

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 14, 2026, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **CONCORDE B2 L6-7:** 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)*

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 42 public hearing notices were mailed out on December 23, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

The following persons spoke:

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 5 conditions. There are 5 findings of fact.

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 #2024-178*)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 22 public hearing notices were mailed out on December 23, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

The following persons spoke:

- Joy Cypra
- Matthew Thomas

There being no one else to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner Robert Nash spoke.

The petitioners representative, Dayna Rumfelt spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:48 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist