



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-7876

Email: permitcenter@matsugov.us

APPLICATION FOR EXCLUSION OF LAND FROM AN EXISTING LARGE LOT SINGLE FAMILY RESIDENTIAL LAND USE DISTRICT IN ACCORDANCE WITH MSB 17.76

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

_____ **\$1,000** for Exclusion of Land From an Existing Large Lot Single Family Residential Land Use District

*Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.*

Name of Contact for application

Address: _____

Phone: Home _____ Work _____ Cell _____ Fax _____

E-mail _____

Location of subdivision(s) and/or area. *Township, Range, Section(s), Meridian.*

Name of subdivision(s), if applicable. *Include all unit numbers involved.*

APPLICATION MATERIAL	Attached
1. A map (drawn to scale) depicting the application area and lot lines. <i>The appropriate MSB tax parcel map or subdivision plat may be used.</i>	
2. If the area affected by this application is covered by protective covenants or other deed restriction include a copy of the covenants or deed restriction.	
3. A petition containing the names of all legal owners of record of more than 75% of all lots less than five acres in size, and 100% of all lots greater than five acres in size located within the boundary proposed for exclusion.	
4. An explanation as to how exclusion from the existing district meets the requirements of MSB 17.76 and why the petitioners believe this land should be excluded from the existing large lot single-family residential land use district.	

The Planning Commission will recommend approval, denial or modification of the proposed exclusion from the existing district based on the following standards. Explain in detail how exclusion from this district meets the requirements of MSB 17.76.030(H)(1)-(6)	Attached
1. The contiguous and compatible character of the residential area.	
2. Consistent with the comprehensive plan.	
3. The beneficial impact to the public health, safety, and welfare.	
4. Appropriate number of lots are being proposed for inclusion	
5. Proposed district is not for improving property values or for affecting business issue.	
6. The desires of owners of small lots over the objections of owners of larger and dissimilar lots	

APPLICANT'S STATEMENT

I hereby apply for approval of exclusion of land from a large lot single-family residential land use district on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.76 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved exclusion of land from a large lot single-family residential land use district may require further authorization by the Borough Planning Commission and Borough Assembly. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Signature: Applicant Contact

Printed Name

Date