

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645 Phone (907) 861-7822 • Fax (907) 745-9876 E-mail: ccb@matsugov.us

Fred,

An updated As-Built is already on file.

(Comment is resolved.

MEMORANDUM

DATE:

10/23/2025

TO:

Matthew Goddard, Platting Technician

FROM:

Kendra Johnson, CFM

Senior Code Compliance Office

SUBJECT:

Proposed ABF Estastes Phase 2 Platting Action 2025-144

There are no open or active Code Compliance Violation Cases at this time.

The submitted Agenda Plat does not show a distance from the structures to the proposed lot lines to ensure that the existing structures will meet the required setbacks per MSB 17.55.

Please verify that the existing structures meet MSB setback requirements prior to approving the subdividing of the parcels.

HANDOUT #1 ABF Estates PH 2 CASE # 2025-144

MEETING DATE: NOVEMBER 5, 2025



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MEMORANDUM

DATE:

10/20/2025

TO:

Cayman Reynolds, Platting Technician

FROM:

Kendra Johnson, CFM

Senior Code Compliance Office

SUBJECT:

Proposed Platting action for Caswell Lakes Platting action 2025-143

By eliminating the lot line between Lots 714, 715 & 716 Casewell Lakes Subdivision to create one large lot will not create any violation of MSB ordinance at this time.

The supplied Agenda Plat does not show current structures in conjunction with the existing or proposed lot lines to verify if there will be any further or continued setback issues from existing structures.

No objection to the platting action to eliminate the exiting lot lines creating one new lot to be known as Casewell Lakes Subdivision Lot 714A.

HANDOUT # 1 Caswell Lakes CASE # 2025-143

MEETING DATE: NOVEMBER 5, 2025

Chris Curlin

From:

Angela <ahobbie@mtaonline.net>
Sunday, November 2, 2025 8:17 PM

Sent:

Platting

Subject:

Comments for Public Hearing

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

Please see my attached comments pertaining to a request to modify a lot in my neighborhood.

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

9 HOBBIE CHET A & ANGELA K PO BOX 876634 WASILLA AK 99687-6634

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JENNIFER THORNE

REQUEST: The request is to create one lot from Lots 22, 23, and 24 Double "B" Ranch Subdivision, Plat 68-7, to be known as 49SK, containing 3.30 acres +/-. The plat is located south of E Palmer-Wasilla Highway, directly west of N Double B Street, and east of North Branding Iron Lane, located within the NE ¼ Section 4, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #6.

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 November 5, 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. Comments received from the public after the platting packet has been written will be given to the Planting 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, Capuan Remolds at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

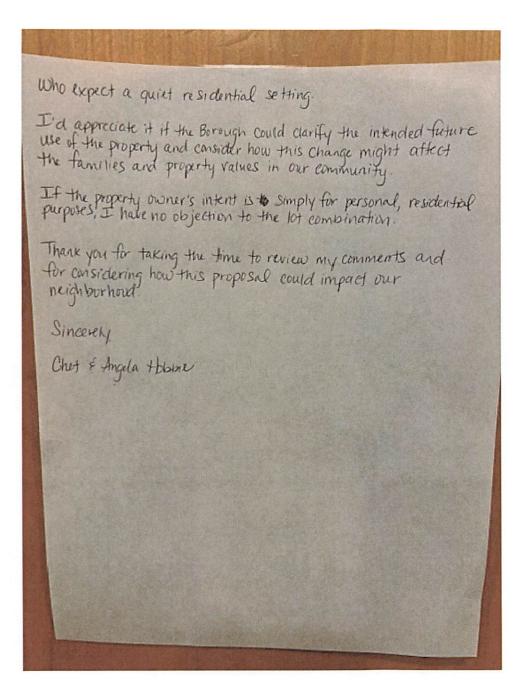
[] No Objection [] Objection [V Concern

Name: Chet & Augula Hobbie Assess Po Bex 876634, Ubsaila, AK 99657

comments From what sheen shared among neighbors, it sounds like the property owner may be planning to use the land for a dog training facility. If that is the ease, I mover ried about how that kind of activity would fit in the models of a residential area. A facility like that could bring more noise, extra vehicle traffic, and increased activity than what our neighborhood streets are meant fix. Beyond this, a commercial type use like this could also reduce near by property values and make homes in the area less appealing to future by yers case of 2025-245 CR.

Note: Vicinity map Located on Reverse Side

HANDOUT # 1 Page 1 49SK CASE # 2025-145 MEETING DATE: NOVEMBER 5, 2025



Angela

HANDOUT # 1 Page 2 49SK