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

RECEIVED
OCT 19 2026
PLATTING

54445B01L008 12
NEWLON FAMILY TR
NEWLON DAVID B & BECKY L CO TRES
PO BOX 871262
WASILLA, AK 99687-1262

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Anatoliy Rudenkiy

REQUEST: The request is to create two lots from Lot 7A, Block 2, Kaye Estates Lots 7A and 8A, Block 2, (Plat#2006-148), (Tax ID# 5931B02L007A) to be known as **Kaye Estates 2026**, containing 2.69 acres +/-. The property is directly north of W. Kaye Lake Road and west of S. Johnsons Road; within the SW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision.** The public hearing is scheduled for **October 21, 2026,** 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 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.

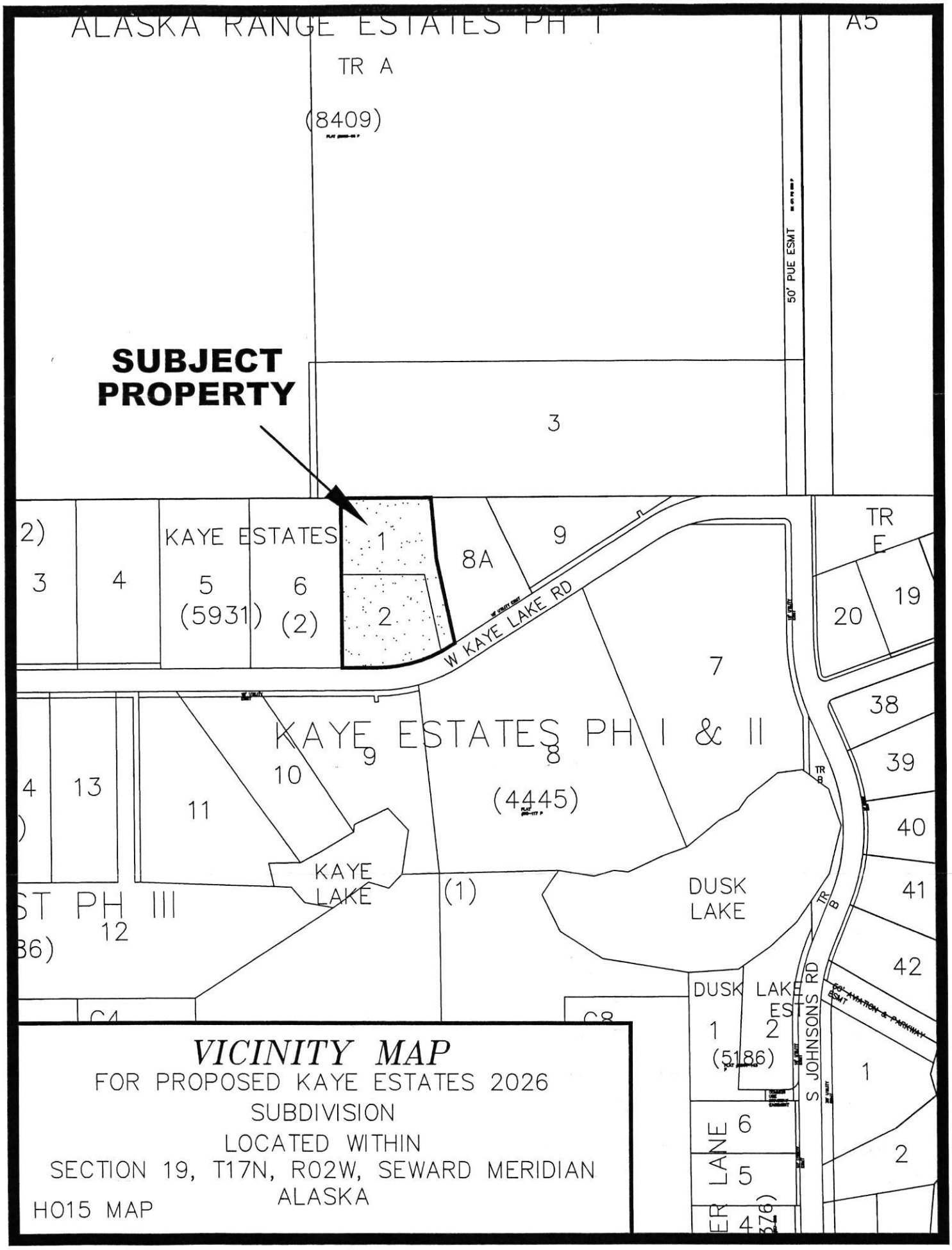
[ ] No Objection [ ] Objection [ ] Concern

Name: DAVID NEWLON *Address:* 10322 KAYE LK, WASILLA AK

Comments: I STRONGLY OPPOSE this dividing of a singe lot o The Subdivision WAS CREATED with Big lots, this would create A SMALL lot. The Access to the BACK lot is too NARROW AND Not enough SEPARATION with his NEIGHBOR. The owner just recently bought the PROPERTY AND DOES NOT live on the lot. He is basically trying to get two lots for price of one. This will create A PRECEDENT AND deminish My PROPERTY VALUE.

Case # 2026-110 CC *Note: Vicinity map Located on Reverse Side*

Handout # 1
Kaye Estates 2026
OCTOBER 21, 2026
CASE # 2026-110



VICINITY MAP

FOR PROPOSED KAYE ESTATES 2026
SUBDIVISION
LOCATED WITHIN
SECTION 19, T17N, R02W, SEWARD MERIDIAN
ALASKA

H015 MAP