

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on April 15, 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
- Ms. Kayla Smith, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **GERONDALE ESTATES:** 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. *(Petitioner/Owner: Richard Gerondale, Staff: Chris Curlin, Case #2026-026)*

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

Ms. Kayla Smith provided the mailing report.

- Stated that 21 public hearing notices were mailed out on March 24, 2026.

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

The following persons spoke:

- William Pepper
- Jacqueline Donlley
- Don Donnley

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

Invited the petitioner/petitioner's representative to speak.

The petitioner's representative, Tendra Nicodemus spoke.

MOTION: Planning Deputy Director Jason Ortiz moved to approve with 6 conditions. There are 5 findings of fact.

4. ADJOURNMENT

With no further business to come before the Planning Deputy Director, Jason Ortiz adjourned the meeting at 8:43 a.m.



JASON ORTIZ
Planning Deputy Director

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist