

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 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