

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

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

PLANNING & LAND USE  
DIRECTOR  
Alex Strawn

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Smith



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.**

**April 15, 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](mailto: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. **GERONDALE ESTATES:** The request is to create four lots from Tax Parcel C12, (Tax ID# 17N01W21C012) Parcel 2 of MSB Waiver 78-72, recorded as 78-177-W, to be known as **GERONDALE ESTATES**, containing 10.03 acres +/- . The property is directly north and south of W. Adson; within the SW ¼ Section 21, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3. *(Petitioner/Owner: Richard Gerondale, Staff: Chris Curlin, Case #2026-026)*

### **4. ADJOURNMENT**

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **April 15, 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

3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
APRIL 15, 2026

ABBREVIATED PLAT: GERONDALE ESTATES  
LEGAL DESCRIPTION: SEC 21, T17N, R01W S.M., AK  
PETITIONERS: RICHARD GERONDALE  
SURVEYOR/ENGINEER: ACUTEK / PINARD ENGINEERING  
ACRES: 10.03 +/- PARCELS: 2  
REVIEWED BY: CHRIS CURLIN CASE #: 2026-026

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**REQUEST:**

The request is to create two lots from Tax Parcel C12, (Tax ID# 17N01W21C012) Parcel 2 of MSB Waiver 78-72, recorded as 78-177-W, to be known as **GERONDALE ESTATES**, containing 10.03 acres +/- . The property is directly north and south of W. Adson; within the SW ¼ Section 21, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3.

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**  
Soils Report **Exhibit B – 7 pgs**

**COMMENTS:**

MSB Pre-Design and Engineering **Exhibit C – 1 pg**  
MSB Permit Center **Exhibit D - 1 pg**  
Utilities **Exhibit E - 3 pgs**  
Public **Exhibit F - 1 pg**

**DISCUSSION:** The proposed subdivision is creating two lots ranging in size from 1.1 acres to 8.93 acres +/- . Access for the lots exist from w. Adson Road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Paul Pinard, PE, Pinard Engineering, notes two testholes were excavated. Testhole location map and soils logs are attached. In the report the Engineer states that each lot has 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area.

**COMMENTS:**

MSB DPW Pre-Design and Engineering: (**Exhibit C**) PD&E has no comment.  
MSB Permit Center: (**Exhibit D**) No comments from the Permit Center.

**Utilities: (Exhibit E)** ENSTAR has no comments or recommendations. GCI has no objections. MTA & MEA did not reply.

**Public: (Exhibit E)** Greg and Patti Pepperd object to the subdivision.

There were no objections received from Borough departments, outside agencies, at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

### **CONCLUSION**

The plat of **GERONDALE ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

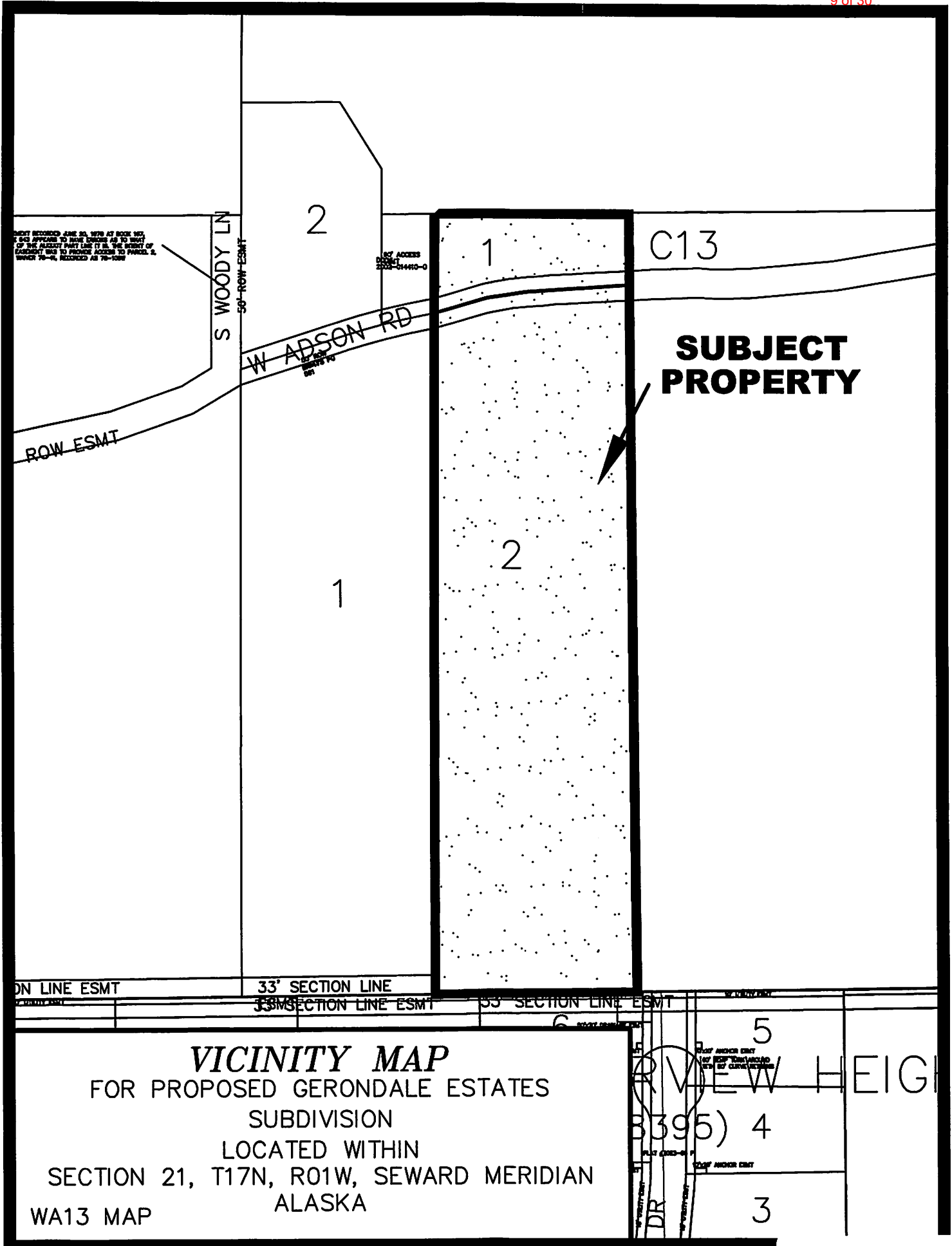
### **FINDINGS OF FACT:**

1. The plat of **GERONDALE ESTATES** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; MTA or MEA.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Suggested motion: I move to approve the Preliminary Plat of GERONDALE ESTATES, Section 21, Township 17 North, Range 01 West, 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.



**SUBJECT  
PROPERTY**

**VICINITY MAP**

FOR PROPOSED GERONDALE ESTATES  
SUBDIVISION

LOCATED WITHIN  
SECTION 21, T17N, R01W, SEWARD MERIDIAN  
ALASKA

WA13 MAP

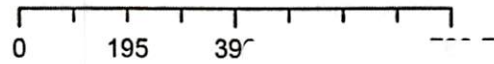
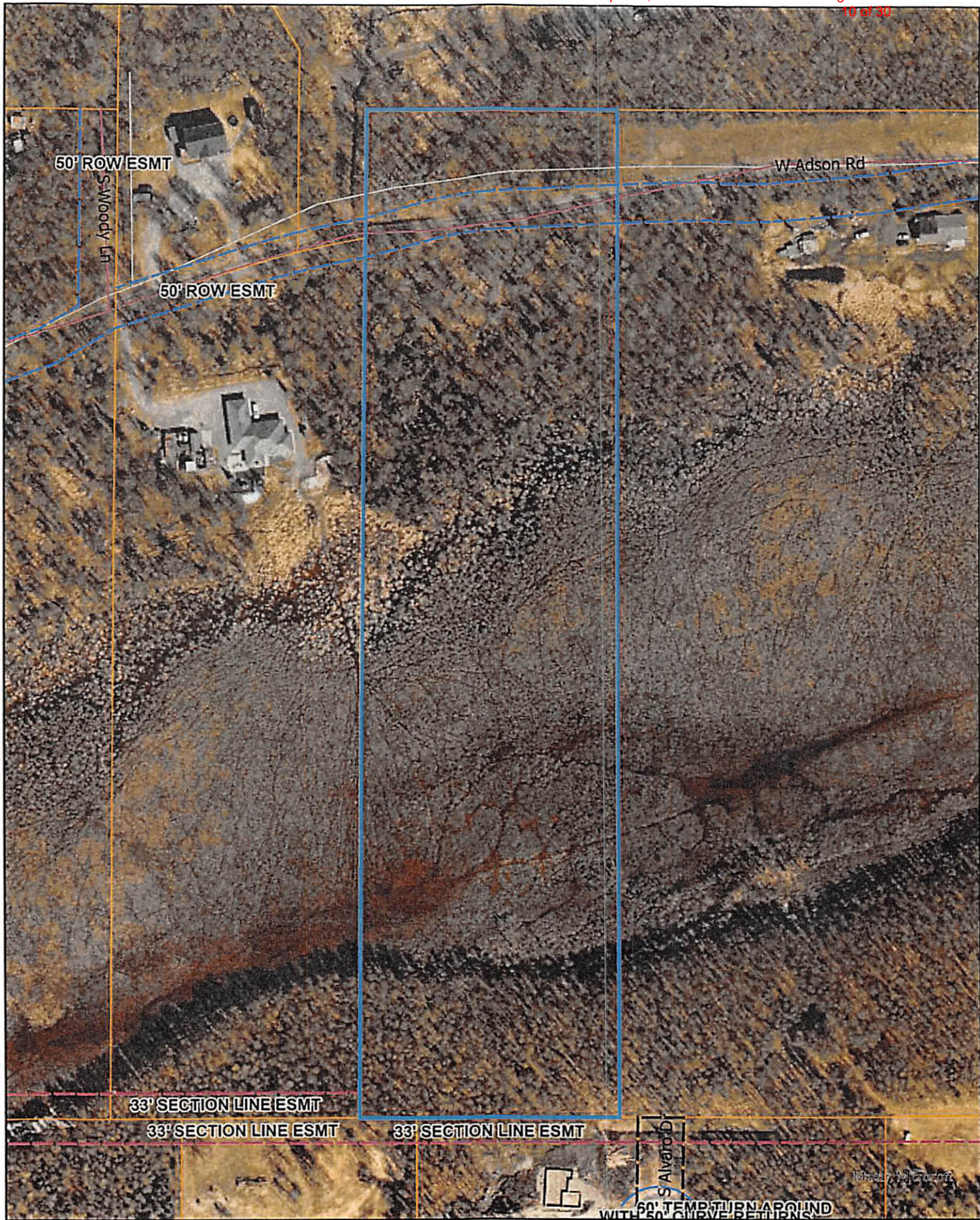


EXHIBIT A

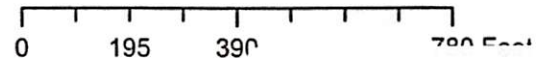
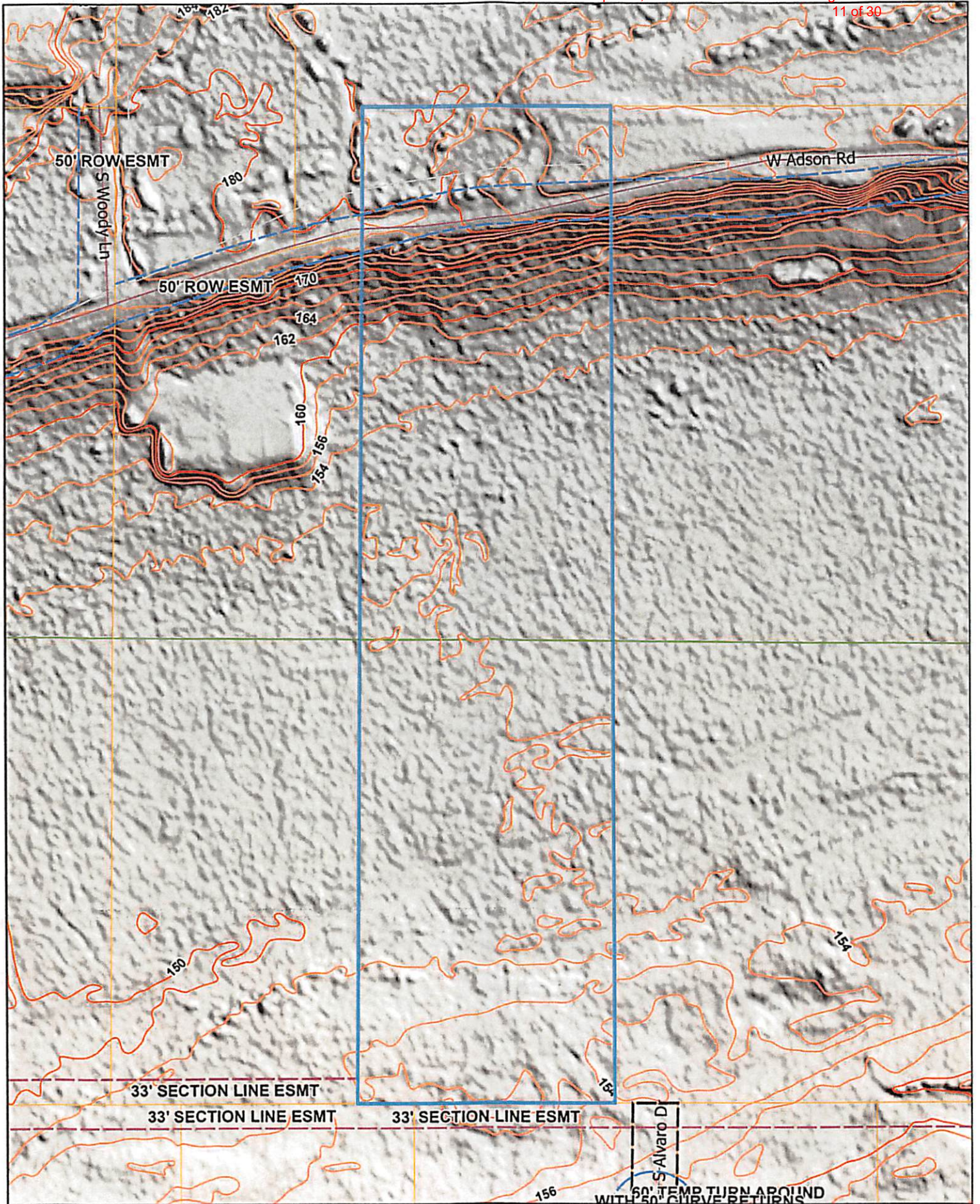


EXHIBIT A

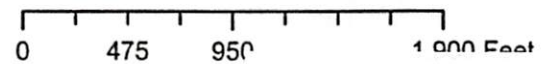
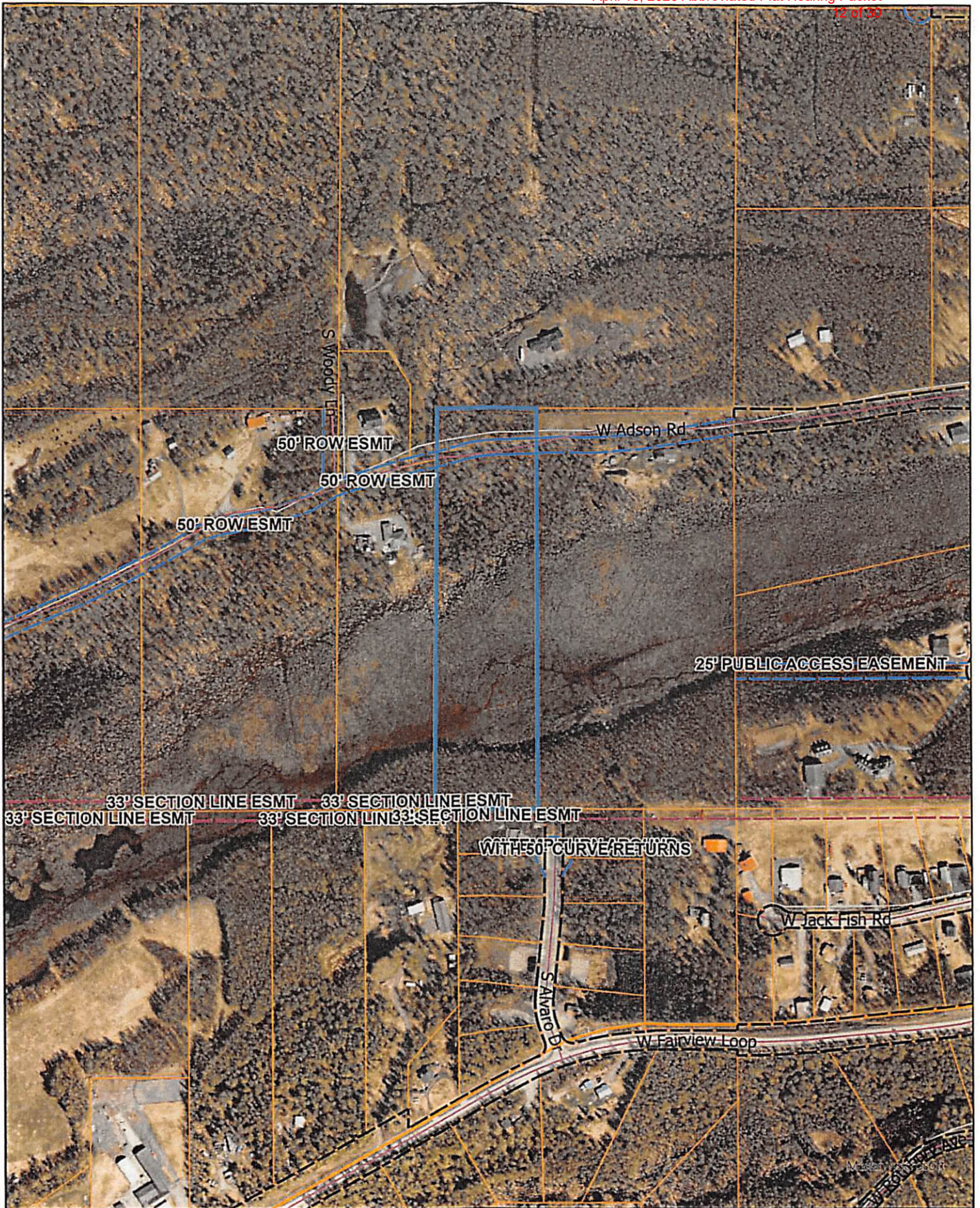


EXHIBIT A

**SOILS INVESTIGATION  
&  
USABLE AREA DETERMINATION**

**for**

**GERONDALE ESTATES**

**RECEIVED**

**a subdivision of**

**MAR 05 2026**

**PLATTING**

**MSB TAX PARCEL C12**

**of**

**MSB Waiver 78-72**

**Located Within**

**SW1/4, SECTION 21, T17N, R1W, S.M.**

**Prepared for**

**Richard & Becky Gerondale  
Suite B, PMB 335  
Wasilla, Alaska 99654**

**by**

**Paul Pinard, P.E.  
Pinard Engineering  
PO Box 871347  
Wasilla, Alaska 99687  
(907) 232-1347**

**Project 25-125**

**January 27, 2026**

## **General**

The property being proposed to be resubdivided, consists of one (1) existing lot, specifically Tax Parcel C12 of MSB Waiver 78-72. It is within the SW1/4, Section 21, T17N, R1W, SM, located in Wasilla, Alaska. This ten (10) acre property is west of the Parks Highway, approximately 2.5 miles west on Knik-Goose Bay Road. From there it is accessed from Edlund Road approximately a mile, then on Lavender Lane to the south and finally proceeding west on W. Adson Road, which bisects this property.

The existing parcel, as noted, is ten (10) acres in size, and is proposed to be resubdivided into two (2) parcels, using W. Adson Road as the dividing line. The northly lot, as shown on the attached preliminary plat from Acuteck Geomatics LLC (Attachment #1), as Lot 1, is proposed to be 1.1 acres in size and the remaining parcel to the south would be 8.9 acres. At the proposed sizes, each parcel easily meets the Borough's minimum lot size requirement (40,000 sf or 0.92 acres) for development with on-lot water supply and wastewater disposal systems.

## **Topographic Features**

Topographic mapping considered in my evaluation of this proposed subdivision was limited to that included on the preliminary plat. That information was supplemented by my field inspection of the property in August last year. Groundslopes were evaluated to determine what impact they may have on its usable area. While I did not locate all the survey corners, and did not spend much time in trying to do so, it was apparent from review and evaluation of the preliminary plat with my field inspection, that most of this property has only slight slopes, generally toward the South. In particular, Lot 1 is generally flat with only minimal areas of very minor slopes. Lot 2, on the other hand has a narrow portion along its northern boundary that has a steep ground slope, approximately a negative twenty (20) percent toward the south. This steeper area largely drops from Adson Road, until outside the roadway and utility easements, where the slope begins to reduce to a much more moderate slope. On the southern half of this lot, the slopes have become fairly flat.

Though approaching areas of steeper slopes in the narrow band along Adson Road, there were no excessive (>25%) groundslopes on this proposed resubdivision. As such, it is apparent that each proposed lot has sufficient area meeting the Borough's slope criteria for "usable" area.

## **Soil and Groundwater Conditions**

I reviewed the USDA Soil Survey Report for the Matanuska-Susitna Valley Area, Alaska, and find that the Report describes the surficial soils over the project area as four (4) distinct types. These are the Knik, Salamatof, Slikok, and the Kalifonsky series (Attachment #2). These soils, described in the USDA Report, were confirmed by my field investigation and my testhole work on the property. The Salamatof, Slikok and Kalifonsky soils are shown on the report's mapping to exist only on the proposed Lot 2. The Salamatof soils are limited to a very narrow band at the northern portion of that lot. The Slikok soils are more extensive, being located in an area limited to the central portion of the lot. The Kalifonsky series are soils that are shown to exist on the southern third of the lot. All three soil types are described as being on fairly level, poorly drained land that would typically not be considered as suitable for conventional wastewater disposal (septic) systems. It is also noted that the watertable is usually close to the ground surface. Therefore the focus of my discussion will be on the remaining portion of this property, specifically the very northern portion of Lot 2 and all of Lot 1, shown with the soils described as the "Knik" series.

The Knik series soils comprise virtually the entire extent of the proposed Lot 1 and exist in a narrow band along the north portion of Lot 2. This soil series consists of well drained soils over loose sands and gravels. Permeability of these soils is reported to be good to very good and the watertable is typically found to be ten (10) feet or more below the ground surface. The subsurface conditions are known to be very suitable for conventional septic systems.

The subsurface soils on this property were exposed with two (2) testholes at the time of my field investigation in August, last summer. I feel that the subsurface soil conditions on the proposed smaller lot (Lot 1) are fully represented by those conditions found in Testhole #1, located near the eastern boundary of this lot. Testhole #2 represents conditions found in the narrow band of land along the southern side of Adson Road and the utility easement. The approximate testhole locations are shown on the Preliminary Plat (Attachment #1). Each testhole was dug to a depth of twelve (12) feet and each revealed satisfactory soils for conventional on-lot septic systems.

Soils revealed in Testhole #1 were classified as SW (well graded gravel) and/or SP (poorly graded sand) or SW/SP (sandy gravel). A watertable was found, being revealed at a depth of 11.5' bgs, with slow weeping occurring above, at a depth of 10.0' bgs. No mottling, indicating higher water levels in the past, was revealed above this elevation in the testhole. Also, there were no strata of impermeable material revealed in the testhole. The soils and watertable information from this testhole was consistent with information

from the USDA Soil Survey Report for the Knik series soils, which delineated this series for the entirety of the smaller of the two (2) proposed lots. Specifically, the data, including my visual classification, all support the suitability of the subsurface soils on this portion of the property for development with conventional on-lot wastewater disposal systems.

Testhole #2 was excavated in the northern portion of the proposed Lot 2. The soils revealed in the testhole were classified as SM/GM, a silty sand/gravel. Neither a watertable or an impermeable strata were found in the testhole. Because of the high silt content and the density of the soils a percolation test was performed. Results from that test showed an absorption rate of 60 min/inch which corresponds to acceptable absorption of these soils for conventional septic systems. At this rate, sizing of a drainfield would be at 333 sf/bdrm, within the requirements of the ADEC.

#### **Field Investigation**

The field investigation of the project area, performed in August, last summer, entailed walking over the property, noting the surficial features and inspecting the existing development. A new water supply well along with an undocumented wastewater disposal (septic) system had been installed on the proposed Lot 1. Based on my discussion with Mr. Gerondale and my search of records at the ADEC, there were no documents available for the existing septic system. This appears to be an undocumented system with no information available on the design and details of the installation. Regarding the well, a copy of the driller's well log is provided as Attachment #4. The information on the well log regarding soils, supports the suitability of soils for septic systems and is consistent with what I found in the testhole excavated on this proposed lot. Due to the nature of the soils revealed by both sources, specifically their percolation characteristics, use for soil absorption systems is without question. Therefore, a percolation test was determined to be unnecessary for this lot, as a means of verifying the suitability of the subsurface soils for on-lot wastewater disposal systems.

The proposed Lot 2, at 8.9 acres, is much larger and has characteristics that vary significantly. My inspection found no evidence of existing or prior development on this property. My evaluation was focused on determining the suitability of the property to support conventional wastewater disposal systems. Starting at the northern boundary of this lot and proceeding southward, ground slopes drop fairly steeply from the roadway prism of Adson Road to the south boundary of the utility easement, then flattening to moderately steep slopes in a fairly narrow band parallel to the Road. From

there the slopes become slight for a considerable distance before becoming flat at the southern portion of this lot. Subsurface soils do not have suitable percolation or watertable conditions on the majority of this lot. Favorable conditions are limited to the band of land just downhill from Adson Road, south of the utility easement. This area was evaluated with a testhole excavation and a percolation test that was necessary due to the silt content and density of the soils. This investigation revealed conditions that were not as good as those on Lot 1, but were found to meet requirements for suitability.

Based on my testhole evaluation and results of the percolation test, I determined that adequate area is available on this lot, with suitable soils and other conditions, including ground slopes, for development with a convention wastewater disposal system.

### **Conclusions and Recommendations**

Based on the findings during my field investigation, it appears that there is adequate area within the boundaries of each of the two (2) lots, as shown on the preliminary plat by Acutek Geomatics, that would be considered suitable for installation of, in the case of Lot 1, a replacement soil absorption system that may be necessary in the future. In the case of Lot 2, the soils found in the testhole and supported by a percolation test, supported a similar finding.

I have evaluated impacts to both lots, based on soil conditions, topography, depth to seasonal high watertable, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that they provide the minimum required "usable" area for development with a conventional on-site wastewater disposal system. In particular, both of the proposed lots in this re-subdivision provide at least 20,000 square feet of contiguous useable area, as defined by suitable soils, a depth to seasonal high watertable of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having groundslopes less than 25 percent and being located outside the 100 foot setback from surface water and the minimum protective radii of any public water supply wells. To meet the Borough's specific requirement, I can state that each of the two (2) lots created by the proposed action, contains at least 10,000 square feet of contiguous usable septic area and each has at least an additional 10,000 square feet of contiguous buildable area.

If you modify the size and/or configurations of the two (2) proposed lots from that shown on the preliminary plat by Acutek Geomatics and described in this report, these changes and their possible impact to useable areas should be

evaluated. Finally, it should be recognized that soil conditions may vary and as a first step to any subsequent further development of these lots, it is recommended that soil conditions be verified on each, in the specific area planned to be used either for new or modifications, or replacement of any on-site wastewater disposal systems.

If you have any questions regarding this report and/or need additional services, please do not hesitate to call me.

4 Attachments (as)  
cc: Richard Gerondale w/attach  
Acutek Geomatics w/attach

Paul E. Pinard, PE

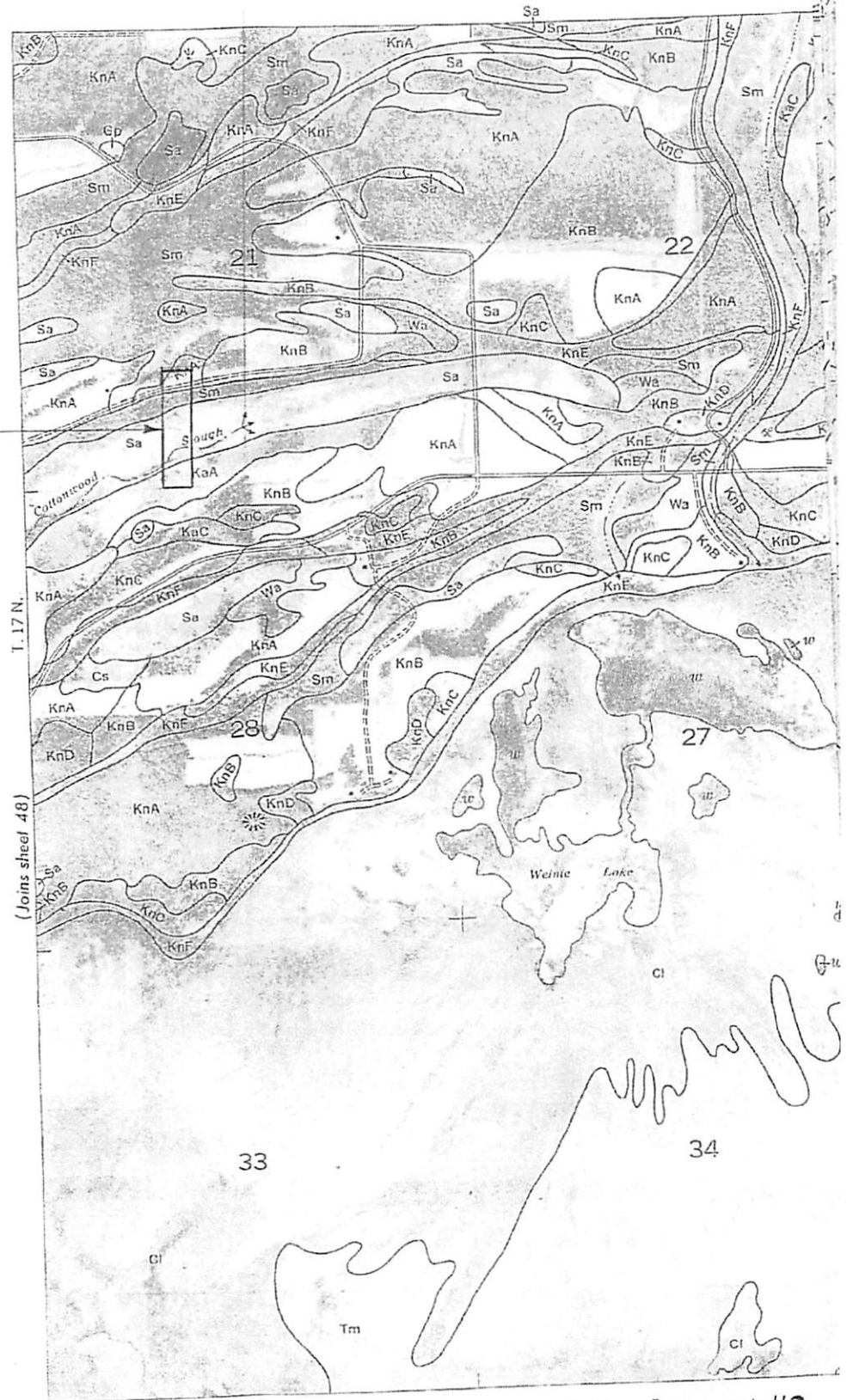




US SOIL CONSERVATION SOIL SURVEY

MATANUSKA VALLEY

Proposed Gerondale Estates (10 acres)



Attachment #2



**PINARD ENGINEERING**

P.O. Box 871347 Wasilla, AK 99687  
(907) 357- ENGR (3647)



**TEST HOLE LOG / PERCOLATION TEST**

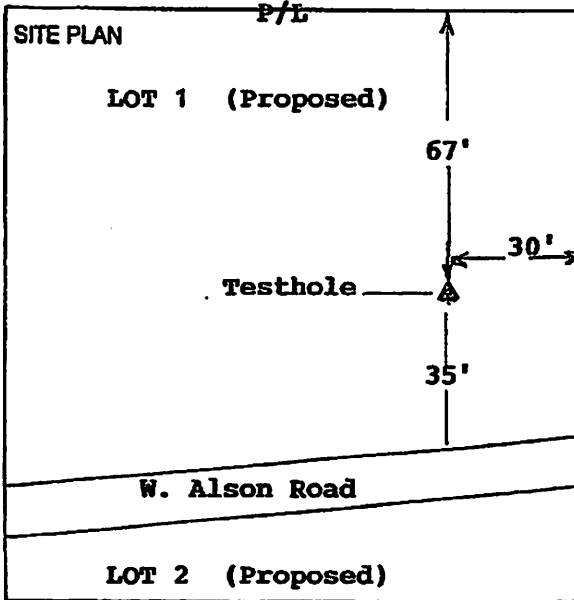
TEST HOLE # 1 DATE: 8/7/25  
JOB NUMBER: 25-125  
LOCATION: TP C12, MSB Waiver 78-72  
FIELD STAFF: P. Pinard

SLOPE Fairly Flat

DEPTH, FEET SOIL TYPE

1	PT
2	OL
3	
4	
5	SW/SP - loose with trace grey silt
6	
7	
8	
9	
10	← slow weeping
11	▽ watertable
12	BOH
13	
14	
15	
16	

SLOPE Fairly Flat 20%



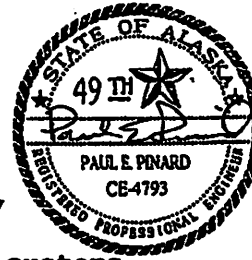
Was Ground Water Encountered?  Yes / No  
If YES, Depth to Ground Water. 11.5' w/slow weeps at 10'

**PERCOLATION TEST DATA**

Time	Δ Time (minute)	Measurement (Inches)	Drop in Level (Inches)	Perc Rate min. / inch	Comments

PERCOLATION RATE \_\_\_\_\_ min/inch  
PERC HOLE DIAMETER \_\_\_\_\_  
TEST RUN BETWEEN \_\_\_\_\_ FT  
and \_\_\_\_\_ FT in DEPTH

COMMENTS: Subsurface are loose sandy gravels, well suited for conventional on-lot septic systems.



**Attachment #3A**





# E&D Water Wells

3530 West Spence Ln.  
Wasilla, AK 99623  
(907) 373-1598 Fax: (907) 357-1598



Borough	Subdivision	Lot	Block	Section QTRS.	Section	Township	Range	Meridian
Mat. Sel		C12			21	17N	10W	Seward
Location / Sketch <u>500 W. ANSON ROAD</u>				Well Owner <u>RICHARD GERONDALE</u>				
Depths Measured From: <input checked="" type="checkbox"/> Casing Top <input type="checkbox"/> Ground Surface				Well Depth:		Date Of Completion		
Borehole Data: Material Type & Color				Depth From To		Depth of Hole: <u>201</u> Ft. Depth of Casing: <u>200</u> Ft.		<u>8/8/25</u>
Stick-up		0	3	Depth To Static Water Level: <u>65</u> Ft. Below <input checked="" type="checkbox"/> Top of Casing <input type="checkbox"/> Ground Surface				
Sand Gravel		3	15	Date: <u>8/8/25</u>				
Water Sand Gravel		15	35	Method Of Drilling: <input checked="" type="checkbox"/> Air Rotary <input type="checkbox"/> Cable Tool <input type="checkbox"/> Other: _____				
Silt Gravel		35	43	Use Of Well: <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Monitor <input type="checkbox"/> Public Supply <input type="checkbox"/> Other _____				
Silt Gravel moisture		43	70	Casing Stick-Up: <u>7</u> Ft. Diam: <u>6</u> In. to _____ Ft. Casing Type: <u>A52B STEEL</u> <u>25</u> In. to _____ Ft.				
Silt Gravel		70	83	Well Intake Opening Type: <input checked="" type="checkbox"/> Open End <input type="checkbox"/> Screened <input type="checkbox"/> Perforated <input type="checkbox"/> Open Hole				
Clay Clay		83	98	Depths Of Openings: <u>200</u> To: <u>201</u> Ft.				
Clay Gravel		98	112	Screen Type: <u>N/A</u> Diameter: _____ In. _____ Slot/Mesh Size: _____ Length: _____ Ft. _____				
Water Gravel		112	201	Gravel Pack Type: <u>N/A</u> Volume Used: _____ Depth to Top: _____				
				Grout Type: <u>N/A</u> Volume: _____ Depth: From _____ Ft. to _____ Ft. _____				
				Development Method: <u>Air</u> Duration: <u>1 hour</u>				
				Pumping Level & Yield: _____ Ft. After <u>1</u> Hrs. Pumping <u>15</u> gpm				
				Pump Intake Depth: _____ Ft. Horsepower: _____ Well Disinfected Upon Completion? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

CONTRACTOR INFORMATION:

E-D WATER WELLS, LLC.  
Registered Business Name

Kenley Ben 8/11/25  
Signature of Authorization Representative Date

REMARKS: JOB #197080825

Attachment #4

## Chris Curlin

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**From:** Wheeler Nevels  
**Sent:** Tuesday, March 24, 2026 3:28 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels  
**Subject:** RE: RFC Gerondale Estates (CC)

Hello,

PD&E has no comment.

PD&E Review Team

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Monday, March 16, 2026 4:48 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Gerondale Estates (CC)

Hello,

Attached is the RFC packet for the Gerondale Estates Subdivision. Please ensure that all comments are submitted by March 31, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Gerondale Estates](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

## Chris Curlin

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**From:** Permit Center  
**Sent:** Wednesday, March 18, 2026 8:16 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Gerondale Estates (CC)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Monday, March 16, 2026 4:48 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Gerondale Estates (CC)

Hello,

Attached is the RFC packet for the Gerondale Estates Subdivision. Please ensure that all comments are submitted by March 31, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Gerondale Estates](#)

Sincerely,



**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

27 March 2026

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 preliminary and abbreviated plats and has no comments or recommendations.

- **Gerondale Estates**  
(MSB Case # 2026-026)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at [brandon.echols@enstarnaturalgas.com](mailto:brandon.echols@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is written in a cursive style with a large, prominent "B" and "E".

Brandon Echols  
Right of Way & Permitting Agent  
ENSTAR Natural Gas Company, LLC

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Tuesday, March 31, 2026 3:54 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Gerondale Estates (CC)  
**Attachments:** Agenda Plat.pdf

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

Chris,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**GCI** | OSP Design  
1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: [OSPDesign@gci.com](mailto:OSPDesign@gci.com) | w: [www.gci.com](http://www.gci.com)

---

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**Sent:** Monday, March 16, 2026 4:48 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; alaskatd@gmail.com; plko56@yahoo.com; akaloha8@gmail.com; Dee McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Gerondale Estates (CC)

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

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Attached is the RFC packet for the Gerondale Estates Subdivision. Please ensure that all comments are submitted by March 31, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Gerondale Estates](#)

**LEGEND**

- RECORD OLD DATA ON 90°00'00" E
- RECORD DATA PER #2023-66 ON 90°00'00" E
- RECORD DATA PER #2015-63 ON 90°00'00" E
- MEASURED DATA N 90°00'00" E
- SURVEY LINES OF RECORD ———
- PROPOSED NEW PROPERTY LINE ———
- ADJACENT PROPERTY LINES - - - - -
- CENTER LINE - - - - -
- FOUND 5/8" REBAR ○
- FOUND MONUMENT ●
- SET 5/8" x 30" REBAR W/BPC ●

**OWNERSHIP CERTIFICATE**

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

\_\_\_\_\_  
RICHARD GERONDALE Date  
251 E. PEANUT VILLAGE DR  
STE. B, FPO 333  
WASILLA, AK 99694

\_\_\_\_\_  
BENNY GERONDALE Date  
251 E. PEANUT VILLAGE DR  
STE. B, FPO 333  
WASILLA, AK 99694

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA

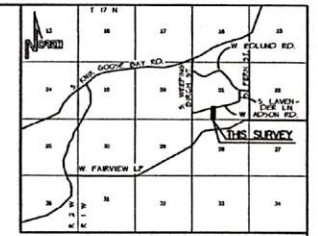
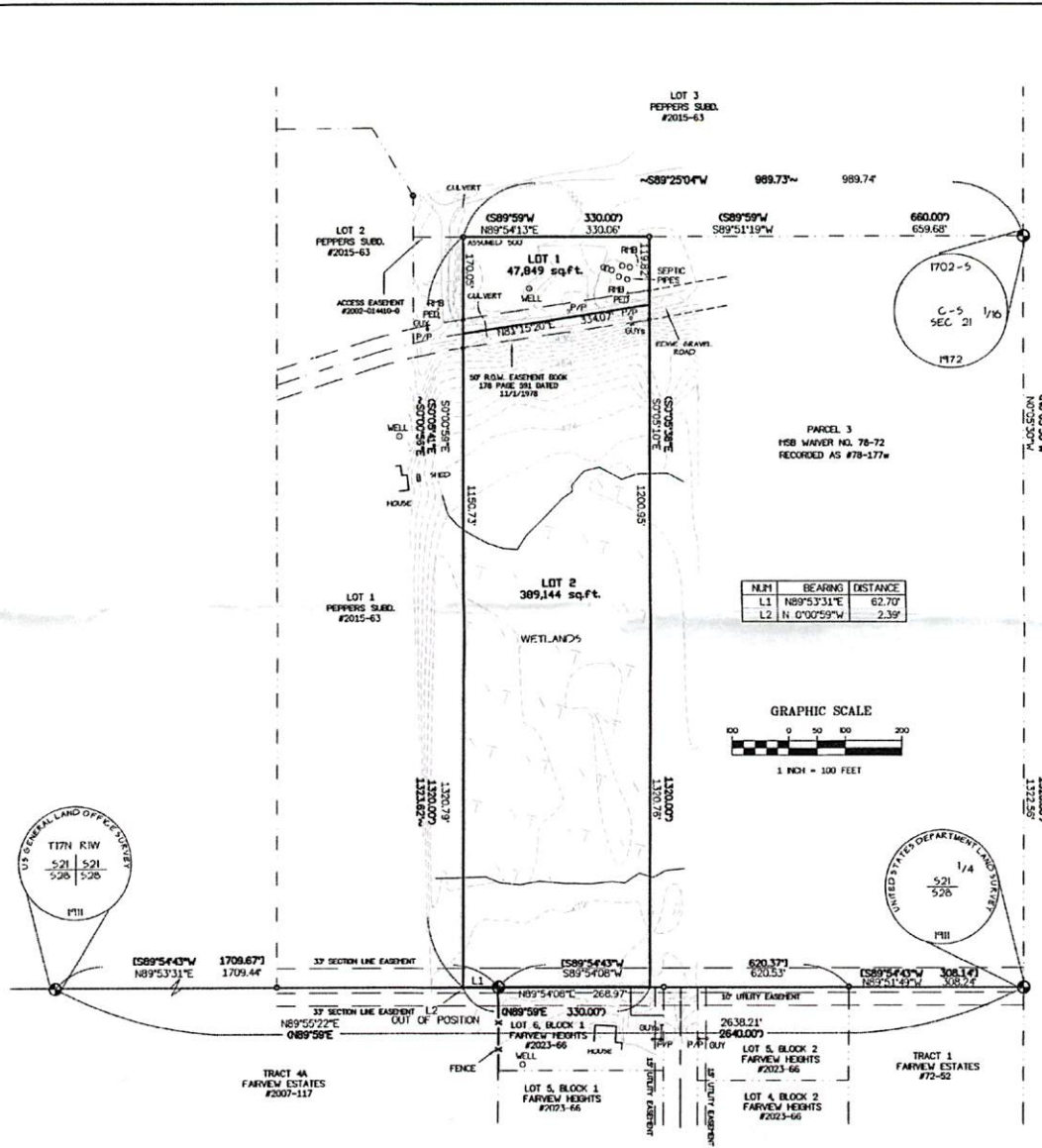
**GENERAL NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.

NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.

BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED FEBRUARY 17, 1960 IN BOOK 178 AT PAGE 591 AND AUGUST 7, 2025 AS INSTRUMENT NO. 2025-014367-0.

EXHIBIT E



**CERTIFICATION OF PAYMENT OF TAXES**

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

Date \_\_\_\_\_ 20\_\_\_\_  
Tax Collection Office  
CHT-21 USBOROUGH

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION NO. \_\_\_\_\_ 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.

Date \_\_\_\_\_ 20\_\_\_\_  
ATTEST:  
\_\_\_\_\_  
Planning and Land Use Director Platting Clerk



**SURVEYOR'S CERTIFICATE**

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Agenda Copy

APPROVED AS SHOWN  
CORRECTED  
SIGN Means Actual DATE  
ENGINEERING & DESIGN

PRELIMINARY PLAT OF PLATTING  
**GERONDALE ESTATES**  
CONTAINING 100.3 ACRES  
A SUBDIVISION OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, BEING W/2 SE/4 SW/4 SECTION 21, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PREPARED BY:  
**ACUTEK**  
GEOMATICS LLC  
AKEL 9104

DESIGNED BY: TLN SCALE: 1" = 600' FIELD BOOK: 25-01  
DRAWN BY: TLN DATE: 10/29/2025 MAP NO.: WA 13  
CHECKED: TLN FILE NO.: 25-0701 SHEET: 1 OF 1

MAR 05 2026

**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED

MAR 31 2026

PLATTING

56109000T001 10  
PEPPERD GREGORY J & P A  
PO BOX 870282  
WASILLA, AK 99687-0282

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: Richard Gerondale**

**REQUEST:** The request is to create four lots from Tax Parcel C12, (Tax ID# 17N01W21C012) Parcel 2 of MSB Waiver 78-72, recorded as 78-177-W, to be known as **GERONDALE ESTATES**, containing 10.03 acres +/- . The property is directly north and south of W. Adson; within the SW ¼ Section 21, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 15, 2026**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

[ ] No Objection  Objection  Concern PO Box 870282, Wasilla, 99687

Name: Greg & Patti Pepperd Address: 1001 W. Jackfish Rd

Comments: I am concerned about proposed access to this subdivision. Where is the borough approved road proposed to be? The center 5/8 of this property spans a wetlands/swamp. A road down section line on the south side would seriously affect properties to the east including our property & Jackfish Landing airstrip. Strongly opposed to that.

Case # 2026-026 CC Note: Vicinity map Located on Reverse Side

**LEGEND**

- RECORD GLO DATA (N 90°00'00" E)
- RECORD DATA PER #2023-66 (N 90°00'00" E)
- RECORD DATA PER #2015-63 (N 90°00'00" E)
- MEASURED DATA N 90°00'00" E
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- CENTER LINE - · - · -
- FOUND 5/8" REBAR ○
- FOUND MONUMENT ●
- SET 5/8" x 30" REBAR W/BPC ●

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

\_\_\_\_\_  
 RICHARD GERONDALE Date  
 2521 E. MOUNTAIN VILLAGE DR.  
 STE B, PH# 335  
 WASILLA, AK 99654

\_\_\_\_\_  
 BECKY GERONDALE Date  
 2521 E. MOUNTAIN VILLAGE DR.  
 STE B, PH# 335  
 WASILLA, AK 99654

**NOTARY'S ACKNOWLEDGEMENT**

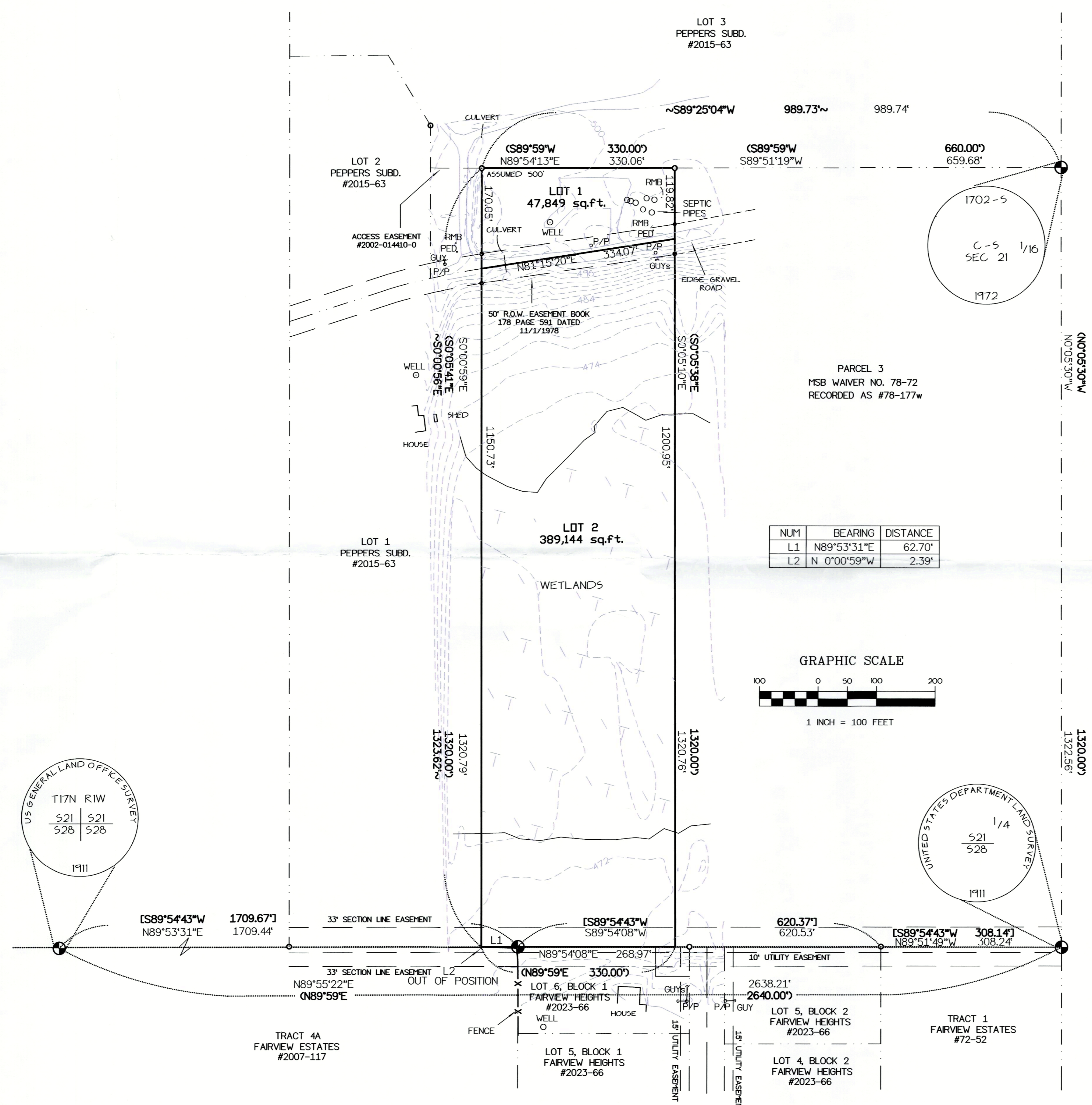
SUBSCRIBED AND SWORN TO ME THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_,  
 FOR \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC FOR ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

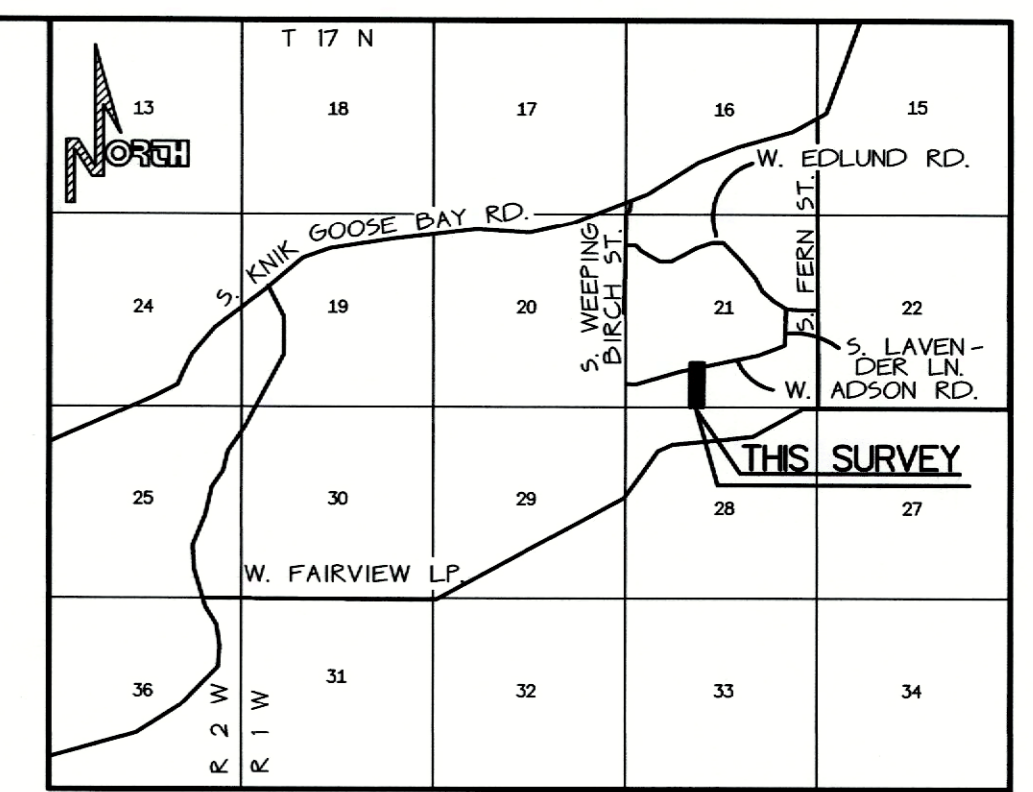
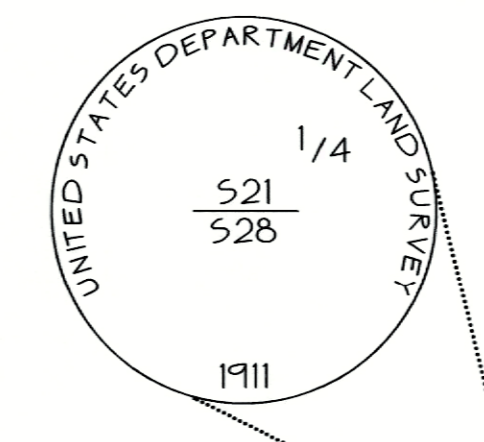
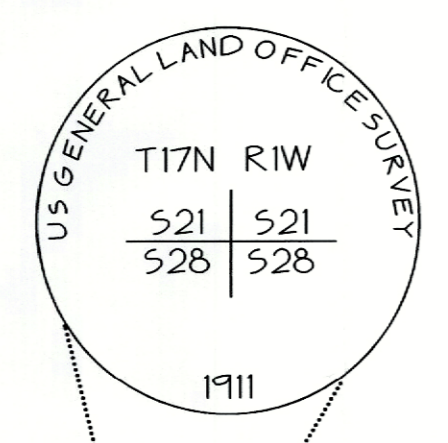
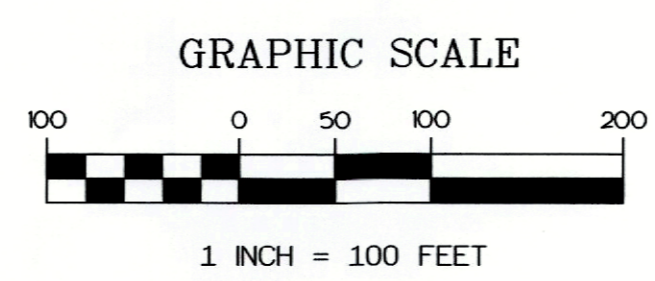
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 OF \_\_\_\_\_, 20\_\_\_\_,  
 FOR \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
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 NOTARY PUBLIC FOR ALASKA

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NUM	BEARING	DISTANCE
L1	N89°53'31"E	62.70'
L2	N 0°00'59"W	2.39'



VICINITY MAP  
 1" = 1 MILE

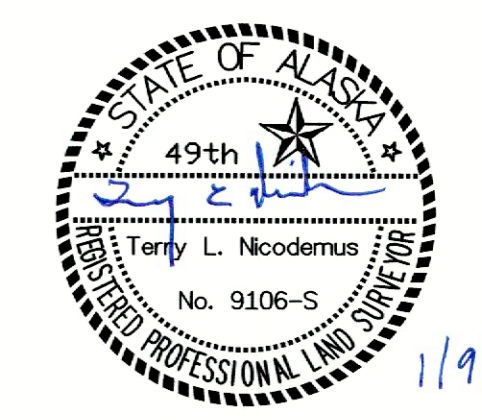
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 \_\_\_\_\_ Date \_\_\_\_\_ Tax Collection Official (MAT-SU BOROUGH)

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

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\_\_\_\_\_  
 Planning and Land Use Director  
 \_\_\_\_\_ Date \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 Platting Clerk



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Agenda Copy

PRELIMINARY PLAT OF  
**GERONDALE ESTATES**  
 CONTAINING 10.03 ACRES  
 A SUBDIVISION OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (E1/2 W1/2 SE1/4 SW1/4) SECTION 21 TOWNSHIP 17 NORTH RANGE 1 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PREPARED BY: **ACUTEK** GEOMATICS LLC AECL 1614  
 5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654  
 (907) 376-9850 FAX (907) 376-9629 E-MAIL: acut@acutegm.com

DESIGNED BY: TLAN SCALE: 1" = 100' FIELD BOOKS: 25-01  
 DRAWN BY: TLAN DATE: 10/24/2025 MAP NO.: WA 13  
 CHECKED: TLN FILE No. 25-07.01 SHEET: 1 OF 1