

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 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