

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER

Fred Wagner

PLATTING ADMINISTRATIVE

SPECIALIST

Kayla Smith

Lacie Olivieri - Alternate



PLATTING TECHNICIANS

Matthew Goddard

Chris Curlin

Cayman Reynolds

PLATTING ASSISTANT

Connor Herren

## ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING**

**8:30 A.M.**

**January 14, 2026**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person or submit written comments by email to [plattling@matsugov.us](mailto:plattling@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

**1. INTRODUCTION**

A. Introduction of Staff

**2. UNFINISHED BUSINESS: *None***

**3. PUBLIC HEARINGS:**

A. **CONCORDE RSB BLOCK 2 LOT 6A:** The request is to create one lot by eliminating the common lot line between Lots 6 & 7, Block 2, Concorde Subdivision, Plat No. 2005-53 to be known as **Block 2 Lot 6A**, containing 1.84 acres +/- . The property is located south of Hart Lake, east of N. Wasilla Fishhook Road, and directly west of E. Hart Lake Loop (Tax ID # 5591B02L006 / L007); within the NE ¼ Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case #2025-177*)

B. **SUN VALLEY CHALETS:** The request is to create two lots from Lot 11 Sun Valley Subdivision, Plat 77-142, to be known as **Sun Valley Chalets**, containing 5.00 acres +/- . The plat is located directly east of North Sun Valley Drive, east of North Palmer Fishhook Road, and south of East Hatchers Landing Avenue, located within the SW ¼ Section 35, Township 19 North, Range 01 West, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Robert W Nash, Staff: Cayman Reynolds, Case #2025-178*)

**4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M. ON JANUARY 14, 2026**, IN THE **ASSEMBLY CHAMBERS** AT THE DOROTHY SWANDA JONES BUILDING, 350 E. DAHLIA AVENUE, PALMER, ALASKA.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** The Secretary reports the number of public hearing notices sent out and the date they were sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** The motion to approve is made by the Platting Officer.
  - No further unsolicited input from the petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the Platting Board, MSB 43.35.005, or appealed to the board of adjustments and appeals. MSB 43.35.015

3A



**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 14, 2025**

**ABBREVIATED PLAT: CONCORDE RSB B/2 L/6-7**

**LEGAL DESCRIPTION: SEC 20, T18N, R01E S.M., AK**

**PETITIONER: ROCHELLE HARRISON & PHILIP SHOEMAKER**

**SURVEYOR: HANSON LAND SOLUTIONS**

**ACRES: 1.84 +/- PARCELS: 1**

**REVIEWED BY: MATTHEW GODDARD**

**CASE: 2025-177**

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**REQUEST:**

The request is to create one lot by eliminating the common lot line between Lots 6 & 7, Block 2, Concorde Subdivision, Plat #2005-53 to be known as **BLOCK 2 LOT 6A**, containing 1.84 acres +/- . The property is located south of Hart Lake, east of N. Wasilla Fishhook Road, and directly west of E. Hart Lake Loop (Tax ID # 5591B02L006 / L007); within the NE ¼ Section 20, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

**EXHIBITS:**

Vicinity Maps

**Exhibit A**

**COMMENTS:**

MSB Code Compliance

**Exhibit B**

**DISCUSSION:** The subject parcels are located within the North Lakes Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

**COMMENTS:**

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report.

**CONCLUSION**

The plat of Concorde Lot 6A, Block 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

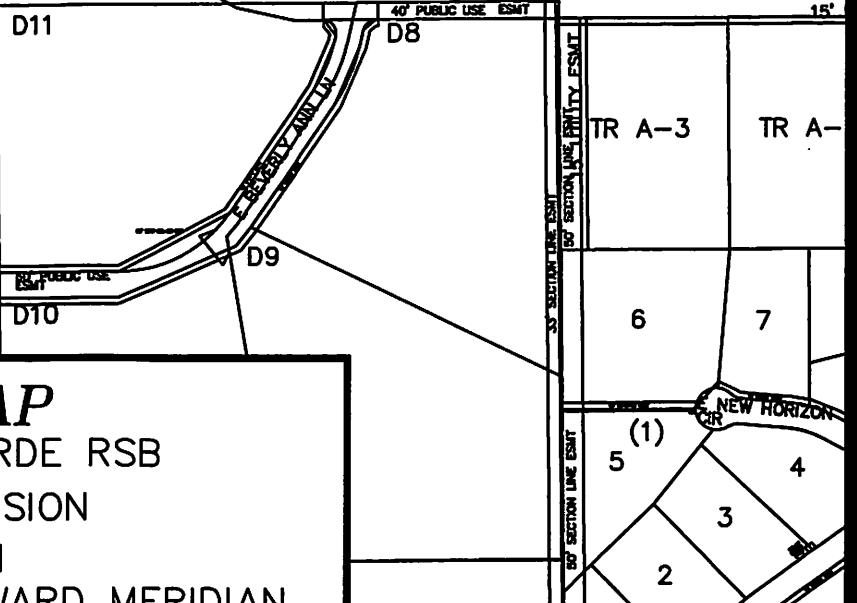
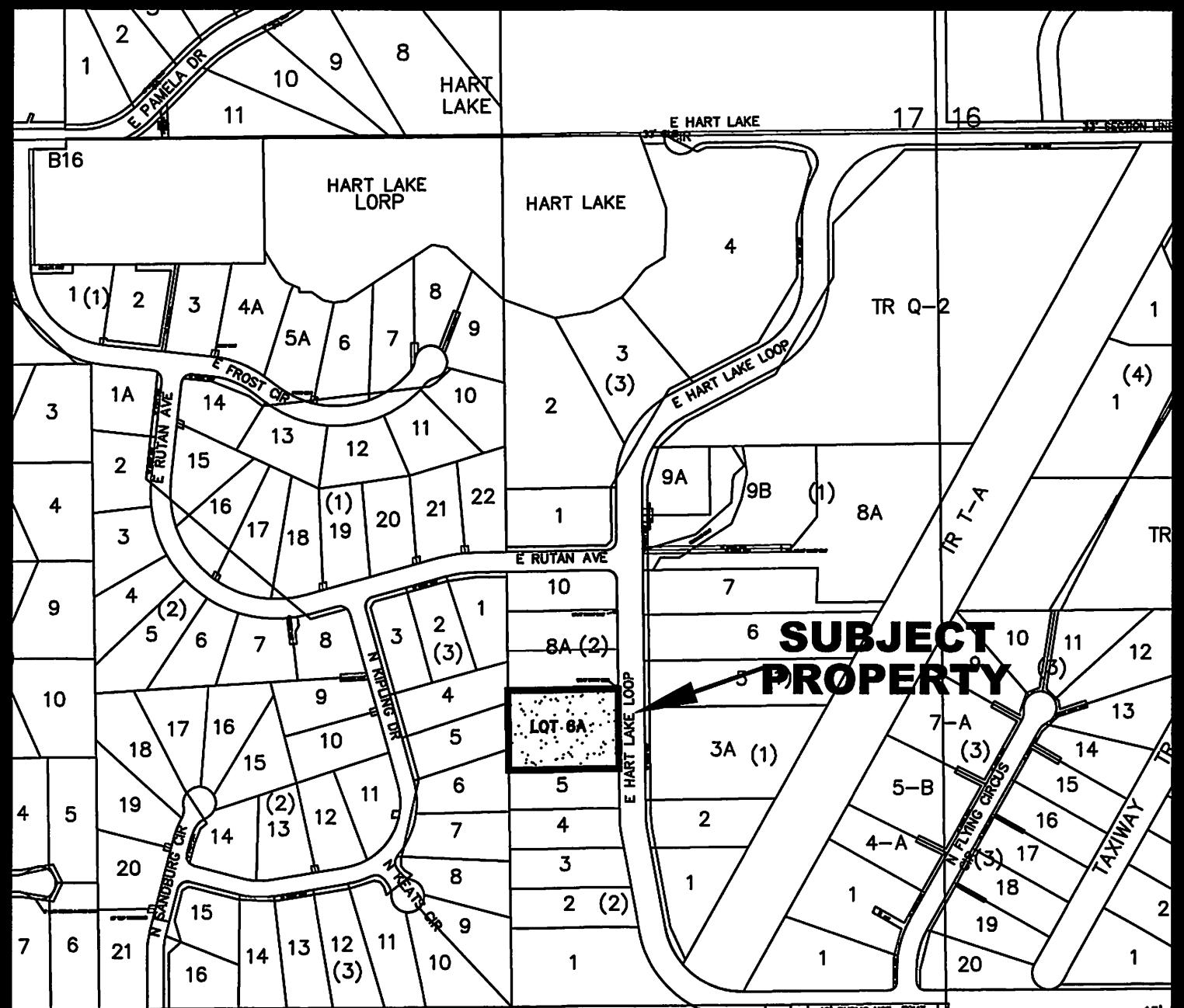
**FINDINGS of FACT:**

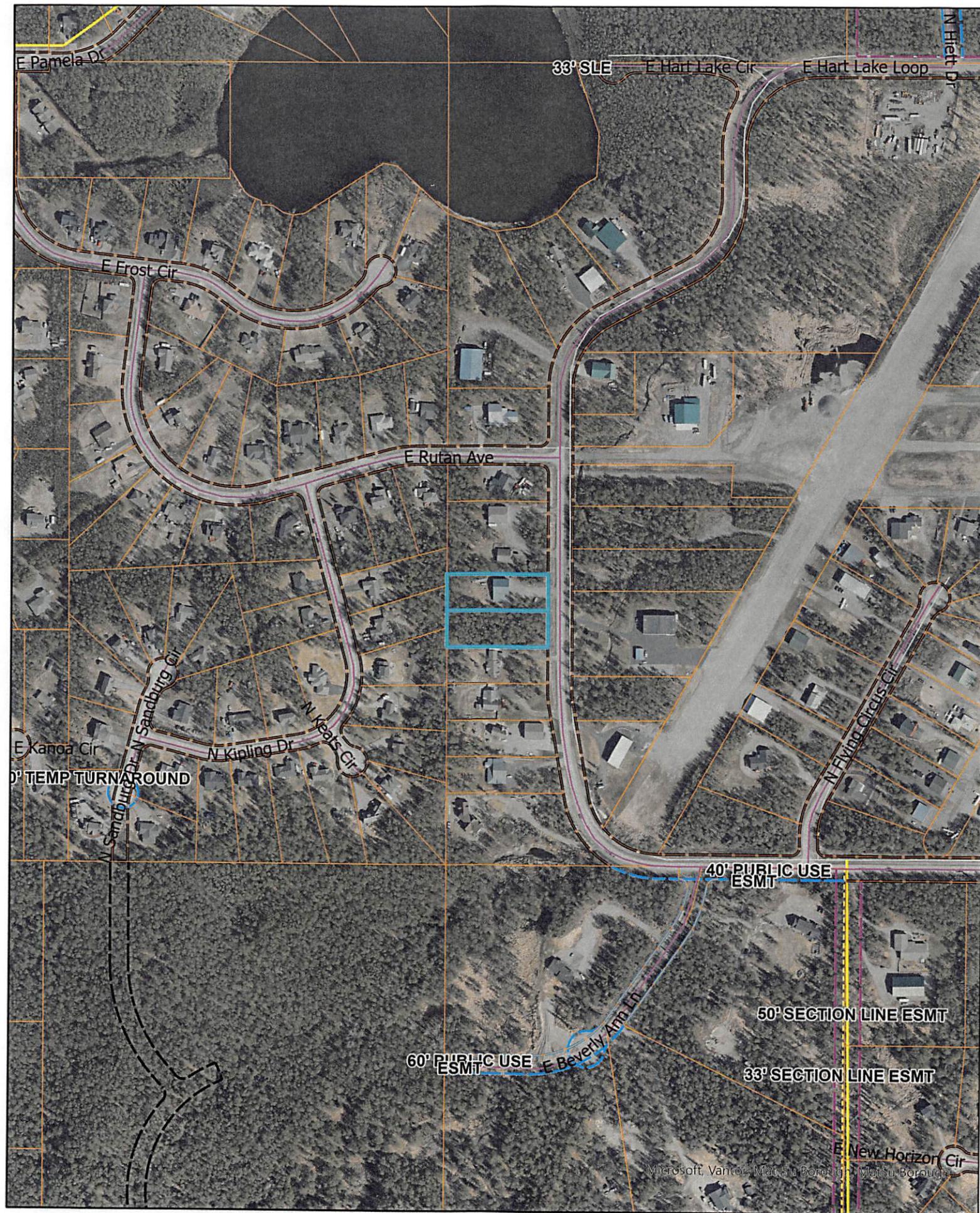
1. The abbreviated plat of Concorde Lot 6A, Block 2 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Concorde Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Concorde Subdivision (Plat #2005-53) and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Concorde Lot 6A, Block 2 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.





0 475 950 1,900 Feet



0 245 490 980 Feet



0 245 490 735 980 Feet



**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](mailto:ccb@matsugov.us)

**MEMORANDUM**

**DATE:** 12/15/2025

**TO:** Matthew Goddard, Platting Technician

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Office

**SUBJECT:** Proposed Platting action for Concorde 2025-177

There are no open/active Code Compliance cases at this time on the existing parcels.

No objection to moving forward with eliminating the common lot line between Lots 6 & 7 Block 2 Concorde Subdivision.

## PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER                    DATED                   , 20          , AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

PHILIP SHOEMAKER DATE

ROCHELLE HARRISON DATE

## NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

HART  
LAKE  
ESTATES  
PH. I  
(2005-110)

HART  
LAKE  
ESTATES  
PH. I  
(2005-110)

## LEGEND

(N74°45'W) (254.70') RECORD PER PLAT (2005-53)

① BLOCK

②

CONCORDE  
(2005-53)

8

10'x20'  
UTILITY--  
EASEMENT  
(2005-53)

LOT 6A

1.84 ACRES±

CONCORDE  
(2005-53)

5

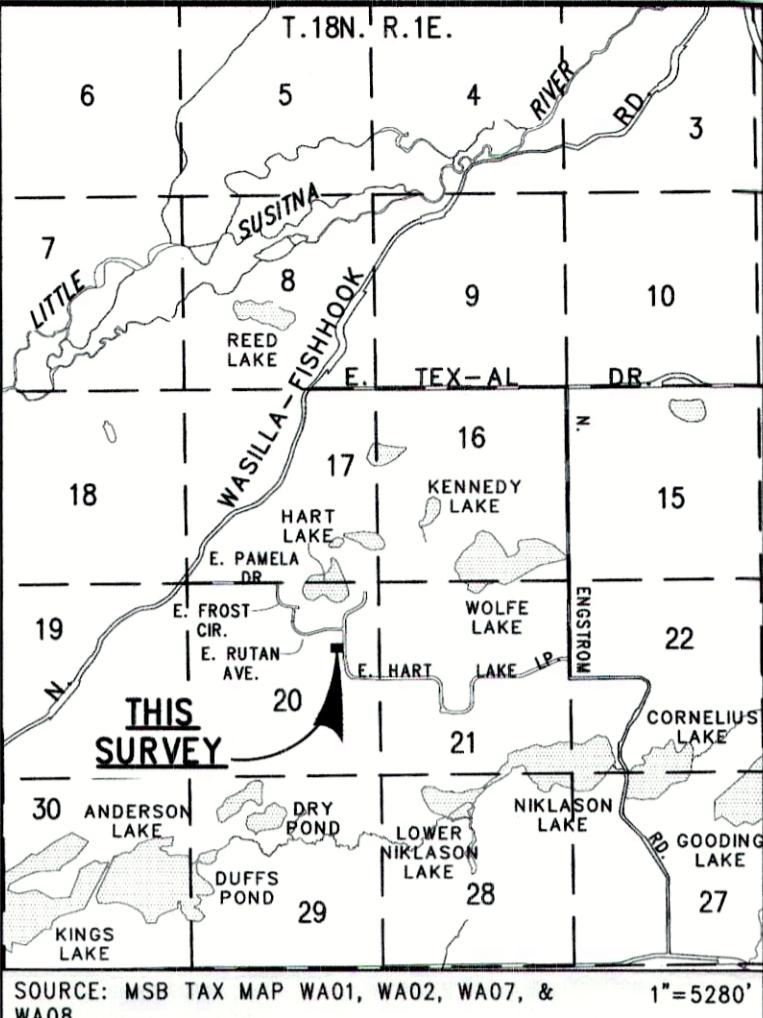
10'x20'  
UTILITY--  
EASEMENT  
(2005-53)

20 0 40 60 80  
US SURVEY FEET

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH                   , 20          , AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL DATE  
(MATANUSKA-SUSITNA BOROUGH)



## SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE REVISED PLAT OF CONCORDE SUBDIVISION(2005-53).

REGISTERED LAND SURVEYOR

A PLAT OF  
**CONCORDE**  
**L6A, BLOCK 2**  
A REPLAT OF  
**L6 & L7, BLOCK 2**  
**CONCORDE SUBDIVISION**  
**(2005-53)**

PALMER RECORDING DISTRICT  
STATE OF ALASKA  
THIRD JUDICIAL DISTRICT  
LOCATED WITHIN  
NE 1/4 SEC. 20, T.18N. R.1E. SM, AK  
CONTAINING 1.84 ACRES MORE OR LESS

**HANSON**  
**LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738

FILE: FB25-256 CK: CEH SCALE: 1"=40' 07/29/25 1 OF 1

LS

RECEIVED  
NOV 24 2025  
PLATTING

Agenda Copy

3B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 7, 2026

ABBREVIATED PLAT: SUN VALLEY CHALETS

LEGAL DESCRIPTION: SEC 35, T19N, R01E, Seward Meridian AK

PETITIONERS: ROBERT N NASH

SURVEYOR/ENGINEER: WALDEN CONSTRUCTION CONSULTING

ACRES: 5.00 ± PARCELS: 1

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-178

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**REQUEST:** The request is to create two lots from Lot 11 Sun Valley Subdivision, Plat 77-142, to be known as **SUN VALLEY CHALETS**, containing 5.00 acres +/- . The plat is located directly east of North Sun Valley Drive, east of North Palmer Fishhook Road, and south of East Hatchers Landing Avenue, located within the SW ¼ Section 35, Township 19 North, Range 01 West, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 6 pgs

**AGENCY COMMENTS**

Development Services  
Public Works  
Code Compliance  
Utilities

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 1 is 1.54 acres; Lot 2 is 3.45 acres. Access to lot 1 is from North Sun Valley Drive. Access to lot 2 is from East Wendt Road. North Sun Valley Drive and East Wendt Road are Borough owned and maintained roads.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert L Walden, PE, notes the soils evaluation included an existing documented system SEPTS#39682, a review of an existing testhole shown no water table to 18 feet. The site elevation is between 765' and 754, higher in North East corner, draining to the South West section. Drainage is excellent, soils consisting of fine sands of 150 rating. Petitioner intends to add one additional two bedroom cabin access from Sun Valley Road, and an additional shared well between both cabins in addition to an existing well. Each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots.

**Comments:** Development Services (**Exhibit C**) has no comments.

Public Works (**Exhibit D**) has no comments.

Code Compliance (**Exhibit E**) notes that there are no open/active Code Compliance cases at this time on the existing parcel (MSB Tax ID 1372B03L011). There are existing structures on the property subject to the abbreviated plat to create two lots. The Agenda Plat is not showing any existing structures – and the soils documents do not show all the structures with distances to the lot lines. Code Compliance will not make a determine if the proposed lot line will create any setback issues from the supplied documentation.

**Utilities:** (**Exhibit F**) Enstar has no comments, recommendations or objections. GCI notes a correction to the section line easement label, to 33'. MTA has no comments. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consol; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division; or MEA.

**CONCLUSION:** The abbreviated plat of Sun Valley Chalets is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

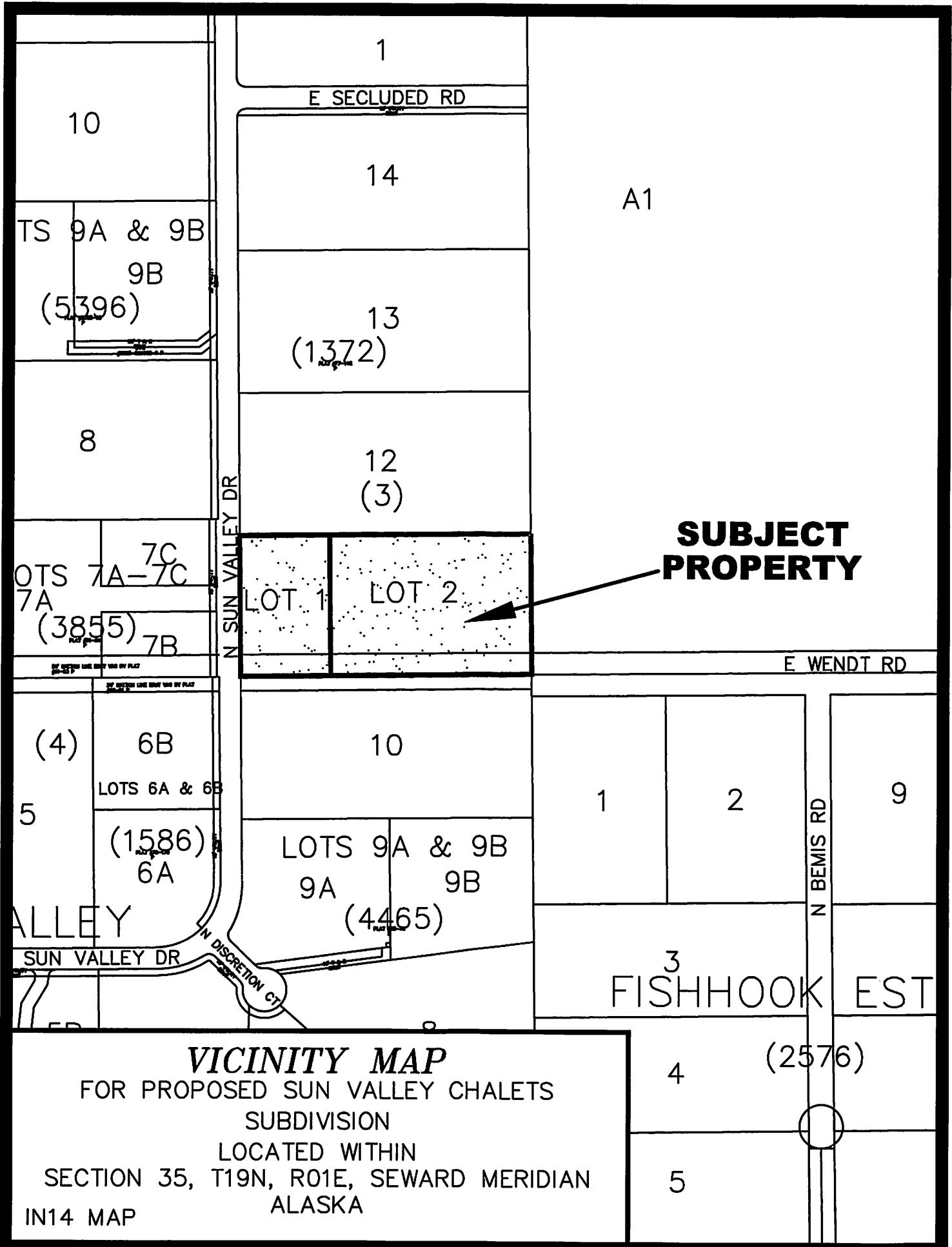
### **FINDINGS OF FACT**

1. The plat of Sun Valley Chalets is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consol; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL** for the abbreviated plat of Sun Valley Chalets, Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

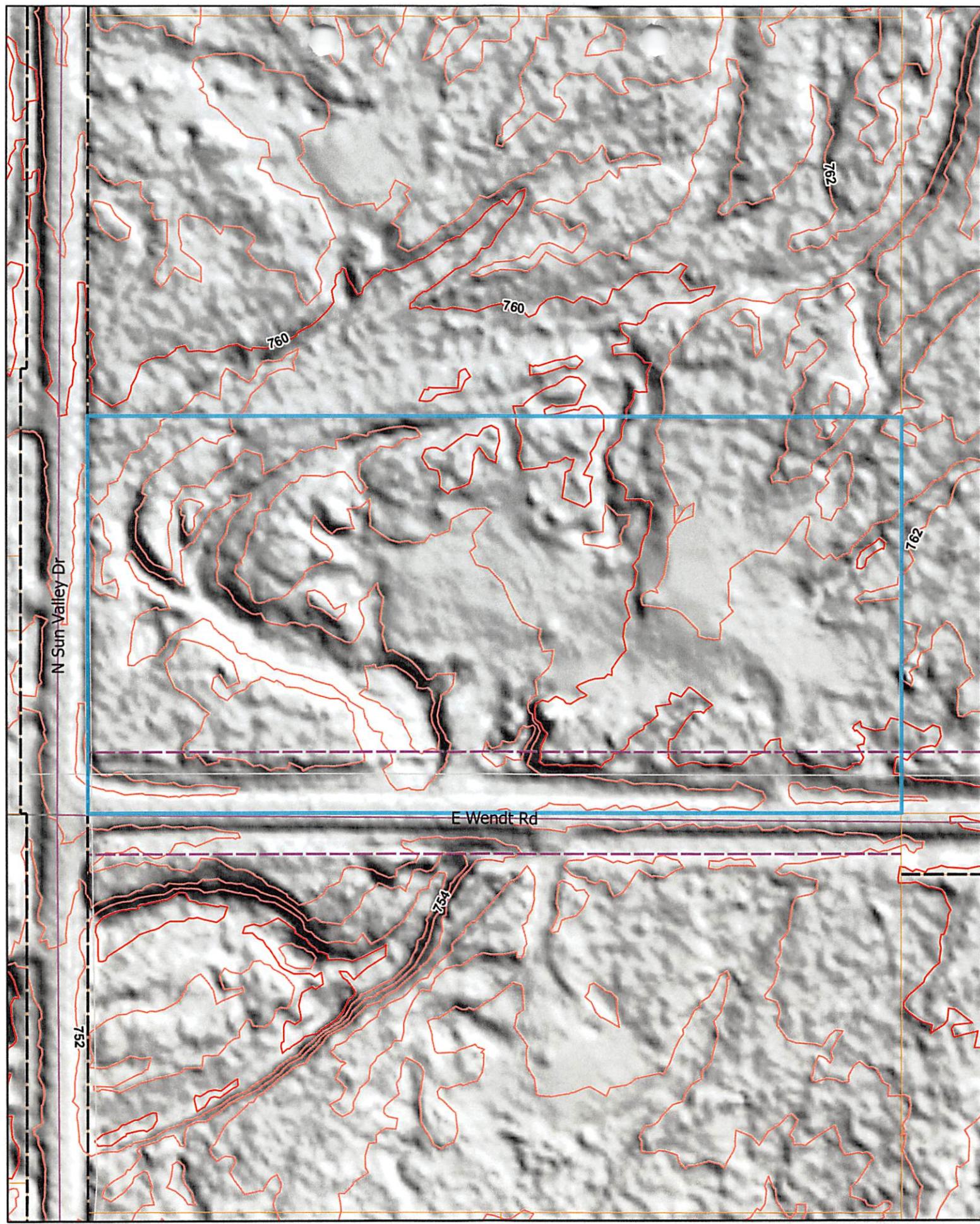
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.

2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.





0 120 240 360 480 Feet



0 120 240 480 Feet



0 475 950 1,900 Feet

RECEIVED  
DEC 03 2025  
PLATTING

**WALDEN Construction Consulting and Engineering, LLC**  
2422 W James T Cir, Wasilla, AK 99654

12/3/2025

Sun Valley Blk 3 LOT 11; 9001 North Sun Valley Drive

Subject: Soils report

Platting Board,

This is an existing residential lot on 5 acres with an existing documented system SEPTS#39682. Existing soils are (SP) fine sands, 150 rating. Existing test hole shows no water table to 18 feet. Client, Robbie Nash, has added one two-bedroom cabin with septic system on the South West (SW) corner of the property in 2024. He wishes to add one more two-bedroom cabin for short-term rentals on this property with both cabin accesses off Sun Valley Road. The existing primary residence access is off E Wendt Road.

Each cabin will have two bedrooms with a pull-out double for occupancy up to 6 people. I have designed a 1,000 gallon septic tank and 6'EDx38'L deep trench for the 2024 cabin and another planned in the future in the NW portion of the property. He plans to share a well between both cabins along with the existing original well serving the existing original home. Attached each existing asbuilt original 2003 and newly constructed cabin in 2024.

Topography on the existing lot varies from 765 to 754 elevation, higher in the NE corner draining to the mid SW section retained on the property. Primarily fine sands with gravelly mix providing excellent drainage throughout this lot.

In review of the test holes, existing topography, and site layout; I testify that each area on the existing lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

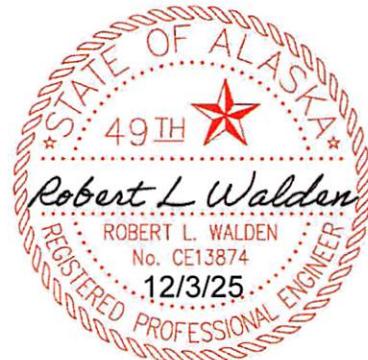
Sincerely,

*Robert L Walden*

**Robert L Walden, PE**

Cell #907-354-6661

robertwcce@gmail.com





# SOIL LOG

Project: **Lot 11, Block 3, Sun Valley**

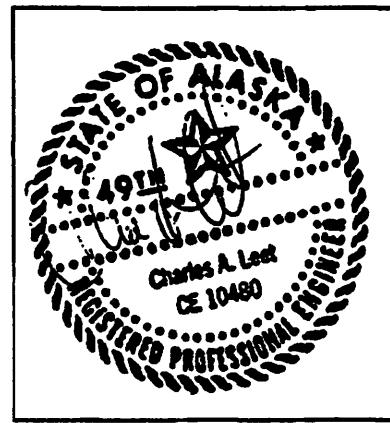
Date: **March 31, 2003**

Logged By: **Kent Sheets**

## TEST HOLE NO. 1

Depth (feet)	Description
1	Silt (Loess)
2	Clean Sandy Gravel w/ numerous boulders, loose, slightly moist (SP)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	<b>Bottom of Test Hole</b>
19	
20	
21	
22	
23	
24	

AK Rim File No. 03-00225



## TEST HOLE LOCATION:

Within 25' of proposed SAS.

## COMMENTS:

No water or impermeable layers were encountered.  
No mottling apparent

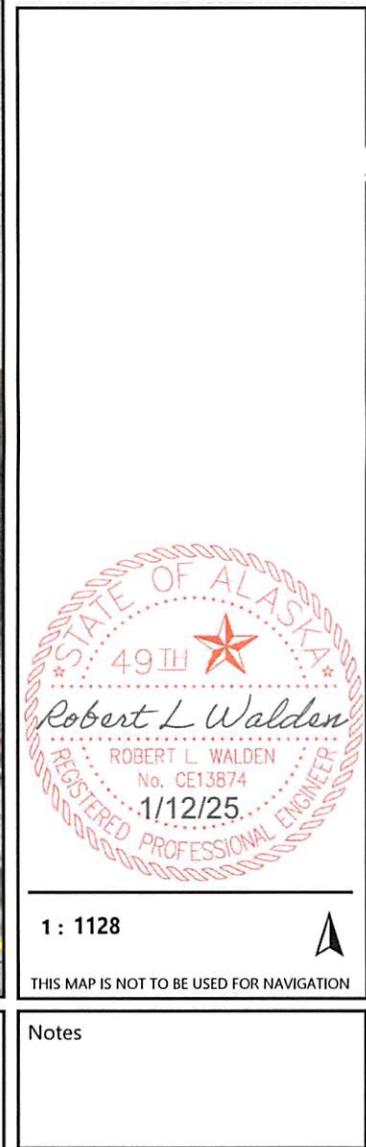
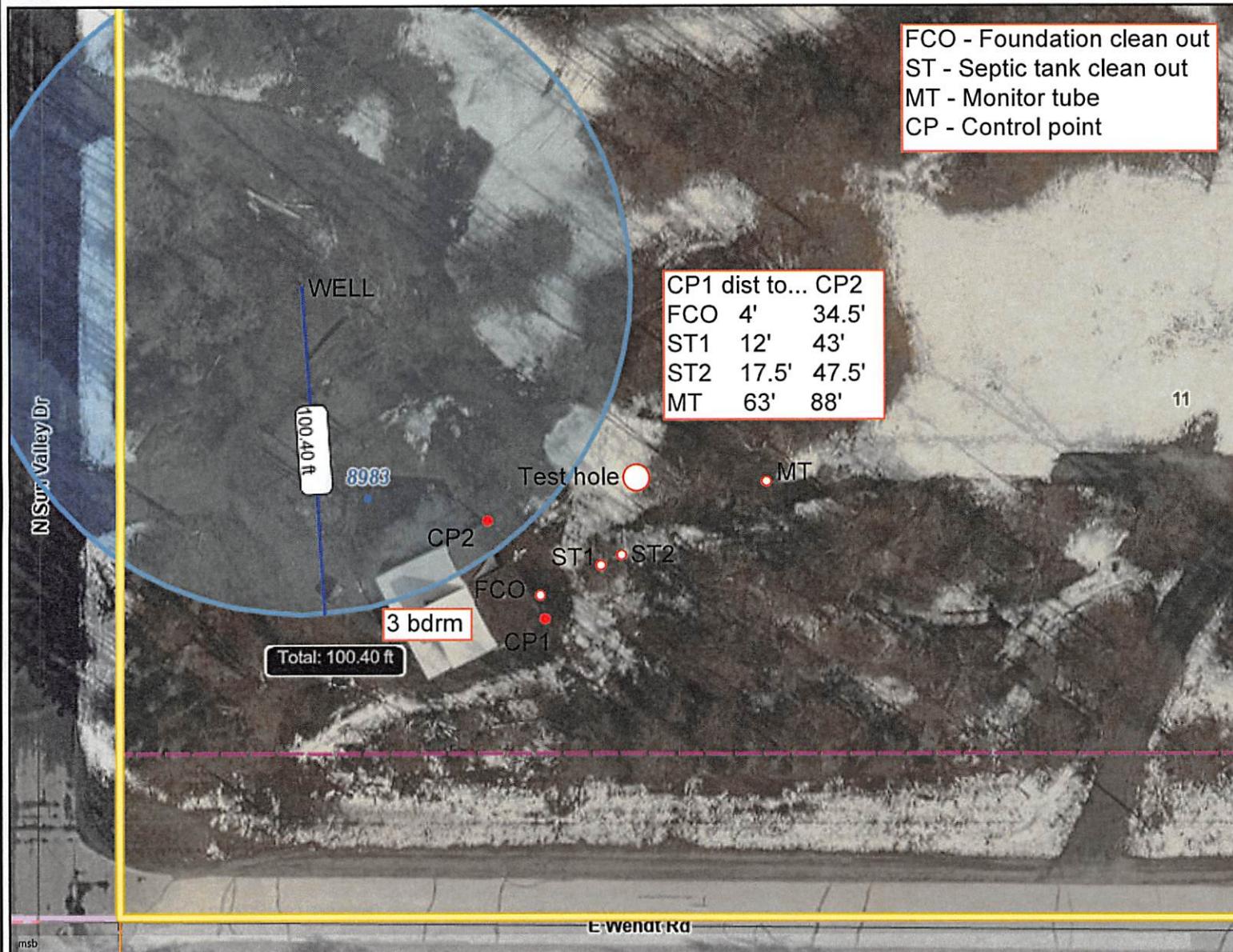
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.



Asbuilt 10/26/2024

8983 N Sun Valley Drive

FOR ADEC USE ONLY  
By: Robert L Walden, PE



0 50 100 ft

WGS\_1984/Web\_Mercator\_Auxiliary\_Sphere

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes

Walden Construction Consulting and Engineering LLC  
Cell #907-354-6661

**TESTHOLE LOG**

Legal Description: Sun Valley Blk 3 Lot 11

Date: 5/10/2024

Inspected By: Robert Walden, PE

Ground level

1ft	ML
2ft	
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	SW
18ft	
19ft	
20ft	

Testhole Location Map

Location on asbuilt

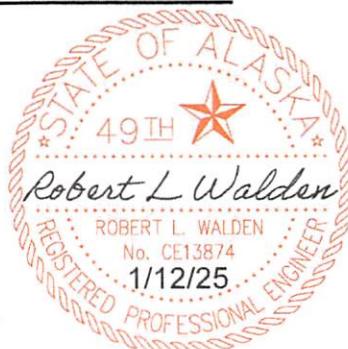
Comments:

Design 150 sft/bdrm

Total Depth of Testhole 17 ft.

Groundwater/Seeps Encountered? Y  N At \_\_\_\_\_ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y  N At \_\_\_\_\_ ft.

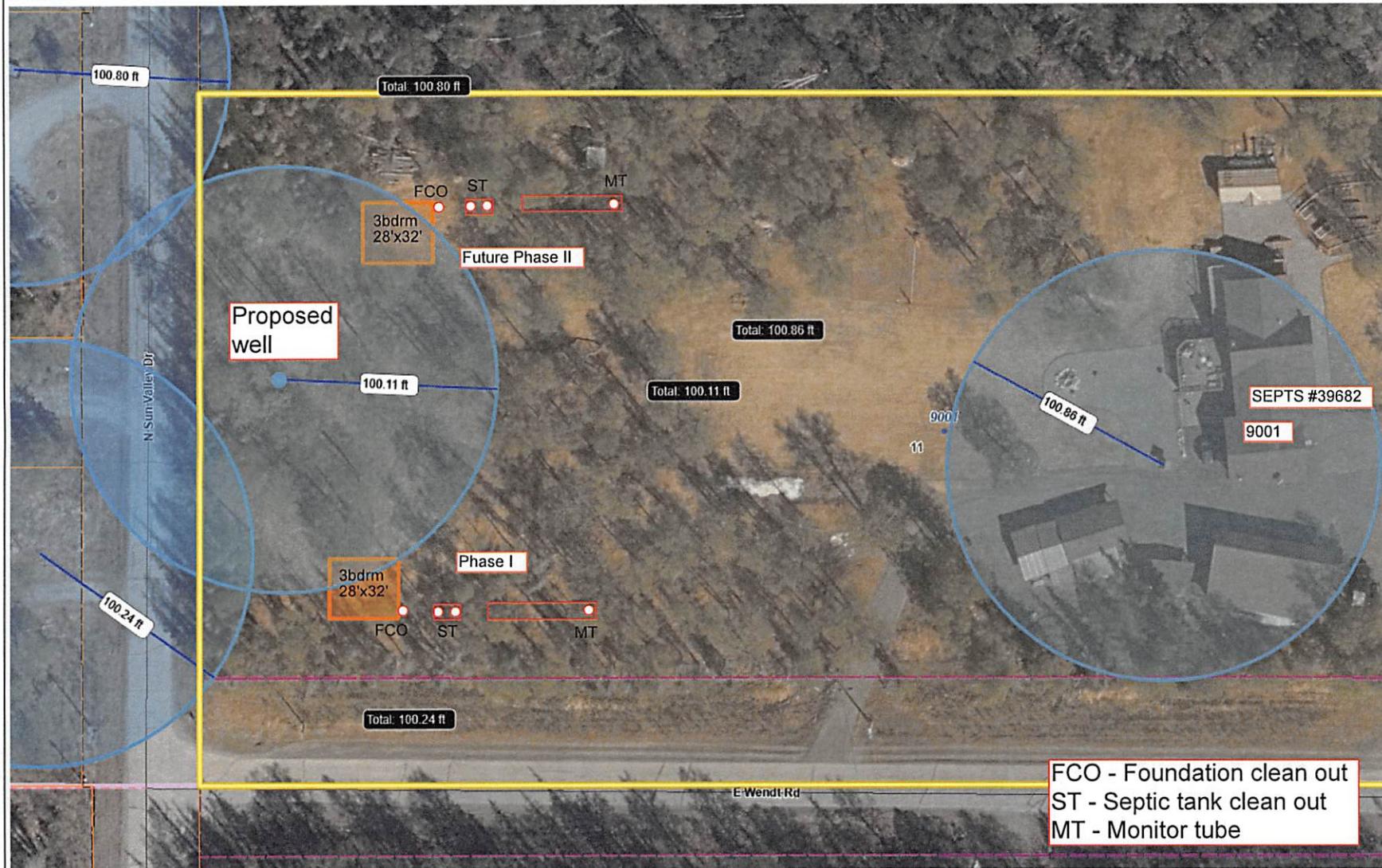




Design 5-11-2023

9001 N Sun Valley Dr

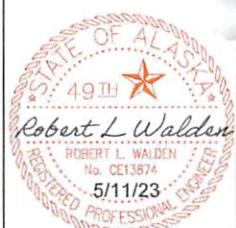
FOR ADEC USE ONLY  
By: Robert L Walden, PE



Leach field  
Deep trench  
6'ED x 38'L

FCO - Foundation clean out  
ST - Septic tank clean out  
MT - Monitor tube

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Notes  
This map was automatically generated using Geocortex Essentials.

## Cayman Reynolds

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**From:** Permit Center  
**Sent:** Monday, December 15, 2025 3:33 PM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Sun Valley Chalets CR

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough Permit Center  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

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**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Monday, December 15, 2025 3:00 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pd@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; jprevost@palmerak.org; fhcc.ak@gmail.com  
**Subject:** RFC Sun Valley Chalets CR

Hello,

The following link is a request for comments for the proposed Sun Valley Chalets.

Please ensure all comments have been submitted by December 29, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Sun Valley Chalets

Feel free to contact me if you have any questions.

Thank you,

## Cayman Reynolds

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**From:** Tammy Simmons  
**Sent:** Tuesday, December 16, 2025 3:15 PM  
**To:** Cayman Reynolds  
**Cc:** Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons  
**Subject:** RE: RFC Sun Valley Chalets CR

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

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**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>  
**Sent:** Monday, December 15, 2025 3:00 PM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; jprevost@palmerak.org; fhcc.ak@gmail.com  
**Subject:** RFC Sun Valley Chalets CR

Hello,

The following link is a request for comments for the proposed Sun Valley Chalets.

Please ensure all comments have been submitted by December 29, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Sun Valley Chalets](#)

Feel free to contact me if you have any questions.

Thank you,



## 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](mailto:ccb@matsugov.us)

### MEMORANDUM

DATE: 12/17/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM  
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Sun Valley Chalets 2025-178

There are no open/active Code Compliance cases at this time on the existing parcel (MSB Tax ID 1372B03L011).

There are existing structures on the property subject to the abbreviated plat to create two lots.

The Agenda Plat is not showing any existing structures – and the soils documents do not show all the structures with distances to the lot lines.

Code Compliance will not make a determine if the proposed lot line will create any setback issues from the supplied documentation.



**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

December 16, 2025

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following abbreviated plat and has no comments or recommendations.

- **SUNVALLEY CHALETS**  
(MSB Case # 2025-178)

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

*James Christopher*

James Christopher  
Right of Way & Permitting Agent  
ENSTAR Natural Gas Company, LLC

## Cayman Reynolds

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**From:** Kiley Guggenmos <kguggenmos@mtasolutions.com>  
**Sent:** Friday, December 19, 2025 8:02 AM  
**To:** Cayman Reynolds  
**Subject:** RE: RFC Sun Valley Chalets CR

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

Good morning,

No Comments.

Thank you,

**Kiley Guggenmos, Right of Way Assistant**

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2687 | [www.mtasolutions.com](http://www.mtasolutions.com)



From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>

Sent: Monday, December 15, 2025 3:00 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Right of Way Dept. <row@mtasolutions.com>; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; jprevost@palmerak.org; fhcc.ak@gmail.com

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Sun Valley Chalets

## Cayman Reynolds

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, December 23, 2025 4:36 PM  
**To:** Cayman Reynolds  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Sun Valley Chalets CR  
**Attachments:** Agenda Plat.PDF

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

Cayman,

In review GCI has no objections, only a comment for the attached signed plat, the SECTION LINE easement label show be 33'.

Thanks,

GCI | OSP Design

1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

**From:** Cayman Reynolds <Cayman.Reynolds@matsugov.us>

**Sent:** Monday, December 15, 2025 3:00 PM

**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Richard Boothby <Richard.Boothby@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; stark@mtaonline.net; jprevost@palmerak.org; fhcc.ak@gmail.com  
**Subject:** RFC Sun Valley Chalets CR

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[Sun Valley Chalets](#)

Feel free to contact me if you have any questions.

APPROVED AS: SHOWN  
CORRECTED  
SIGN Mroya Armento DATE 10/10/08  
GCI ENGINEERING & DESIGN

PLAT OF	
SUN VALLEY CHALETS	
A SUBDIVISION OF S. L. & S. CO., INC., PLAT 77-142.	
PALMER RECORDING DISTRICT	
THIRD ADDITION, STATE OF ALASKA	
LOCATED NEAR	
SUN VALLEY, S. L. & S. CO., INC., BOUND EASY,	
NEAR THE SEDAN, ALASKA	
CONTAINS 2.86 ACRES OF LAND.	
CONTRACTS FOR SALE ON	
<b>LA VENDER</b>	
SURVEY & MAPPING	
1010 10TH AVENUE, ANCHORAGE, ALASKA 99503	
(907) 274-2077	
DRAWN BY: SPK	SPK-044
FORWARDED BY: SPK	2003-6
RECEIVED BY: SPK	2003-6
CHECKED BY: SPK	2003-6
1000 10TH AVENUE, ANCHORAGE, ALASKA 99503	
(907) 274-2077	
4/16/2003	