

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 22, 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 Planning Deputy Director Jason Ortiz.

### 1. INTRODUCTION

#### A. Introduction of Staff

Staff in Attendance:

- Mr. Jason Ortiz, Planning Deputy Director
- Mr. Tyler Young, Platting Officer
- Ms. Kayla Smith, Platting Administrative Specialist

### 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 Snedigar, Staff: Chris Curlin, Case #2026-027)*

Planning Deputy Director, Jason Ortiz, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 8 public hearing notices were mailed out on March 31, 2026.

Planning Deputy Director, Jason Ortiz opened the public hearing for public testimony.

There being no one to be heard, Planning Deputy Director, Jason Ortiz closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative, Lindsay Vaughn spoke.

**MOTION:** Planning Deputy Director Jason Ortiz moved to approve with 8 conditions. There are 6 findings of fact.

- 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)*

Planning Deputy Director, Jason Ortiz, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 22 public hearing notices were mailed out on March 31, 2026.

Planning Deputy Director, Jason Ortiz opened the public hearing for public testimony.

There being no one to be heard, Planning Deputy Director, Jason Ortiz closed the public hearing.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

**MOTION:** Planning Deputy Director Jason Ortiz moved to approve with 5 conditions. There are 5 findings of fact.

- 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*)

Planning Deputy Director, Jason Ortiz, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 16 public hearing notices were mailed out on March 31, 2026.

Staff recommends continuation to May 6<sup>th</sup>, 2026, Abbreviated Plat Hearing.

Planning Deputy Director, Jason Ortiz opened the public hearing for public testimony.

There being no one to be heard, Planning Deputy Director, Jason Ortiz left the public hearing open.

Invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

**MOTION:** Planning Deputy Director Jason Ortiz moved to approve the continuation of Hale Estates to the May 6<sup>th</sup>, 2026, Abbreviated Plat Hearing.

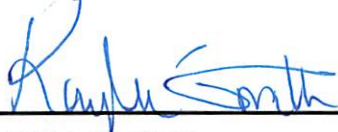
#### 4. **ADJOURNMENT**

With no further business to come before the Planning Deputy Director, Jason Ortiz adjourned the meeting at 8:38 a.m.



JASON ORTIZ  
Planning Deputy Director

ATTEST:



KAYLA SMITH,  
Platting Administrative Specialist