



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

MEMORANDUM

DATE: 10/23/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed ABF Estates Phase 2 Platting Action 2025-144

Fred,

An updated As-Built
is already on file.

CC comment is resolved.

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>
Sent: Sunday, November 2, 2025 8:17 PM
To: 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

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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@mtasugov.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, Cayman Reynolds at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.mtasugov.us/boards/platting.

☐ No Objection ☐ Objection ☒ Concern

Name: Chet & Angela Hobbie Address: PO Box 876634, Wasilla, AK 99687

Comments: From what I've seen shared among neighbors, it sounds like the property owner may be planning to use the land for a dog training facility. If that's the case, I'm worried about how that kind of activity would fit in the middle 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 for. Beyond this a commercial type use like this could also reduce nearby property values and make homes in the area less appealing to future buyers

Case # 2025-145 CR Note: Vicinity map Located on Reverse Side

HANDOUT # 1 Page 1
49SK

CASE # 2025-145

MEETING DATE: NOVEMBER 5, 2025

Who expect a quiet residential setting.

I'd appreciate it if the Borough could clarify the intended future use of the property and consider how this change might affect the families and property values in our community.

If the property owner's intent is ~~to~~ simply for personal, residential purposes, I have no objection to the lot combination.

Thank you for taking the time to review my comments and for considering how this proposal could impact our neighborhood.

Sincerely,

Chet & Angela Hbbine

Angela