

## Minutes of the Chase Community Council Board of Directors Meeting

**CLERKS OFFICE** 

Date/Time: 4/14/2021 6:00PM

Location: Gravel Pit RR 232

The meeting was called to order at 6 PM

A quorum was established with the following Board members present (minimum 3):

Jerry Boutte, Orville James, Donnie Billington, Patricia Cox

Chase Community Members present:

Beth Pike, Tim Cox, Kevin Foster, Peg Foster, Johnny Murdock

#### **AGENDA**

Jerry Boutte made a motion to approve the agenda, Beth Pike seconded the motion.

All approved: Y

#### **MINUTES**

The minutes of the Febuary 03, 2021 meeting were read by Patricia Cox Donnie Billington made a motion to approve the Minutes, Beth Pike seconded the motion.

All approved: Y

#### Correspondence:

No correspondence to report.

#### Treasurer's Report:

Nothing reported, treasurer not present at meeting.

#### **Announcements:**

No annoucemtnets to report.

#### **Committee Reports**

#### By-Law Committee

The new official by-laws are posted to our web site.

#### Susitna River Dam Committee

No new committee information to report.

#### **Old Business**

Trail maintenance on Clear Creek trail still planned for summer project.

#### **New Business**

More sand for Chase trail maintenance, community assistance grant money, and update for tractor repairs

#### Persons to be Heard

No persons to be heard at this time.

#### Adjourn

Donnie Billington moved to adjourn the meeting and Johnny Murdock seconded. The motion passed unanimously. The meeting adjourned at 6:25 p.m.

Minutes respectfully submitted byPatricia	Cox (acting secretary)
Minutes Approved	
Signature: Jeres Double	_, Chairperson
Attested: Date:	_, Secretary

#### CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE: May 12th, 2021

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**CLERKS OFFICE** 

Officers Present: Jim Ramsey (Chairman), Jeff Myers (Vice President), Janie Vessey (Treasurer), and Kalee Bowen (Secretary) Officers Absent: John J Vessey

<u>General Members Present:</u> 7 community members present (see sign in sheet for reference), and 4 attendees on Zoom (see log for reference)

Meeting called to order at: 7:00 PM

Pledge by: Marcia Stock

Approval of Agenda by: 1st- John Vessey 2nd- Skip Stock

Minutes from Last Meeting: Read by Kalee Bowen

Approved by: 1st-Connie 2nd-Dean Lust

Treasurers Report Read by: Janie Vessey

#### Announcements:

No Guest Speakers

No RSA Update

Fire Department: Skip talked about the upcoming fundraiser, drill, and Forestry training on May 22<sup>nd</sup>.

#### Old Business:

- Frankie informed everyone that budget cuts will be made on 3 libraries, including the Sutton Library. This would eliminate some part time positions and hours of operation. She requested that everyone call in before the deliberation tomorrow.
- Community Clean up: Bags and sign up sheet are at the post office. The filled bags can be dropped off at the post office for Jim to take. There will be a

community BBQ/picnic on June 5th. He is looking for people to donate for door prizes.

- No Crime Watch update
- Litter Sign update: there is debate on whether to go through with signs or not since people have been purposefully dumping at no litter signs.

New Business: Jim is going to install the propane for the new stove, we got emergency food from Costco to have on hand, and ordered a pavilion sign.

CAP: None

Public Comment: There will be an "in Memory" event on the 29th for Chuck Spalding at 6pm.

Agenda Items for Next Meeting: none

Meeting Adjourn: 7:24 PM 1st- John Vessey 2nd- Skip Stock

1AN False Bowen

6-9-2021

DATE 6/9/21

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#### RSA 26, Greater Butte

#### Minutes of Drive-Around Meeting conducted on May 25, 2021

In Attendance:

Mike Shields, Supervisor

Will Barickman, MSB Superintendent

Lucy Klebesadel, Supervisor

Karl Kopperud, Supervisor

Visitors: none

**Call to Order:** Meeting started at 10:00 am at the Butte Public Safety Building, and included inspection of the following roads, listed in the order visited or discussed.

**Quorum** was met (3 Supervisors present).

Approval of Minutes: Minutes of April 8, 2021, regular meeting approved as written.

**Other Business:** Re regular meeting place, we should consider the O&M Conference Room once it's set up for combined telecon/in-person meeting.

#### **Drive-Around:**

Backacres: Looks the same; eventually needs 2'+ rock lift over fabric, new surface lift.

Elk/Rock Ridge/Northbridge: Okay.

**Three Sisters at Brian:** Breakup drainage relief possible with crosspipe beyond pavement, regrade ditchline; may add a ditch-bottom drain at pipe entry.

Witherspoon: Pavement continues gradual failure due to poor base/subgrade.

**Ingolf:** Okay. Still has trees in ditchline per residents' wishes.

Lazy Acres subdiv.: Okay.

**Smith Extension:** Pavement crack patterns reflect poor subgrade; on current Roads Bond list for reconstruction as a "Collector".

**Lombardo:** On RIP list for design 2021, reconstruct 2022; watch design to assure drainage can actually work as desired.

**Butte Dr.:** On RIP list for design 2021, reconstruct 2022; poor drainage & questionable position in ROW.

**Triple Crown subdiv.:** Accruing pavement and shoulder damage from ATVs and Bikes.

**Doc McKinley:** Soft subgrade spots now dry; on RIP list for design 2021, reconstruct 2022.

**Knik View:** No use of mud-mats this spring at usual section; on RIP list for design 2021, reconstruct 2022.

Cheechako: Looked at cul-de-sac re proposed driveway off end, effect on drainage.

Laura and Kent: Both need raising & improved drainage.

John King and Dancer: Both need improved ditch gradient, drain-rock sections.

**Our Rd** and **Republican:** Our Rd okay. Republican at east end swale was flooded during breakup, lost all surface fines; need surface material, reshape and compact; eventually raise 2' to 3' across swale, create outflow drainway if possible.

**River View subdiv:** Right now looks very good, with more houses being built (hope we don't soon get a super-wet spring).

Reich subdiv: Tempra and Reich okay (though longitudinal cracking was visible last spring).

**Ed Rush:** At Knik River Rd need to carry drainage past intersection (it now runs down and floods Ed Rush).

**Back Home:** Major ditchbanks erosion and sporadic sediment humps in ditch bottom, carries all the way to crosspipe near road start; obviously getting a very large volume of meltwater at the half-hammerhead cul-de-sac, right where ditch grade goes to between 10% and 13+%. The cul-de-sac itself is largely non-functional (too small, too narrow, poorly aligned with change in road grade). Discussed option of extending cul-de-sac through the pit-wall berm as a widened "bulb" to allow surface runoff onto pit floor margin; Mike will contact Julie Nystrom and try to arrange a meeting in June.

**Dilley:** Briefly discussed possible option for draining standing water off cul-de-sac in spring.

**Morgan/Julie Marie subdiv:** 2018 "repairs" through Optional Maintenance still working fairly well; on RIP list for design and reconstruction 2021, project already awarded to Steppers, work might start in June.

**Bergman et.al subdiv:** Looks okay except for cul-de-sac drainage on **Fritz**, where large volumes of meltwater accumulated in the north ditchline jump past a driveway pipe and flow down the driveway itself; discussed options for re-directing ditch outflow to the northeast edge of the cul-de-sac, and Mike will contact Scheutter about property lines in the area. The boat builder's routine encroachment into ROW and roadway on **Melin** continues.

Drive-around concluded at roughly 4:00 pm at the Butte Public Safety Building.

Next regular scheduled meeting is **July 8**, 2021, 6:00 pm, location to be determined by June 25.

Approved 7/15/21

Myso A Neoble, Primary

here Kalendo , 1st Alternate

2nd Alternat

Karl Kopperud

## LOUISE / SUSITNA / TYONE COMMUNITY ASSOCIATION (LSTCA) BOARD MEETING MINUTES Mar 20, 2021, The Point Lodge

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The LSTCA Board Meeting was called to order at 11:19 by Joe Stam, President.

#### **BOARD MEMBERS PRESENT:**

Joe Stam, President Kerin Fassler, Secretary Jake Anders, Acting Treasurer JoAnn Hobbs, Member (via Zoom) Kristina Murray (via Zoom)

#### **BOARD MEMBERS NOT PRESENT:**

Wendy Simpson

#### **GUESTS PRESENT**

Tim Hale, MSB District Representative Jenny Moser, Division of Forestry

#### **COMMUNITY ATTENDEES**

Ken Hobbs, The Point Lodge Ken Soldin, Three Lakes Rentals

#### QUORUM:

A quorum of board members was established.

The Pledge of Allegiance was led by Joe Stam.

#### SECRETARY'S REPORT:

The Minutes of the Jan 9, 2021, board meeting were read. Motion made by Jake Anders to approve minutes, was seconded by Joe Stam and approved.

#### TREASURER'S REPORT:

The treasurer's report was presented by Jake Anders. The FY 2022 Project Funding Request was submitted to the MSB. We have been awarded our annual \$15,789.00 as expected. Our expiring funds of FY18 and FY19 have been extended for use to Dec 31, 2021. Tim Hale indicated that should another extension be required for expiring funding, it is possible that the MSB will grant it. There is approximately \$4,000 in FY18 funding and \$20,000 in FY19 funding. Total funds available as of Mar 21, 2021 were \$95,179.04. \$93,646.08 is in Money Market Account, Share Draft has \$1,505.55 and Primary Share has \$27.41. Motion made by Kerin Fassler to approve the treasurer's report and seconded by Joe Stam. MOTION PASSED.

#### **OLD BUSINESS:**

- Joe Stam presented the completed brochure/map of the area to the group. 500 copies were printed for a total cost of \$338.00. Lots of
  good information including maps of Lakes Louise and Susitna. The brochure was well received. Copies will be provided to various
  locations for public use.
- Neighborhood Watch has done very well according to Ken Soldin. He indicated many trooper involved hunting issues have been
  resolved because of the information recorded from the installed camera. Ken Soldin suggested splitting the usage of the camera
  between two locations Three Lakes Rentals and possible the grocery store based on seasonal changes to public use. It was
  determined that much of the traffic wouldn't come close enough to the grocery store to make the change viable. The camera,
  therefore, will remain permanently where it is now located.
- Snowmachine club request for funding was discussed. Joe Stam motioned to appropriate \$10,000 for support to them to assist in costs
  associated with trail grooming. Kerin Fassler seconded. MOTION PASSED.
- By-Laws Update Jake Anders reported that he and Mike Fassler are the only two persons working on the bylaws update and expects
  to have a draft proposal for presentation at the annual meeting as planned.

- Dump Station Proposal to DOT Update Jake indicated there are two issues involved one is the lack of a sewage waste dump and the other being a large item dump. We have trash in the gravel pits and RV users are dumping their waste tanks along the roads as they leave the area. The possibility of using signage to deter illegal dumping, a request to DOT to maintain their gravel pits so RV users can't use, and the re-opening of the old sewage lagoon were discussed. Ken Soldin is going to work with Tim Hale to check on the sewage lagoon that has a lease held by Wolverine Lodge to see if it can be worked. Jake Anders is going to work with Tim Hale to see if there is something the borough can do working with other government entities.
- Community Directory Joe Stam has talked with Eileen Probasco and will get with her again to complete with Kerin Fassler. Kerin and Eileen have made contact in the past and will provide update at annual meeting.
- Newsletter Ken Hobbs has volunteered to put together a newsletter for the area using our input. Kerin Fassler will provide a USB stick with the names and addresses of all local landowners (updated Aug 2020) as well as board members providing additional input.
- DNR Firewise Update Jenny More of Dept of Forestry provided background information on the Firewise Program what it does and how it works. She provided a brief handout explaining the Copper River Community Wildfire Protection Plans for our review. There are ten communities within this plan area. To provide input go to <a href="https://www.surveymonkey.com/r/RSZJ25F">https://www.surveymonkey.com/r/RSZJ25F</a> to take a 5 minute survey.

#### **NEW BUSINESS:**

- Joe Stam reported that there were two resignations from the board since the last meeting. Based on the election from last July, Kristina Murray had the next highest vote count and was nominated to fill the position held by recently elected Bari Gray. Jake Anders motioned to accept and Kerin Fassler seconded to approve. MOTION PASSED Also, Jim Else resigned and since we will be having elections in July it was determined to leave this post vacant since it only had four months remaining on it.
- Ice Road There has been talk to open the area up to ice roads; however, no one on the board has heard of anyone in the community
  actually open to having ice roads. Joe Stam will talk to the Snowmachine Club to coordinate some kind official stand on no ice roads in
  our community.
- Caribou Hunting Ken Soldin submitted a written proposal for the Board to review regarding the excessive number of problems
  encountered with hunters over hunting illegally. Each Board member will read and there will be discussion at the annual meeting.
  Kristina Murray is going to write a letter to Fish and Wildlife requesting assistance in this issue. Anticipation of the October hunting
  season requires us to look at this carefully or we will have the same problems we had this past hunting season in the fall.
- Tim Hale our new district representative (907-590-8243) introduced himself to the Board at this meeting. His main item of discussion at this time related to school bond reimbursement issues. A report outlining the details will be forwarded to us for our review. He also indicated transfer station rates have gone down slightly; however, we still do not have to pay transfer fees. It is the only perk we get from the MSB. He will also check into school transportation for children attending schools in the area. It is not known how many would use the bus as most of our community consists of adults.
- There are no EMS changes to our area. We have some emergency equipment at lodges, but there is currently only fire service on the lakes.
- Oversize Disposal Weekend Ken Soldin will work with the MSB to see if we can get a dumpster up here that we will pay for to dispose
  those old refrigerators, stoves, and larger items that the current dumpsters cannot handle. A dumpster up here in the winter is best
  for those who must haul out over the frozen lakes.

#### **MISCELLANEOUS:**

A short Executive Board Meeting will follow after adjournment.

#### NEXT MEETING

The next meeting will be our annual meeting on July 10, 2021 at 11:00 at The Point Lodge. There will be a community picnic afterwards. Kerin Fassler motioned to adjourn, Joe Stam seconded. MOTION PASSED. Meeting adjourned 12:56.

Kerin Fassler, Secretary

, President

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#### MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION MINUTES

**CLERKS OFFICE** 

REGULAR MEETING June 21, 2021

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 21, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 pm by Chair Colleen Vague.

#### I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice-Chair\*

Vacant, Assembly District #2

Ms. Patricia Chesbro, Assembly District #3

Ms. Colleen Vague, Assembly District #4, Chair

Mr. Chris Elder, Assembly District #5\*

Mr. Stafford Glashan, Assembly District #6

Mr. Sassan Mossanen, Assembly District #7\*

#### Staff in attendance:

Mr. Alex Strawn, Planning & Land Use Director

Ms. Denise M, Assistant Borough Attorney

Ms. Kim Sollien, Planning Services Manager

Mr. Adam Bradway, Planner II

Ms. Nancy Cameron,

Mr. Brad Sworts,

Ms. Karol Riese, Planning Commission Clerk

#### II. APPROVAL OF AGENDA

Chair Vague inquired if there were any changes to the agenda.

GENERAL CONSENT:

The agenda was approved without objection.

#### III. PLEDGE OF ALLEGIANCE

Mr. Josh Cross, Chair of the Transportation Advisory Board, led the pledge of allegiance.

#### IV. CONSENT AGENDA

- A. Minutes
- 1. June 7, 2021, regular meeting minutes
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS (None)
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS (None)

<sup>\*</sup>Indicates that the individual attended telephonically.

#### V. COMMITTEE REPORTS

(There were no committee reports.)

#### VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

#### VII. LAND USE CLASSIFICATIONS

A. Resolution PC 21-13, A Resolution Of The Matanuska-Susitna Borough Planning Commission Approval Of The Land Classification Of Certain Borough-Owned Lands Proposed For Inclusion In Future Land Sales And One Parcel For Public Retention And Forwarding Recommendation To The Matanuska-Susitna Borough Assembly For Approval (MSB007737) (Staff: Nancy Cameron, Land Management Agent).

Chair Vague read the resolution title into the record.

Ms. Cameron provided a staff report:

Staff recommended approval of the resolution.

Commissioners questioned staff regarding:

• Bidding process; Parcel 21-15; price listing; appraisal of three properties; tax assessed value of three properties in comparison to the appraisal; the ability of commissioners to give input; Parcel 21-24 – how do we separate one parcel; \$2M value is assessed value that will be taxed;

Chair Vague invited the staff to provide an overview of their application.

Chair Vague opened the public hearing.

The following persons spoke regarding Resolution PC 21-13: (Time: 6:25) Ms. Kathleen Weeks regarding parcel 21-25.

Chair Vague invited staff to respond to questions and statements from the audience.

Ms. Cameron responded to statements from members of the audience.

Commissioner Glashan asked if ADFG still has a program for boat launches. Mr. Sworts stated that he believed it was still available.

There being no one else to be heard, Chair Vague closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Glashan moved to approve Resolution PC 21-13. The motion was seconded.

Discussion ensued

MOTION: Commissioner Glashan moved a primary amendment to remove parcel 21-25. The

motion was seconded.

Add a 7th Whereas, the PC recommends retaining parcel 21-25; and add Now,

therefore, be it resolved...

VOTE: The primary amendment Passes without objection.

VOTE: The main motion passed without objection as amended.

MOTION: Commissioner Anderson moved a secondary amendment to remove 21-24 from

items of parcels for sales because of the trails.

Eighth whereas, to read as follows:

WHEREAS, the PC agrees with dual classifications of Parcel 21-24 North half for general purpose; south half for public recreation. The general purpose

classification be only forwarded for sale once the trails are surveyed.

VOTE: The secondary amendment passes without objection.

VOTE: The main motion passed without objection as amended.

#### VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

#### IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(None)

#### X. PUBLIC HEARING LEGISLATIVE MATTERS

A. Resolution PC 21-12, A Resolution Of The Matanuska-Susitna Borough Planning Commission Requesting The Assembly Adopt And Fund A Transportation Infrastructure Package That Includes Projects Listed In The MSB Long Range Transportation Plan (LRTP), The MSB Official Streets And Highways Plan (OSHP), The MSB/MSBSD Safe Routes To Schools Plan And To Complete The Projects Approved By Voters In The 2013 & 2018 Bond Packages, As Well As Other Prioritized Projects, All Of Which Will Reduce Traffic Congestion, Support Economic Development, Improve Connectivity, Enhance Pedestrian And Vehicle Safety, Increase Reliability, And Provide Transportation Choices For Residents (Staff: Kim Sollien, Planning Services Manager and Brad Sworts, Pre-Design and Engineering Division Manager).

Chair Vague read the resolution title into the record.

Ms. Sollien provided a staff report:

staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- RSA Lucille Road, Seldon to Church not being extended into the package.
- Seward Meridian to Seldon Ext. that is an SOA project this should be going out to bid this fall.

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 21-12:

Mr. Josh Cross, Chair of the Transportation Advisory Board. Provided a broad overview of the process the Transportation Advisory Board did regarding their resolution.

There being no one to be heard, Chair Vague closed the public hearing, and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved to approve Resolution PC 21-12. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

#### XI. CORRESPONDENCE AND INFORMATION

(There was no correspondence and information.)

#### XII. UNFINISHED BUSINESS

(There was no unfinished business.)

#### XIII. NEW BUSINESS

(There was no new business.)

#### XIV. COMMISSION BUSINESS

A. Adjudicatory

B. Upcoming Planning Commission Agenda Items (Staff: Alex Strawn)

#### XV. DIRECTOR AND COMMISSIONER COMMENTS

#### Alex Strawn:

Facebook Live

#### Commissioner Chesbro:

Enjoy the Solstice, and now it is going to get darker.

#### Commissioner Glashan:

• I was excited to be part of the team that set the Guinness records for the longest resolution name.

#### Commissioner Vague:

• I want to thank the staff, I know you work hard, and we send things out your way. The nature of being understaffed, you have put together really good packages. And I like the big map I can read.

#### XVI. ADJOURNMENT

The regular meeting adjourned at 7:14 pm.

COLLEEN VAGUE, Planning Commission Chair

ATTEST:

KAROL RIESE, Planning Commission Clerk

Minutes approved: 7 19 21

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CLERKS OFFICE troduced:

Public Hearing:

Action:

Mark Whisenhunt
June 21, 2021
July 19, 2021
Approved

## MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RESOLUTION NO. 21-19

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION ADOPTING FINDING OF FACT AND CONCLUSIONS OF LAW TO SUPPORT DENIAL OF RESOLUTION 21-14.

WHEREAS, Resolution 21-14 was for approval of a conditional use permit for the extraction of earth material at Tax Parcel C001 (no street address), located within Township 17 North, Range 2 West, Section 10, Seward Meridian; and

WHEREAS, the Planning Commission conducted a public hearing on July 19, 2021 regarding this Conditional Use Permit request; and

WHEREAS, the Planning Commission's vote on the motion failed to garner a majority vote on July 19, 2021.

WHEREAS, it is further the purpose of MSB 17.30 to promote orderly and compatible development; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission denied the Conditional Use Permit for earth materials extraction at Tax Parcel C001 (no street address), located within Township 17 North, Range 2 West, Section 10, Seward Meridian, based on the following findings of fact and conclusions of law:

- 1. According to the applicant, an application for an Alaska State Department of Natural Resources (ADNR) mining permit has been submitted to the State.
- 2. According to the application material, a Storm Water Pollution Prevention Plan (SWPPP) will be developed prior to beginning operations.
- 3. The subject parcel is located within the Meadow Lakes

  Community Council boundaries and is subject to the

  Meadow Lakes Comprehensive Plan.
- 4. The Matanuska-Susitna Borough Comprehensive Development Plan (2005) applies to all parcels within the Matanuska-Susitna Borough.
- Plan states: "Create a Pedestrian-Oriented, Mixed-Use Town Center. A town center was established as a clear priority for the community during both the workshops and survey. Desired uses in the town center include public spaces to meet friends and neighbors, venues for events and community meetings, and commercial services like a bank, Post Office, grocery, restaurants. A successful town center can improve resident quality of life, attract spending from people traveling through the community, and help develop a stronger, positive image for Meadow Lakes."

- Land Use Goal Four of the Meadow Lakes Comprehensive 6. Plan states: "The community wants to maintain the natural, rural character of the community, and to protect the quality of residential neighborhoods. At the time, the community recognizes the value creating opportunities for employment, and increasing the local tax base, for example, through sand and gravel extraction. The balance point between these goals is to accept economic development activities, but also to establish rules to minimize the off-site impacts of such activities. This goal focuses on uses with significant impacts, such as large-scale resource development like coal-bed methane and gravel extraction, but also is intended to limit impacts of more modest uses such as auto storage/junk yards.
- 7. Meadow Lakes Comprehensive Plan outlines "Standards for commercial, industrial or other development with significant off-site impacts (for uses ranging from large scale sand and gravel operations to smaller-scale commercial)."
- 8. One development standard within the Meadow Lakes

  Comprehensive Plan states: "Impacts On Environment 
  Activities creating off site impacts on surface and

- subsurface water quality and quantity, and air quality are not permitted."
- 9. Meadow Lakes Comprehensive Plan identifies discouraged uses within Town Center Pedestrian Core. It states: "Uses that disrupt opportunities to create a pedestrian-oriented commercial district. Uses that deaden a town center include large parcels devoted to a single function, e.g., large scale industrial activities, auto sales, storage, junkyards, big box retail stores."
- 10. Meadow Lakes Comprehensive Plan identifies the overall objective for the Town Center. It states "Desired uses in the town center include comfortable public spaces to meet friends and neighbors; space for events, community activities and a range of commercial uses; and higher density housing.
- 11. Meadow Lakes Comprehensive Plan identifies the overall objective for the Town Center. It states: "The town center will have two sub-districts: The core area is intended to be a pedestrian-oriented district, with relatively high density mixed use development, in the spirit of traditional American main streets. Surrounding the core area will be a more spread out commercial and industrial district, providing space for uses that

- require larger buildings, larger parking lots, and a more auto-oriented character."
- 12. Meadow Lakes Comprehensive Plan identifies the overall objective for the Town Center. It states: "The town center is intended to serve as an amenity and convenience to Meadow Lake residents, be a profitable place for local businesses, provide an attractive destination for visitors, and help build a positive image for Meadow Lakes."
- 13. Meadow Lakes Comprehensive Plan, in multiple locations, identifies the need and priority to maintain the quality of surface and drinking water within the community.
- 14. Goal LU-1 of the Matanuska Susitna Borough Comprehensive

  Development Plan states: "Protect and enhance the public safety, health, and welfare of Borough residents."
- 15. Policy LU1-1 of the Matanuska Susitna Borough
  Comprehensive Development Plan states: "Provide for
  consistent, compatible, effective, and efficient
  development within the Borough."
- 16. Goal LU-2 of the Matanuska Susitna Borough Comprehensive

  Development Plan states: "Protect residential neighborhoods and associated property values."
- 17. Policy LU2-1 of the Matanuska Susitna Borough
  Comprehensive Development Plan states: "Develop and

implement regulations that protect residential development by separating incompatible uses, while encouraging uses that support such residential uses including office, commercial and other mixed-use developments that are shown to have positive cumulative impacts to the neighborhood."

- 18. According to Rutgers Noise Technical Assistance Center, heavy trucks produce approximately 90 decibels (dB) when operating, which falls in the "very loud" category.
- 19. According to Rutgers Noise Technical Assistance Center, a quiet to noisy home produces sound around 30-60 decibels (dB), which falls in the "faint" and "moderate" categories.
- 20. MSB 8.52.010(A) declares: "Loud noise and amplified sounds have an adverse effect on the psychological and physiological well-being of persons."
- 21. Earth material extraction activities are an industrial use that can cause excessive noise, dust, and heavy truck traffic.
- 22. According to the application material, the proposed use may operate 24 hours a day.
- 23. According to the application material, the proposed use may produce up to 1,000 vehicle trips per day.

- 24. According to the application material, the proposed buffer will be 25 feet of vegetation with a 10-foot tall earthen berm between the mining area and the north and east lot lines. The 10-foot tall earthen berm will abut the section line easement to the west and south.
- 25. According to the traffic control plan, primary access will be directly across from Marigold Drive, which appears to eliminate a portion of the earthen berm.
- 26. The closest residential structures from the primary access are approximately 25 and 40 feet to the north.
- 27. Established quiet residential neighborhoods abut the proposed use to the north, south, east, and west.
- 28. Lands to the north, east, and south are developed with single-family homes. The lots to the north, east, and south range in size from .17 acres to 20 acres. However, most lots are one to five acres in size.
- 29. A subdivision to the west is developed with singled family homes. The lots range from three to six acres. Eight lots within this subdivision have direct access to an airstrip.
- 30. Lands to the west/northwest are sandwiched between the Parks Highway and Sylvan Road. These lands are developed with commercial and industrial uses such as, a truss plant, storage facilities, and restaurants.

- 31. Lands to the north, which abut the Parks Highway, are primarily commercial. A private charter school occupies a portion of a commercial building located at the intersection of Sylvan Road and the Parks Highway.
- 32. Production of sound levels, such as 90 decibels (dB) adjacent to a quiet neighborhood would have an adverse impact to its residents.
- 33. The proposed noise mitigation measures will likely be ineffective in protecting the adjacent residential homes and residential homes along Sylvan Road.
- 34. Noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited.
- 35. Alaska Department of Environmental Conservation has produced a user manual of best management practices to protect surface water and groundwater quality in Alaska.
- Management Practices Manual states: "DEC has established drinking water protection areas and recommended buffer zones for public water system (PWS) sources, which can be found at http://dec.alaska.gov/das/GIS/apps.htm.

  There are also PWS sources for which drinking water protection areas have not yet been delineated. For those PWS sources, it is recommended that the buffer zone be considered a 1,000-foot radius around the source area.

It is recommended that excavation limits be restricted to areas outside any PWS source buffer zone. Equipment storage, maintenance, and operation should be as limited as possible within designated buffer zones, and appropriate BMPs should be used to prevent water contamination (see Chapter 6)."

- Management Practices Manual states in part: "Some of the best ways to prevent mining impacts to surface and groundwater quality are to maintain distance between mining operations and the water to be protected, and to monitor water quality. This chapter presents recommended setbacks for mining operations from public water system (PWS) source areas, surface water bodies, and the groundwater table. Where proposed mining is closer to these waters than the recommended setbacks, it is recommended that a detailed hydrogeologic study be performed by a qualified person to evaluate potential impacts and design effective mitigation alternatives."
- 38. The proposed use is within the "protection area" for a community drinking water well.
- 39. A detailed hydrogeologic study to mine within the "protection area" has not been provided.

- 40. The applicant has not proposed to monitor the water quality.
- 41. On June 23, 2021 QAP applied for an MSB Driveway Permit across from Buttercup Drive. This driveway location is inconsistent with the Conditional Use Permit application material.
- 42. The State Mining Permit, Storm Water Pollution
  Prevention Plan (SWPPP), and notice of intent (NOI)
  for construction general permit as required Department
  of Environmental Conservation (DEC) pursuant to the
  Alaska Pollutant Discharge Elimination System (APDES)
  requirements must still be provided (MSB 17.30.055(A)).
- 43. The proposed use is inconsistent with the applicable comprehensive plans (MSB 17.30.060(A)(1)).
- 44. The proposed use will detract from the value, character and integrity of the surrounding area (MSB 17.30.060(A)(2)).
- 45. The proposed use will likely be harmful to the public health, safety, convenience and welfare (MSB 17.30.060(A)(4)).
- 46. Sufficient setbacks, lot area, buffers or other safeguards are not being provided (MSB 17.30.60(A)(5)).

- 47. Due to access points and proximity to residential homes, noise levels will likely exceed the levels in MSB 17.28.060(A)(5)(a).
- 48. The applicant did not provide enough information to show compliance with the lighting standards in accordance with MSB 17.28.060(A)(6).

ADOPTED by the Matanuska-Susitna Borough Planning Commission this  $19^{44}$  day of  $10^{44}$ , 2021.

COLLEEN VAGUE, Chair

ATTEST

KAROT RIESE Planning Clerk

(SEAL)

YES: 5 Commissioner Vague Elder, Chesbro, Anderson - Mossanen

NO:

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 5, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:04 p.m. by Chair LaMarr Anderson.

#### 1. CALL TO ORDER

#### A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. LaMarr Anderson, District Seat #2, Chair

Mr. John Shadrach, District Seat #3

Mr. Dan Bush, District Seat #4

Mr. Dennis Vau Dell, District Seat #5

Mr. Alan Leonard, District Seat #7

Ms. Barbara Doty, Alternate

RECEIVED

JUL 16 2021

**CLERKS OFFICE** 

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1

Mr. Wilfred Fernandez, District Seat #6, Vice Chair

Ms. Amanda Salmon, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer

Ms. Sloan Von Gunten, Platting Administrative Specialist

Ms. Amy Otto-Buchanan, Platting Technician

#### B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

#### C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

#### 2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for April 1, 2021.

GENERAL CONSENT: The minutes for April 1, 2021 were approved without objections.

- 3. AUDIENCE PARTICIPATION & PRESENTATIONS (Three minutes per person, for items not scheduled for public hearing)
- A. Persons to Be Heard (There are no persons to be heard)

#### 4. UNFINISHED BUSINESS: Quasi-Judicial Matters

(There is no Unfinished Business)

#### 5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

#### 6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. WILLOW CREEK AIRPARK MASTER PLAN: The request is to create 92 lots and three tracts, by a two-phase Master Plan, from the East ½ of Section 26 (Tax Parcel A1), to be known as WILLOW CREEK AIRPARK MASTER PLAN, containing 320.32 acres +/-. The plat is located west of W. Parks Highway, north of W. Gratiot Drive and west of W. Sharen Drive, (Tax ID # 220N05W26A001); within Section 26, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7: Tam Boeve. Continued from the April 15, 2021 platting board hearing. (Owner/Petitioner: JM Assets, LP; Surveyor: Edge; Staff: Fred Wagner)

#### Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Mr. John Aschenbrenner presented information on a phone call regarding a conversation with Platting Member Doty and general information regarding recusing oneself;
- Platting Member Doty stated she will recuse herself in regards to researching information on airports on her own if the board wishes her to. She has no gain or interest regarding the case;
- The platting board asked questions to Platting Member Doty and Mr. Aschenbrenner;
- The platting board allowed Platting Member Doty to sit and act on the case.

#### Ms. Von Gunten provided the mailing report:

- Stating that 22 public hearing notices were mailed out on March 24, 2021.
- Stated to the platting board members the process in making a motion and amendments.

#### Mr. Fred Wagner:

- Gave an overview of the case, #2021-031.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to modify or add a new recommendation regarding the road construction for N. Artic Cat Street.

Discussion between the platting board and staff on the modification or adding a new recommendation on N. Artic Cat Street. More questions came up regarding the case as the platting officer answered the boards comments.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner did not wish to give a brief overview.

#### Chair Anderson:

• Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the added traffic: Ms. DJ McBride, RSA #16.

The following person spoke regarding their concerns about the proposed development. Concerned on the added traffic and fire service safety: Ms. Tam Boeve.

The following person spoke regarding their concerns about the changes to the trails in the area as they are used for mushing dog sleds. Is concerned on the aviation fuel and the changes to the environment in regards to the airport. Artic Cat Road floods every year and the drainage needs to be redone, if the roadway is to be improved. Is also concerned on the runway boundary and measurements: Ms. Susan Terry.

The following person is against the development of the property. Is very concerned on the airport regarding commercial usage: Mr. Bob Chlupach.

#### Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Scott Jewel, the petitioner, clarified the trails and roadway placement.

Mr. Mark Aimonetti, the petitioner's surveyor, explained the improvements to the roadways, drainage, and development.

Mr. Dan Steiner, the engineer, explained the drainage issues on the roadways.

The petitioner, the surveyor, and engineer answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION:

Platting Member Shadrach moved to approve the preliminary plat for Willow Creek Airpark Master Plan, with 15 recommendations. The motion was seconded by Platting Member Bush.

Mr. Vau Dell stated an amended motion to modify recommendation #7, but there was confusion on the motion by staff. Clarification on the recommendations regarding the roads was stated by Staff.

Discussion ensued on writing the amended motion.

TIME: 2:28 P.M. CD: 01:25:47

Break to write up and clarify the recommendation.

TIME: 2:35 P.M. CD: 01:32:45

Amended

MOTION:

Platting Member Vau Dell moved to amend the motion to add recommendation

#16. The motion was seconded by Platting Member Shadrach.

#### **RECOMMENDATIONS:**

 Add #16: Construct N. Artic Cat Street from Phido to the N. Gratiot Drive intersection per MSB Residential Collector Standards.

Amended

VOTE:

The amended motion to add recommendation #16 passed with all in favor by

general consent.

Main Motion

VOTE:

The motion passed with all in favor by general consent. There are 11 Findings of

Fact.

TIME: 2:36 P.M. CD: 01:34:27 BREAK

TIME: 2:48 P.M. CD: 01:45:08

B. LARSEN ESTATES: The request is to create three lots from Lots 1-1 and 1-2, Block 3; Lots 5 & 6, Block 4; Lots 8 & 9, Block 4; and Lots 4-7, Block 5, Texas Subdivision, Plat No. 63-15, to be known as Larsen Estates, containing 3.62 acres +/-. The plat is located northwest of Stepan Lake, southeast of Big Beaver Lake, and east of S. Beaver Lake Road (Tax ID#s 56314B003L001-1/L001-2, 56314B04L005, L006, L008, L009, 56314B05L004-L007); within Section 09, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5: Mokie Tew. Petitioner proposes to vacate a section of W. Alamo Road and is applying for a variance from MSB 43.20.060(C) Legal access, as S. Melozzi Hot Springs Road is 30' wide. (Owner/Petitioner: Bruce M. Green and Francine Schilmoeller Larsen Trust; Surveyor: Frontier; Staff: Ms. Amy Otto-Buchanan)

#### Chair Anderson:

• Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

#### Ms. Von Gunten provided the mailing report:

• Stating that 55 public hearing notices were mailed out on April 14, 2021.

#### Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-039/040.
- Staff recommends approval of the case with findings of fact and conditions.

Mr. John Aschenbrenner:

• Asked staff for clarification on the Right-of-Way Vacation and the design drawing.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Shane Stragier, the petitioner's surveyor, gave a brief overview.

#### Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Shane Stragier, the petitioner's surveyor, does have concerns regarding recommendation #4 and #8.

Ms. Francine Larsen, the petitioner, gave an explanation of the figuration of the lots. Is confused on the Variance and the Right-of-Way being taken on her lots and what can be changed on the design. Would like to go over more design ideas with platting staff and her surveyor.

Chair Anderson asked the petitioner if she would like to continue the case to a date certain or to continue with not date to help her in redesigning her case.

Chair Anderson moved to the Platting Board for a motion.

MOTION:

Platting Member Doty moved to continue the preliminary plat for Larsen Estates for 6 months or until assigned a date to be heard. The motion was seconded by Platting Member Vau Dell.

VOTE:

The motion passed with all in favor by general consent.

Due to the continuance, the public hearing is re-opened, per Roberts Rules of Order.

TIME: 3:30 P.M. CD: 02:27:39

#### 7. ITEMS OF BUSINESS & MISCELLANEOUS

#### 8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (if needed)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on Wednesday, May 19, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer as time allows.

Ms. Von Gunten did not have any comments.

#### 9. BOARD COMMENTS

- Platting Member Dotty had no comments.
- Platting Member Leonard had no comments.
- Platting Member Bush asked staff about opening documents, some programs are not working correctly.
- Platting Member Shadrach had no comments.
- Platting Member Vau Dell had no comments.
- Platting Member Anderson had no comments.

#### 10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 3:33 p.m. (CD: 2:30:48)

LAMARR ANDERSON, Platting Board Chair

ATTEST:

SLOAN VON GUNTEN, Platting Board Clerk

Minutes approved: <u>June 3, 2021</u>

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 19, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:03 p.m. by Chair LaMarr Anderson.

#### 1. CALL TO ORDER

### A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1

Mr. LaMarr Anderson, District Seat #2, Chair

Mr. Dan Bush, District Seat #4

Mr. Dennis Vau Dell, District Seat #5

Mr. Alan Leonard, District Seat #7

Ms. Barbara Doty, Alternate

Ms. Amanda Salmon, Alternate

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JUL 16 2021

**CLERKS OFFICE** 

Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3

Mr. Wilfred Fernandez, District Seat #6, Vice Chair

Staff in attendance:

Mr. Fred Wagner, Platting Officer

Ms. Sloan Von Gunten, Platting Administrative Specialist

Ms. Amy Otto-Buchanan, Platting Technician

#### B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member LaMarr Anderson.

#### C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

#### 2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for April 15, 2021.

• Correction to wordage on page 1 under Approval of Minutes.

GENERAL CONSENT: The minutes for April 15, 2021 were approved without objections.

- 3. AUDIENCE PARTICIPATION & PRESENTATIONS (Three minutes per person, for items not scheduled for public hearing)
- A. Persons to Be Heard (There are no persons to be heard)
- 4. UNFINISHED BUSINESS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. WOLF RIDGE MASTER PLAN: The request is to create 34 lots from Tax Parcel A29, by a three phase Master Plan, to be known as Wolf Ridge Master Plan, containing 40 acres +/-. The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. This case was previously heard and approved by the Platting Board on April 1, 2021. No changes are proposed, other than changing the subdivision to a three-phase Master Plan. (Owner/Petitioner: Axel Bodnar and Sarah Forss; Surveyor: HLS; Staff: Amy Otto-Buchanan)

#### Chair Anderson:

• Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

#### Ms. Von Gunten provided the mailing report:

• Stating that 59 public hearing notices were mailed out on April 28, 2021.

#### Mr. Fred Wagner:

- Gave an overview of the case, #2021-021.
- Staff recommends approval of the case with findings of fact and conditions.
- Recommendation 3e was accidentally not typed in the staff report. The technician stated recommendation 3e into the record.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner did not wish to give a brief overview.

#### Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the Engineer, presented their case and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Vau Dell moved to continue Wolf Ridge Master Plan due to fire code. The motion was seconded by Platting Member Doty.

Discussion ensued by the board in asking Platting Member Vau Dell why he wished to continue the case. Discussion on the fire code, and what the fire code actually applies and what it does not apply to in a platting action.

VOTE:

The motion failed with 6 against (Cottini, Bush, Leonard, Anderson, Salmon,

Doty) and 1 in favor (Vau Dell).

Main

MOTION:

Platting Member Cottini moved to approve the preliminary plat for Wolf Ridge

Master Plan with 7 recommendations. The motion was seconded by Platting

Member Leonard. There are 9 findings of fact.

Main

VOTE:

The motion passed with 6 in favor (Cottini, Bush, Leonard, Anderson, Salmon,

Doty) and 1 against (Vau Dell).

TIME: 1:31 P.M. CD: 0:28:54

#### 5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

#### 6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. NEBESNY HEIGHTS: The request is to create 18 lots from Tax Parcel B3, to be known as Nebesny Heights, containing 35.82 acres +/-. The plat is located west and south of N. Pittman Road and north of Fireweed Fields (Tax ID# 218N01W30B003); within Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7: Tam Boeve. (Owner/Petitioner: Anatoly D. Muzechuk; Surveyor: Keystone; Staff: Amy Otto-Buchanan)

#### Chair Anderson:

• Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

#### Ms. Von Gunten provided the mailing report:

• Stating that 62 public hearing notices were mailed out on April 28, 2021.

#### Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-045.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

#### Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, presented their case. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

Main

MOTION:

Platting Member Cottini moved to approve the preliminary plat for Nebesny

Heights, with 9 recommendations. The motion was seconded by Platting Member

Vau Dell. There are 8 findings of facts.

Main

VOTE:

The motion passed with all in favor.

TIME: 1:52 P.M. CD: 0:50:22

#### 7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

#### 8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (if needed)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on June 3, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer as time allows. The borough has approved a thousand hour hiring of another Platting Technician.

Ms. Von Gunten greeted the new alternates to the platting board. Any new information will be sent out as it comes in.

#### 9. BOARD COMMENTS

- Platting Member Dotty asked about next months schedule.
- Platting Member Cottini thanked the staff for their work.
- Platting Member Leonard had no comments.
- Platting Member Bush commented on borough staff's work and the updates on COVID.

- Platting Member Salmon thanked the board.
- Platting Member Vau Dell had no comments.
- Platting Member Anderson thanked staff and the board for their work.

#### 10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 1:56 p.m. (CD: 0:54:58)

LAMARR ANDERSON, Platting Board Chair

ATTEST:

SLOAN VON GUNTEN, Platting Board Clerk

Minutes approved: June 17, 2021



#### CLERKS OFFICE

## MATANUSKA-SUSITNA BOROUGH PORT COMMISSION

REGULAR MEETING April 19, 2021

#### 1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The regular meeting of the Port MacKenzie Port Commission was called to order at 3:01 p.m. by Chairperson Ms. Helga Larson.

Commission members present online and establishing a quorum were:

Mr. Bryan Scoresby

Mr. Rob Brown

Mr. Tim Anderson

Mr. Mike Janacek (3:15 Teams)

Ms. Helga Larson

Mr. Ron Tracy

Commission members not present were: NA

Staff in attendance were:

Mr. Nick Spiropoulos, Borough Attorney

Ms. Cheyenne Heindel, Director of Finance

Ms. Therese Dolan, Port Operations Manager

Assembly members in attendance were:

Mr. Rob Yundt

#### 2. APPROVAL OF AGENDA

The Port Commission approved the agenda as written.

#### 3. APPROVAL OF MINUTES

The Port Commission approved the minutes from the following meetings:

- Regular Meeting, January 18, 2021
- Special Meeting, January 25, 2021
- Special Meeting, February 22, 2021
- Special Meeting, April 5, 2021

#### 4. AGENCY AND STAFF REPORTS

- A. Mr. Nick Spiropoulos, Borough Attorney provided an overview of the NPI lease termination agreement.
- B. Ms. Cheyenne Heindel, Director of Finance answered questions regarding the Port budget and debt.
- C. Ms. Therese Dolan, Port Operations Manager
  - 1) Operations
    - a) Revenue \$919.88 (Orion storage fees)
    - b) Vessel Schedule Cruz Construction has scheduled a barge in May. They will be moving hazardous material (explosives) and heavy equipment.

- 2) Maintenance FEMA Earthquake Repairs of revetment and highmast lights; submitting a change order to the repair design to incorporate a mitigation plan
- 3) EDA Grant No Change, still undergoing legal review at EDA.

#### 5. PERSONS TO BE HEARD

The following members of the public made brief comments: Ms. Margret Sharp, Ms. Eileen Hanes and Mr. Eugene Haberman.

- 6. OLD BUSINESS None
- 7. NEW BUSINESS
  - A. Vice Chair vacancy Nominees for Vice Chairperson were Mr. Michael Janecek and Mr. Robert Brown. Mr. Janacek was elected.
  - B. Resolution 21-01, NPI Agreement Mr. Anderson made a motion to accept resolution 21-01. Mr. Brown seconded the motion and the motion carried.
- 8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS Commissioners made closing comments.
- 9. ADJOURNMENT The meeting adjourned at 4:38 p.m.

Therese M. Dolan, Port Operations Manager

Minutes Approved \$\frac{19}{2}\end{a}

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#### MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RESOLUTION SERIAL NO. 21-02

**CLERKS OFFICE** 

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZE THE MANAGER TO ENTER INTO A COMMERCIAL USE PERMIT WITH COLASKA, INC., FOR THE USE OF BOROUGH-OWNED LAND AND IMPROVEMENTS WITHIN THE POINT MACKENZIE PORT DISTRICT, LOCATED WITHIN SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA, FOR A TERM THAT EXCEEDS 18 MONTHS (MSB TITLE 18.02.010) (MSB007735).

WHEREAS, title 18.03.030(A) states, "the port commission shall advise the assembly and the manager on port development matters;" and

WHEREAS, with the recent lease termination between the Borough and NPI, Colaska, Inc. is currently occupying the 23,000 square foot building located on Tract 1-A, NPI Lease Expansion No. 1 Subdivision (approximately 11.25 acres) under a month to month rental agreement/permit; and

WHEREAS, the Borough prepared a Land and Improvements, Commercial Use Permit for Colaska, Inc. to continue to occupy the building and property under a borough approved permit with an expiration date of May 26, 2023, approximately a twenty month period; and

WHEREAS, title 18.02.010(B), "notwithstanding other titles of the borough code, the form and substance of all leases in the port district shall be approved by the borough assembly by ordinance.

All terms and conditions of proposed leases will be developed and

forwarded by the borough manager to the assembly. Land use permits without assembly approval for a period of time under 18 months are allowed in addition to leases with manager approval"; and

WHEREAS, the Port Commission believes Port MacKenzie is the most important land and water asset in the borough and perhaps all of Central Alaska.

NOW, THEREFORE BE IT RESOLVED, that the Matanuska-Susitna Borough Port Commission hereby recommends the Assembly authorize the Borough Manager to enter into a Land and Improvements, Commercial Use Permit, with Colaska, Inc. as presented and pursuant to MSB Title 18.02.010(B).

ADOPTED by the Matanuska-Susitna Borough Port Commission this 19th day of July, 2021.

Helga Larson, Chair

Therese M. Dolan

Port Operations Manager

## MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RESOLUTION NO. 21-03

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTION OF AN ORDINANCE AMENDING MSB TITLE 17.23.170 SETBACKS TO IDENTIFY AND EXCLUDE TRANSPORTATION CORRIDORS FOR PIPELINE AND CONVEYOR STRUCTURES FROM THE SETBACK REQUIREMENTS PURSUANT TO TITLE 17.55.

WHEREAS, MSB 18.03.030(A) states, "the port commission shall advise the assembly and the manager on port development matters;" and

WHEREAS, Port MacKenzie Special Use District, MSB Title 17.23.170 Setbacks, defers to MSB 17.55 Setback and Screening Easement for minimum structural setbacks; and

WHEREAS, MSB 17.55 Definitions of "structures" is silent on transportation corridors for pipeline and conveyor structures and does not directly exclude the structures as it does for utility services rights of way for the transmission or distribution of public utilities; and

WHEREAS, amending MSB 17.23.170 Setbacks to exclude transportation corridors for pipeline and conveyor structures from the setback requirements in the Port MacKenzie Special Use District is consistent with the permitted uses pursuant to MSB 17.23.110 Port Industrial District - I(C)(1), "for transportation corridors for rail, roads, conveyor, and pipeline transport systems;" and

WHEREAS, the Port Commission believes Port MacKenzie is the most important land and water asset in the borough and perhaps all of Central Alaska.

NOW, THEREFORE BE IT RESOLVED, that the Matanuska-Susitna Borough Port Commission hereby recommends the Assembly adopt by ordinance an amendment to MSB 17.23.170 that excludes the transportation corridors for pipeline and conveyor structures from MSB 17.55 Setback and Screening Easements.

ADOPTED by the Matanuska-Susitna Borough Port Commission this 19th day of July, 2021.

Helga Larson, Chair

A 1110 1.

Therese M Dolan

Port Operations Manager



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CLERKS OFFICE

#### **Meeting Minutes**

Jane 3, 2021 7:00pm Upper Susitna Senior & Community Center

- I. Establish Quorum Ned Sparks, Joe Pride, Brian Kirby, Sheena Fort, Trevor Walter & Clark Smith.
- 3. Call Meeting to Order 7:01pm
- III. Pledge of Aliegiance
- IV. Approval of Meeting Agenda
  - a. Motion by: Trevor Walter
  - b. 2<sup>nd</sup> by: Joe Pride

C.

V. Approval of Meeting Minutes

- a. Motion by: Trevor Walter
- b. 2<sup>nd</sup> by: Joe Pride

c.

VI. Treasurer's Report

- a. Checking Account \$39,090.01
- b. Savings Account \$225.82
- VII. Persons to be Heard (suggested 3 minutes each)

a.

b.

VIII. Correspondence -

 a. Planning commission expresses interest in improving communication lines to the council and community.

b.

IX. Committee and Governmental Reports

- a. Road Service Areas (15 & 29) N/A
- b. Borough Assembly Update Tam Boeve informed the council that the budget was approved, the fire and road service mill rates are the same.
- Neighborhood Watch / Community Safety Update—Supplies are being ordered.
   Crime rate is low.
- d. Fire District Update N/A

X. Old Business

- a. Election integrity update- A letter will be written to Mike Showers to investigate election integrity.
- Fundraising Committee- Discussing possible events like farmers markets, auctions etc
- Park Properties- Looking into grants for possible park in the local area. Borough may do matching funds.

XI. New Business

a.

b.

c.

XII. Adjournment - 7:40pm

RA Szack

7/1/2021

#### JUL 19 2021

#### **MINUTES**

## TRAPPER CREEK COMMUNITY COUNCICLERKS OFFICE

Trapper Creek Community Center, Milepost 115.2 George Parks Highway. Turn left on E. TC Park Circle. Teleconference: Locally dial 373-2663 / Participant Code 991090 or dial 907-622-2663 if not in local area

#### Regular Meeting 6:30 PM, Thursday, June 17, 2021

- I. Meeting called to order: 6:36 pm
- II. Determination of Quorum
- III. Board Members in Attendance: Kresge, Grelson & Twigg. Special Guest: MSB Assembly Representative Tam Boeve, EMS Director Ken Barkley, EMS Director Scott Williams, Gary Klink, Scott Williamson. Members present: Kathy Ernst, Gary McCormick, Beverly St. John, Lon McCullough, Paula Glenka, Chrystal Mayer, Michelle McCullough, Dave Rittenburgh, Shawn Stankowitz, Mike Carpenter
- IV. Approval of June agenda
- V. Reading and approval of Regular May Meeting minutes
- VI. Borough Assembly Report, Tam Boeve, District 7: Road Service Association Board is still looking for more volunteers. Borough put out to residents the chance to vote on road projects. District 7 does have several projects. (TCCC forwarded Borough email regarding this to TCCC member email list)
- VII. Treasurer's Reports:
  Deposits: None. Disbursements: None. Dividend: .07. Checking: \$295.72 (\$0 remaining FY2018 CAP funds); Savings: \$25.47. Total: \$321.19
- VIII. Community Assistance Program (CAP) Grant Project Updates:
  - A. FY2019:
    - Trapper Creek Volunteer Fire Dept.(TCVFD): CAP: \$3,489.00. Current Expenditures: None. Remaining: \$3,489.00 Awaiting bill from Borough. [Current TCVFD funds- including CAP funds just under \$12k]
    - Trapper Creek Community Services (TCCSA): CAP: \$11,000.00
       Report: Current Expenditures: \$553.03, Operating Expenses. Remaining: \$751.87
- IX. Committee Reports:
- A. <u>TCCSA Water Committee</u>: MEA has contracted with (ALB) Alaska Line Builders to bury the temporary power. All work by ALB will be done by June 30. More gravel will be brought in after line is buried. Still awaiting DOT Highway signs and Borough signs, and sign-off of Borough driveway permit. Sold approximately 13,000 gallons of water so far. TCCSA Water Committee will continue to update TCCC
  - B. <u>Volunteer Fire Department Committee (TCFVD)</u>: Firefighter class was held over 4

days last month at the TC Community Building with multiple students.

X. Correspondence/Current Mail: All mail was read at meeting, and/or previously emailed to the membership and/or posted at the TC Post Office

#### XI. Public Forum:

A. MSB Director of Emergency Services Ken Barkley, EMS Deputy Chief Scott Williamson; EOC Specialist Talon Boeve. Topic: Emergency services in Trapper Creek area: current status and potential options going forward. Barkley gave average TC community 911 calls, response times, actual transport figures. Cost of 1 ambulance is approximately \$1 million per year for a full time- staffed ambulance in the local community. Discussion and questions by community members present. Due to the expense of a staffed ambulance and not wanting an area tax increase, several options for the Trapper Creek community were presented and discussed:

ETT/Drivers: drivers of emergency transportation vehicles – must learn and keep Borough training standards, qualification requirements, etc.

MFR Program: Basic medical first responder education provided by the Borough (can be done in TC), able to assist paramedics/EMTs sent by MATCOM. BLS (Basic Life Support-oxygen, bleeding control, etc.) saves lives. Primary life saving skill training, personnel would have gear bag, provided for responses. Communication equipment provided by Borough. Refresher training every 2 years also provided in the TC community. CERT: Community Emergency Response Team. Talon Boeve. 5 CERT teams currently in the MSB. The basic class is approximately 20 hours. Basic search & rescue, disaster response, assist emergency responders, basic medical techniques

TCCC will post a signup sheet in the TC Post Office for anyone interested in any of the available options

#### XII. **Unfinished Business:**

- Mat-Su Community Councils for Public Safety (MSCCPS) update: Α. No Report. No update
- В. Review and verification of MSB CAP FY2020 & FY2021 Funds projects: Not many project applications were received for the two years of CAP funds.

MOTION: Motion made by Twigg to extend the MSB CAP FY2020 & FY2021 Project Fund Project Applications to July 15, 2021 to potentially garner more project application. Motion seconded by Grelson. All in favor, none opposed

XIII.	New Business: None		TILLY 15	(JRG)
IV.	Date of next meeting: sche	duled for <b>Thurs</b>	day, August 19, 20	)21, 6:30 pm
XV.	Meeting adjourned 8:36 p	m 3/-/		Mlsh
Appro	ved:	1/13/21	h	- 1/18/21
	Chairperson	Date	Secretary	Date
(Minutes taken by Council Secretary, Janet Grelson)				