday, May 14, 2025 12:14 PM  
**To:** MICHAEL FEIL  
**Subject:** RE: Fontana Delle Volpi subdivision, s. Pope dr. Willow, AK

Good afternoon Michael,

Thank you for submitting comments/questions.  
In response to your questions:

If he is not planning on subdividing this property then why does it require a subdivision name?

Any platting action, even one simply adjusting the property line between two lots like this one is required to have a subdivision name.  
These names cannot be a direct duplication of an existing subdivision name.

Why is just a driveway permit not enough for access to the property?

The proposed action is improving access to tax parcel C12. The property boundary adjustment is being proposed by the petitioner and as such any questions on future usage would need to be directed to the petitioner.

How much influence do we the residents of Spacious Kaswitna have anyway over this subdivision?

The public hearing allows for public comments to be attached to the case record. If any comments raise issues that would need to be resolved to meet Borough Code, these items will need to be addressed.

I have spoken with everyone and we are all against a new subdivision at the end of our quiet dead end road. I purchased here twenty eight years ago due to that quiet dead end road. I do not want my quiet lifestyle changed with a lot more traffic. When we walk our dog and our grandchildren we have little to no worries about traffic and I intend to keep it that way.

What's to stop him from getting access on the other side and pushing the road through to the highway creating a loop.

Currently Pope Drive is the only legal and physical access available to Parcel C12 without the acquisition of surrounding property.

Do we even have a leg to stand on??? Just how much weight does public comment hold or is this just a legal formality for the borough and the borough will do whatever is in their best interest which seems to be nothing but collecting property tax revenue.

If any comments raise issues that would need to be resolved to meet Borough Code, these items will need to be addressed.

Have a great day,



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

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**From:** MICHAEL FEIL <jandmtreeservice@mtaonline.net>  
**Sent:** Wednesday, May 14, 2025 5:54 AM  
**To:** Platting <platting@matsugov.us>  
**Subject:** Fontana Delle Volpi subdivision, s. Pope dr. Willow, AK

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

Dear Mr Goddard, Michael Feil here 60107 s. Pope dr. I plan to attend the meeting 5-21-25 because I have several questions. After speaking with my neighbors, some of who actually spoke with Mr. Fontana about his intent. If he is not planning on subdividing this property then why does it require a subdivision name? Why is just a driveway permit not enough for access to the property? How much influence do we the residents of Spacious Kaswitna have anyway over this subdivision? I have spoken with everyone and we are all against a new subdivision at the end of our quiet dead end road. I purchased here twenty eight years ago due to that quiet dead end road. I do not want my quiet lifestyle changed with a lot more traffic. When we walk our dog and our grandchildren we have little to no worries about traffic and I intend to keep it that way. What's to stop him from getting access on the other side and pushing the road through to the highway creating a loop. Do we even have a leg to stand on??? Just how much weight does public comment hold or is this just a legal formality for the borough and the borough will do whatever is in their best interest which seems to be nothing but collecting property tax revenue.

Sincerely, Michael C.

Feil 60107 s. Pope dr. Willow, AK 907-355-2185

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PALMER, ALASKA 99645

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MAY 19 2025  
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1579B01L002 13  
LIERLEY DAVID & CATHERINE  
HC 89 BOX 242  
WILLOW, AK 99688

HANDOUT #4  
FONTANA DELLE VOLPI  
CASE # 2025-052  
MEETING DATE: MAY 21, 2025

### NOTIFICATION OF PUBLIC HEARING

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[ ☒ ] No Objection [ ☒ ] Objection [ ☐ ] Concern

Name: David & Catherine Lierley Address: 60055 IDABELLE LANE

Comments:

Top Road is at its max for traffic  
and the Burroughs want keep it properly  
maintained, more traffic is more dust & noise  
and I moved to Willow to be in a  
quiet area - NOT a new subdivision which

Case # 2025-052 MG

Note: Vicinity map Located on Reverse Side

Probably be mostly people from Anch who  
think they own the valley roads with there  
4 wheelers & side by sides