

MATANUSKA-SUSITNA BOROUGH

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

PLANNING & LAND USE
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ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

April 22, 2026

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **GRAVEL GERTIE:** The request is to create two lots from Tax Parcel B6,(Tax ID#20N09E29B006) to be known as **GRAVEL GERTIE**, containing 15.43 acres +/- . The property is directly south of W. Glenn Highway and north of the Matanuska River; within the NW ¼ Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. *(Petitioner/Owner: Tony Sanedigar, Staff: Chris Curlin, Case #2026-027)*
- B. **LAZY MOOSE RUN L1A:** The request is to create one lot from Lots 1 and 2 Lazy Moose Run, Plat 2025-023 (Parcels 8602000L001 and 8602000L002), to be known as **LAZY MOOSE RUN L1A**, containing 1.93 acres +/- . The plat is located north of North Old Glenn Highway, east of Matanuska River, and south of East Clark Road, located within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. *(Petitioner/Owner: Mick Ewing, Staff: Cayman Reynolds, Case #2026-029)*
- C. **HALE ESTATES:** The request is to create two lots from Parcel 2A, MSB Waiver 93-13-PWm, recorded as 33-69W, (Tax ID# 18N02E22D018) to be known as **HALE ESTATES**, containing 10.00 acres +/- . The property is directly north and west of N. Wolverine Road;

within the SE ¼ Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. (*Petitioner/Owner: Moses Hale, Staff: Chris Curlin, Case #2026-030*)

4. ADJOURNMENT

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 22, 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:** Secretary states the number of public hearing notices sent out and the date 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:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from 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