

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

RECEIVED
DEC 19 2024
PLATTING

5814B02L003 67
KEENE NATHAN S
KEENE AUTUMN R
PO BOX 879531
WASILLA, AK 99687-9531

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STASS LYTVYNCHUK & SERGEY LITVINCHUK

REQUEST: The request is to create seven lots from Lots 2 & 3, Block 3, Dunworkin, Plat No. 78-65, to be known as **OUTHUNTIN**, containing 10.29 acres +/- . The property is located directly north of S. Gon Fishin Drive, east of W. Arlie Road, and north of W. Sunset Avenue (Tax ID 1453B03L002 & 1453B03L003) within Section 28, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **D Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **January 2, 2025**, starting at 1:00 p.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 plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board 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 [X] Objection [] Concern

Name: Nathan Keene Address: 4147 S gon Fishin Dr

Comments: It just looks like poor planning and overtaxing the water shed and perk for ground and crowding for Houses on curb with excessively Long drive ways that sneek past other properties to access back Lots Lowering property value in the area I know this petition would not have come about unless it was harmful to the neighborhood and its value. I work out of town otherwise I would attend meeting.

Case # 2024-135 CC

Note: Vicinity map Located on Reverse Side

HANDOUT # 1
OUTHUNTIN
CASE # 2024-135
MEETING DATE: January 2, 2025

Chris Curlin

From: Shi Haire <HappyHomeAK@hotmail.com>
Sent: Monday, December 30, 2024 10:06 PM
To: Platting
Subject: Dunworkin-LYTVYNCHUK petition

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

We received a letter regarding the potential to subdivided lots on our road (Gon Fishin)

The letter said to provide our comments by email or mail

When purchasing and building our home, these lots were to be kept in large parcels, being one of the major factors in building our home.

The CCRS were clear to all of us property owners. The valley does not have many large parcels for home owners who wish to not have neighbors sitting on top of them or live on a road with traffic non stop.

Adding another 6 houses on the corner of gon fishin/born lazy is going to cause congestion, noise, dust (unpaved roads), the well and septic's will be to close to together and the draw the neighborhood will be diminished.

The owner of the proposed lot, should sell the entirety of the 5/10 acres if they do not wish to have the larger parcel for a single (single or duplex) as stated in the CCRS we all got when purchasing the properties

Please respect the wishes of the neighbors and DO NOT allow sub dividing of these properties

Referencing:

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