

I. CALL TO ORDER

An appeal hearing and regular board meeting was held on September 23, 2021, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 5 p.m. by Chair Kelleigh Orthmann.

II. ROLL CALL

Board members present and establishing a quorum were:

Kelleigh Orthmann
Barbara Landi
Georgia Knazovich

Staff in attendance were:

Ms. Brenda J. Henry, CMC, Assistant Borough Clerk
Mr. Andrew Weinraub, Assistant Borough Attorney
Matt Hardwig, Chief Animal Care and Regulation Officer
Mr. Nick Uphus, Animal Care and Regulation Officer

III. APPROVAL OF AGENDA

Chair Orthmann queried if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

IV. ITEMS OF BUSINESS

A. Elect Chair

Ms. Orthmann queried if there were any nominations for Chair.

MOTION: Ms. Landi nominated Ms. Orthmann for chair.

VOTE: There was no objection noted.

B. Elect Vice Chair

MOTION: Ms. Orthmann nominated Ms. Knazovich for Vice Chair

VOTE: There was no objection noted.

- C. HEARING: Case No. 21-01, Appeal of Enforcement Order Nos. P00496707, P00496708, P00496709, and the Denial of a Kennel License *(Time frames for presenting testimony are outlined in MSB 24.30.030, Proceedings; and may be extended only by the Board.)*

1. Borough's Motion to Dismiss *(10 Minutes)*
 - a. Andrew Wienraub, Assistant Borough Attorney

Mr. Weinraub provided his testimony in support of dismissing a portion of the appeal.

Ms. Lacher asked question of Mr. Weinraub.

- b. Tarie Lacher, Appellant

Ms. Lacher provided her testimony in opposition of dismissing a portion of the appeal

IV. ADJUDICATORY SESSION FOR MOTION TO DISMISS

MOTION: Ms. Knazovich moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 5:22 p.m.

MOTION: Ms. Knazovich moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited the adjudicatory session at 5:31 p.m.

MOTION: Ms. Knazovich moved to dismiss the appeal of the denial of the kennel license due to it not being filed in a timely manner; and to dismiss the appeal of the enforcement orders due to lack of jurisdiction; and that the remainder of the hearing would focus solely on the enforcement order.

VOTE: The motion passed without objection.

1. **Opening Presentation by Borough Staff** *(15 Minutes collectively; The Board and the appellant shall have the opportunity to question all borough staff that make a presentation or otherwise offer testimony to the board)*
 - a. Andrew Weinraub, Assistant Borough Attorney

Mr. Weinraub stated that he would not be providing any testimony and would rely on the brief he filed.

- b. Matt Hardwig, Chief Animal Care and Regulation Officer

Chief Hardwig did not provide testimony.

2. **Opening presentation by Appellant** *(15 minutes; the Board and the Borough shall have the opportunity to question the owner(s)/appellant(s) who make a presentation or otherwise offer testimony to the board)*
 - a. Tarie Lacher

Ms. Lacher provided her opening statement.

3. **Witness statements, which may include Borough staff members** *(5 minutes; the Board, the Borough staff, and the owner/appellant shall have the opportunity to question witnesses)*
 - a. **Appellant's Witnesses**
 - i. None provided
 - b. **Borough's Witnesses**
 - i. Nick Uphus, Deputy Animal Care and Regulation Officer

Officer Uphus did not provide any testimony.

- ii. Matt Hardwig, Chief Animal Care and Regulation Officer

Chief Hardwig provided his testimony.

Ms. Lacher asked questions of Chief Hardwig.

Ms. Landi asked questions of Chief Hardwig.

5. **Closing Remarks by Appellant** *(10 Minutes)*
 - a. Tarie Lacher

Ms. Lacher provided her closing statement.

6. **Closing Remarks by Borough** *(10 Minutes)*
 - a. Andrew Weinraub, Assistant Borough Attorney

Mr. Weinraub provided his closing statement.

V. ADJUDICATORY SESSION

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 6:02 p.m.

MOTION: Ms. Knazovich moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited the adjudicatory session at 6:20 p.m.

Chair Orthmann requested Ms. Henry to read the draft final decision into the record.

Ms. Henry read the draft decision into the record.

MOTION: Ms. Knazovich moved approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

[Clerk's note: The Board did not recess and moved directly into the regular meeting.]

REGULAR MEETING *(Immediately following hearing)*

I. APPROVAL OF MINUTES

A. June 6, 2020

Chair Orthmann queried if there were any corrections or objections to the minutes as presented.

GENERAL CONSENT: The minutes were approved as presented.

II. REPORTS AND CORRESPONDENCE

A. Chief Animal Care and Regulation Officer

Chief Hardwig reported on the activities of the shelter.

Mr. Christopher Loscar, Animal Care and Regulation Director, spoke to his employment history and what led him to his current position.

III. AUDIENCE PARTICIPATION (Three minutes per person)

There was no one present who wished to testify.

II. ITEMS OF BUSINESS

There were no items of business.

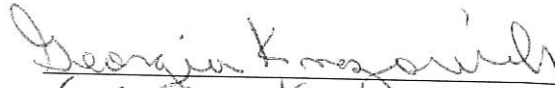
III. BOARD COMMENTS

There were no comments provided.

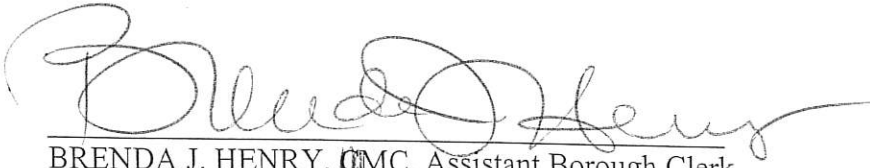
VI. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

MATANUSKA-SUSITNA BOROUGH
ANIMAL CARE AND REGULATION BOARD


Georgia Knadrovich, Chairperson

ATTEST:



BRENDA J. HENRY, OMC, Assistant Borough Clerk

Minutes Approved: 5-11-22

I. CALL TO ORDER

An appeal hearing was held on April 20, 2022, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 10 a.m. by Chairperson Terry Nicodemus.

II. ROLL CALL

Board members present and establishing a quorum were:

Terry Nicodemus
Claudia Roberts
Tina Crawford
Jay VanDiest
Larry Schmidt

Board members recused from participation:

Jesse Rongitsch

Staff in attendance were:

Ms. Brenda J. Henry, MMC, Assistant Borough Clerk
Mr. Nicholas Spiropoulos, Borough Attorney
Mr. Mark Whisenhunt, Planner II

III. APPROVAL OF AGENDA

Chairperson Nicodemus queried if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

IV. APPROVAL OF MINUTES

A. March 14, 2022

MOTION: Larry Schmidt moved to approve the minutes as presented.

VOTE: There was no objection noted.

V. ITEMS OF BUSINESS

A. BOAA Case No. 22-01 – Hearing to take up Petition for Reconsideration of the final decision for BOAA 22-01, Appeal the denial of a variance for Government Lot 5, within Township 18 North, Range 1 East, Section 34, Tax ID No. 18N01E34B002, Shaun Krautkremer, Appellant

1. Terry Cosgrove – Interested Party *(10 Minutes)*

Terry Cosgrove spoke in support reconsideration.

2. Shaun Krautkremer – Appellant *(10 Minutes)*

Shaun Krautkremer spoke in opposition of reconsideration.

3. Shannon Bodolay – Assistant Borough Attorney *(10 Minutes)*

Shannon Bodolay, Assistant Borough Attorney, spoke to the portions of code that the BOAA must use to determine if they want to reconsider their decision.

VI. ADJUDICATORY SESSION

MOTION: Larry Schmidt moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the BOAA entered into adjudicatory session at 10:18 a.m.

MOTION: Claudia Roberts moved to exit adjudicatory session.

VOTE: The motion passed without objection and the BOAA exited adjudicatory session at 10:54 a.m.

Chairperson Nicodemus requested that Ms. Henry read the draft decision regarding reconsideration into the record.

Ms. Henry read the draft into the record.

MOTION: Claudia Roberts moved to approve the decision regarding reconsideration into the record.

VOTE: The motion passed without objection.

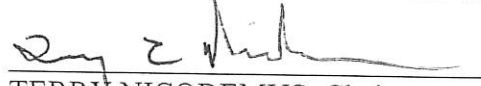
VII. BOARD COMMENTS

There were no comments provided.

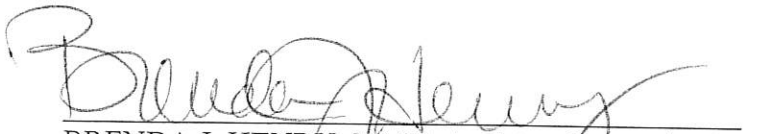
VIII. ADJOURNMENT

The meeting adjourned at 10:58 a.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, Chairperson

ATTEST:


BRENDA J. HENRY, MMC, Assistant Borough Clerk
Minutes Approved:

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

Appeal of the Planning and Land Use)
Director's Decision Regarding the use)
of Personal Watercraft on Morviro Lake)
)
)
R. Wayne Oliver,) BOAA Case No. 22-02
Appellant)
)
_____)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN that the Matanuska-Susitna Borough Board of Adjustment and Appeals (BOAA), on June 30, 2022, rendered the following final decision regarding the appeal filed in the above captioned matter. This final decision may be appealed within 30 days of the date of this decision, pursuant to MSB 15.39.250, Judicial Review and the Alaska Rules of Appellate Procedure, Part 600.

FINDINGS

1. This appeal was filed in a timely manner.
2. In 2021, the Borough received a complaint related to the use of personal watercraft on Morviro Lake. Morviro Lake is located in Houston, Alaska and in the Matanuska-Susitna Borough.
3. The complaint did not result in a citation and that complaint is not the subject of this appeal.

4. After the investigation related to the complaint concluded, a member of the community requested that the Planning and Land Use Director (Director) issue an official determination related to the use of personal watercraft on Morvro Lake.
5. The Director found that the Assembly adopted Ordinance Serial No. 08-006 on January 15, 2008, which formally adopted the Morvro Lake Management Plan.
6. On April 28, 2022, the Director issued the requested determination that is the subject of this appeal; a copy of that determination was provided to all residents who live within 600-feet of Morvro Lake.
7. Assembly Ordinance Serial No. 99-103, adopted guidelines for lake management plans, which includes the Morvro Lake Management Plan.
8. During the development of the Morvro Lake Management Plan, most of the property owners and residents in attendance at development meetings expressed a preference to have a no wake zone 100-feet from the shoreline, quiet hours of 11 p.m. to 8 a.m., and to restrict motorized watercraft to those with 25 horse power.
9. The Morvro Lake Management Plan states that these restrictions will protect the quiet enjoyment of the

properties and allow continued use of the lake by residents and visitors in keeping with traditional practices. The plan will also help future lake users to boat or recreate in a manner that protects neighborhood values.

10. During the development of the Morvro Lake Management Plan, residents identified concerns that included: protection of nesting waterfowl and wildlife habitat (loons, grebes, and otters); protection of the quiet recreational and residential nature of the lake; protection of water quality; reduction of conflicts between motorized and nonmotorized uses (safety); narrow configuration of the lake; not conducive to accommodating multiple uses; public access being limited, with no parking provided; and city of Houston parcel - how will it be developed and/or used?
11. A majority of those attending the meetings said that the quiet, residential character of the lake should be protected. The present state of the lake is characterized as residential and having a quiet quality. The historical use of Morvro Lake has not include high-powered or personal watercraft use.
12. Concerns were also expressed about winter snow machine usage and the associated noise and trespass issue. While snow machines are a generally allowed use on all state

land, including frozen waterbodies, the plan can make recommendations about winter trails leading to the lake, posting public information, and enforcement of quiet hours.

13. Concerns were also expressed regarding the impact to the lake and to wildlife with the possibility of future development.
14. Assembly Informational Memorandum 08-008, page 2 of 3, 4th paragraph, 3rd sentence states, "The historical use of Morvro Lake has not included high powered motorized watercraft or extensive use of personal watercraft."
15. The Morvro Lake Management Plan identifies goals related to the protection of water quality, wildlife/waterfowl, preservation of the quiet recreational and residential character, safety, and more and makes recommendations to achieve those goals.
16. Lake management plans are implemented through a combination of regulations, public information, and best management practices. MSB 17.59, Lake Management Plan implementation, implements adopted lake management plans using the Borough's citation authority.
17. Specific recommendations of the lake management plans are quiet hours, no wake zones, motorized and personal

watercraft use, special permits, winter motor vehicles, and ice house registrations

18. The Morvro Lake Management Plan provides for quiet hours of 11 p.m. to 8 a.m., Sunday through Saturday; it also provides for no wake zones of 100-feet from the shoreline.
19. The appellant's claims that the Planning and Land Use Director is amending the Morvro Lake Management Plan by issuing his decision are unfounded, as that plan was adopted by the Assembly in 2008. Only the Assembly can amend Borough code.
20. The appellant's claims that it is disturbing that all other lakes governed by lake management plans were not included in the Director's determination, is unfounded. Other lake management plans are not germane to Morvro Lake. Not all lakes in the Borough are the same in size, location, and public use and therefore require differently styled lake management plans.
21. The appellant's claims that the Morvro Lake Management Plan required 50 percent of the owner signatures in order to be amended is invalid. The Planning and Land Use Director's decision did not amend the Lake Management Plan, as it was previously adopted in 2008 by the Borough's legislative body, which is the Assembly.

22. In the appellant's written arguments, there is communication regarding a complaint made against him in 2021, by another resident on the lake. That complaint is not germane to the appeal in the captioned case and the BOAA will not address it further as there is no applicable jurisdiction.
23. Ordinance Serial No. 99-103, established guidelines for lake management plans. Options for the size lake of Morvro Lake included: a) No wake zone, 100-feet from shoreline; b) quiet hours of 10 p.m. to 8 a.m.; c) personal watercraft restriction; d) 10 horsepower limit; and e) no wake speed zone on lake. The Morvro Lake Management Plan could have included an option to completely prohibit personal watercraft.
24. A majority of the BOAA finds that The Morvro Lake Management Plan recommended a no wake zone 100-feet from the shoreline, quiet hours of 11 p.m. to 8 a.m. Sunday through Saturday, and a 25 horsepower limit. The plan did not adopt guidelines restricting the use of personal watercraft nor did it recommend a no wake speed zone on the entire lake.

CONCLUSIONS

Based upon the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. The Board of Adjustment and Appeals has jurisdiction over this matter pursuant to MSB 15.39.030(A)(1).
2. MSB 17.59.005(A), Definitions, states, "For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning."
3. Pursuant to MSB 17.59.005(A)(3), Definitions, "motorized watercraft use" means the operation of watercraft powered or propelled by a force other than human muscular power, gravity, or wind.
4. Pursuant to MSB 17.59.005, Definitions, "personal watercraft" means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.
5. Based upon the above findings, a majority of the BOAA concludes that Personal watercraft are referred to as being separate and different than a motorized watercraft, pursuant to MSB 17.59.060(D).
6. Pursuant to MSB 17.59.010, Intent, this chapter is a measure to implement and to further the goals and

objectives of the lake management plans adopted by the Borough's comprehensive plan reference in MSB 15.24.030(C).

7. A majority of the BOAA concludes that the goals included in the Morvro Lake Management Plan as adopted by the Assembly does not expressly exclude the use of personal watercraft.
8. MSB 17.59.020, Applicability, states that, that this chapter shall apply only to lakes, waterways, water bodies, and water courses specified herein. Morvro Lake has a lake management plan and Borough code requires that it be enforced.
9. Pursuant to MSB 17.59.060(B)(1)(d), the quiet hours of 11 p.m. to 8 a.m., Sunday through Saturday are applicable because of the Morvro Lake Management Plan.
10. MSB 17.59.060(C)(2)(i) applies no wake zones of 100-feet from the shoreline to Morvro Lake because of the Morvro Lake Management Plan.
11. MSB 17.59.060(D)(12)(a), restricts and limits motorized watercraft uses on Morvro Lake to a maximum of 25 horsepower.
12. Based on the above findings a majority of the BOAA concludes that personal watercraft that exceed the motorized threshold outlined in code for Morvro Lake are not restricted from use on that lake, as personal

watercraft are not expressly prohibited in MSB 17.59.060(D) (2)

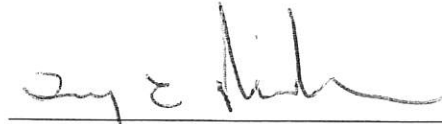
13. Pursuant to MSB 15.39.210(B), The BOAA shall defer to the judgment of the decision maker regarding findings of fact if they are supported in the record by substantial evidence.
14. Based on the above findings, a majority of the BOAA concludes that there is not substantial evidence in the record to support the decision of the Planning and Land Use Director.
15. The BOAA concludes that definitions included in MSB 17.59 are ambiguous and requires more appropriate statutory construction.

FINAL DECISION

Based upon the above Findings and Conclusions, a majority of the Matanuska-Susitna Borough Board of Adjustment and Appeals reverses the Planning and Land Use Director's decision dated April 28, 2022, that prohibits the appellant's use of personal watercraft over 25 horsepower on Morviro Lake.

Dated this 30 day of June, 2022.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, Chairperson

Attest:


BRENDA J. HENRY, MMC
Assistant Borough Clerk

YES: VanDiest, Crawford, and Rongitsch

NO: Nicodemus and Roberts

RECEIVED
JUN 15 2022
CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
RESOLUTION SERIAL NO. 22-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH HISTORICAL PRESERVATION COMMISSION OPPOSING THE PROPOSED AMENDMENT TO MSB ORDINANCE 22-015.

WHEREAS, the Historical Preservation Commission(HPC) has worked diligently with Staff to develop MSB Ordinance 22-015 so that it furthers the desires of the Assembly while also maintaining the responsibilities of the Commission; and

WHEREAS, the HPC feels strongly that the word "cultural" is the best term to encompass the broad history of our region and its people including their ideas, customs, and traditions; and

WHEREAS, MSB Ordinance 22-015 defines that, " 'cultural resources" includes, but is not limited to, historic buildings, archaeological sites, important landmarks, historical objects, traditional use areas, cultural landscapes, structures, and historic districts;" and

WHEREAS, the proposed amendment would replace the word "cultural" with the word "historic," which does not take into account the full story of the region and its way of life; and

WHEREAS, the Matanuska-Susitna Borough has been a Certified Local Government (CLG), as part of the National Preservation Act, since 1987; and

WHEREAS, being a CLG has benefits for the Borough,

including access to federal funding and technical assistance,

WHEREAS, maintaining CLG status requires, the local government must have a HPC, the HPC membership must attempt to include cultural resource professionals and Alaskan Natives, and the local government must maintain and work with the HPC on a historic preservation plan; and

WHEREAS, the proposed amendment would change membership of the HPC to remove cultural professionals and Alaskan Natives and would impact the Borough's eligibility as a CLG.


NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Historical Preservation Commission opposes the proposed amendment to MSB Ordinance 22-015 and recommends that MSB Ordinance 22-015 be adopted as written.

BE IT FURTHER RESOLVED, that in the event the proposed amendment is withdrawn by the Assemblymember, this resolution is also withdrawn. ADOPTED by the Matanuska-Susitna Borough Historical Preservation Commission this 8th day of June, 2022.



Jake Anders, Chair

ATTEST:



Adam Bradway, Planner II

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING

6:30 PM

April 20, 2022

MINUTES

- I. CALL TO ORDER: Meeting was called to order at 6:35 PM
- II. ROLL CALL: Bill Kendig, Patrick Cook, B. H. Tilton, Teri Johnson, and Bill Johnson
- III. ESTABLISH QUORUM: Quorum established.
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF AGENDA: Agenda approved as presented.
- VI. MINUTES OF PRECEDING BOARD MEETINGS:
Minutes of March 16, 2022 Board Meeting approved as presented.
- VII. REPORTS/CORRESPONDENCE
- A. OFFICERS
1. PRESIDENT: Mr. Kendig has been appointed to the borough Planning Commission Board. Per the borough lawyer, Mr. Kendig will be required to abstain from any vote at the Planning Commission level if he voted on that item at the Community Council level as evidenced by a letter of objection or non objection with his signature as president of the KFCC.
 2. TREASURER: As of March 31, 2022
Council Funds \$9,679.05 Grant Funds \$0.00
CAP Funds \$5,789.00 Total Funds \$15,468.05
Mr. Johnson will contact Ray Redington and Terry Langholz to have them attend the member meeting in May with the progress and needs for the Vi Redington bridge access and trails and any ideas regarding the Hazel Road mushing trail.
- COMMITTEE: None
- B. LEGISLATIVE: None
- C. CORRESPONDENCE:
1. Platting:
 - a. Case #2022-032 Coyne Subdivision-Expired 4/6/2022
 - b. Case #2022-039 Green Mountain Estates Addition 1
Motion was made, seconded, and passed unanimously to send a letter of non-objection.
 - c. Case #2022-036 Alaska Range Estates Masterplan
Motion was made, seconded, and passed unanimously to send a letter of non-objection.
 2. License & License Renewal Applications: None
 3. Other Correspondence:
 - a. MSB Public Notice-Former Title 13 Conversion Program-Expired 4/11/2022
 - b. WASI April Senior Flyer was presented.
- VIII. PERSONS TO BE HEARD: None
- IX. UNFINISHED BUSINESS: Mr. Kendig created a letter for the KFCC fashioned after the letter that was presented by Mrs. Johnson at the last board meeting. After discussion all were in agreement to send the letter prior to the November Member Meeting. It was also decided that Mrs. Johnson would send emails to everyone on our email list prior to the May and August Member Meetings.

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING

6:30 PM

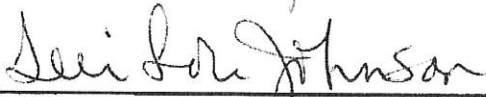
April 20, 2022

- X. NEW BUSINESS: None
- XI. PUBLIC COMMENT/ANNOUNCEMENTS:
Next Board Meeting May 18, 2022, 6:30 pm at Settlers Bay Lodge
Next General Meeting May 4, 2022, 7:00 pm at Settlers Bay Lodge
- XII. ADJOURNMENT: Meeting adjourned at 7:03 pm.



Bill Kendig, President

Attest:



Teri Lou Johnson, Secretary

Date Approved: 5/18/22

KNIK-FAIRVIEW COMMUNITY COUNCIL GENERAL MEETING
Settlers Bay Lodge

MEMBER MEETING

7:00 PM

May 4, 2022

**NO QUORUM-RECORD OF INFORMATIONAL MEETING ONLY
QUORUM OF THE BOARD WITH ACTIONS TAKEN**

- I. CALL TO ORDER: Meeting was called to order at 7:06 PM
- II. ROLL CALL: Bill Kendig, Patrick Cook, B. H. Tilton, Teri Johnson, and Bill Johnson
- III. ESTABLISH QUORUM: No Quorum established for members. *Quorum established for the board.*
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF AGENDA: *Approved by board.*
- VI. MINUTES OF PRECEDING MEMBER MEETINGS:
Minutes of February 6, 2019 Board Meeting not approved due to lack of quorum.
- VII. REPORTS/CORRESPONDENCE
 - A. OFFICERS
 1. PRESIDENT: None
 2. TREASURER: As of April 30, 2022

Council Funds \$9,680.82	Grant Funds \$0.00
CAP Funds \$5,789.00	Total Funds \$15,469.82
 - B. COMMITTEES:
 1. None
 - C. LEGISLATIVE:
 1. State: Email dated 5/4/22 from Rep. Cathy Tilton regarding news from Juneau was read and discussed by Mr. Tilton.
 2. Borough: None
 3. City: None
 - D. CORRESPONDENCE:
 1. Platting: None
 2. License & License Renewal Applications: None
 3. Other Correspondence:
 - a. Email dated 4/26/22 from Michelle Fehribach re: Tourism Master Plan was presented.
 - b. Email dated 5/4/22 from Holly Spoth-Torres re: DOT & PF Project Open House was presented.
 - c. Email dated 5/4/22 from Cathy Tilton re: Fairview Loop Pathway & Safety Improvements project update. This email from Rep. Cathy Tilton regarding Fairview Loop Project Federalization was presented and discussed by Mr. Tilton.
 - d. WASI Newsletter May 2022 was presented.
- VIII. UNFINISHED BUSINESS:
 - A. Nominations and Voting-Postponed as no member quorum present.
President Bill Kendig informed us that Nicole Weller had given him her resignation due to the fact that she was moving.
Motion was made, seconded, and passed unanimously by the board to appoint Barbara Redington to fill the board position of Nicole Weller.
 - B. Vi Redington Bridge/Iditarod Trail-Terry Langholz informed the board that the bridge approaches are essentially complete. He stated he just needs to add a few more screws. He will bring receipts to the board for reimbursement. A member of the Knik Trailblazers that was present at the meeting spoke about how the Vi Redington Bridge was the only safe way across the creek this spring for the mushers.

KNIK-FAIRVIEW COMMUNITY COUNCIL GENERAL MEETING
Settlers Bay Lodge

MEMBER MEETING

7:00 PM

May 4, 2022

IX. NEW BUSINESS:

- A. Capital Improvement Program-Email from Kelsey Anderson, MSB Planner II-The information from the borough website referred to in this email regarding the new process to get projects added to the CIP was presented.

X. PERSONS TO BE HEARD:

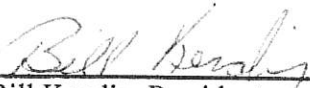
- A. Pat Martin and Lisa Day both from Hollywood Hills subdivision discussed a petition being circulated urging the Planning Commission to reject the AK Legacy Genetics Marijuana growing operation seeking a license to grow in the Tierra Verde subdivision next to their subdivision in the same neighborhood where they each live.
- B. Amos Stevens made some quick comments regarding last year's flooding in Settlers Bay compared to this year.
- C. Hunkie Lee, a candidate for US Senate, discussed his ideas for Alaska.
- D. Ryan Redington was questioned by the board regarding the idea for the Hazel Dog Sled Trail. He discussed the problem of plows obliterating the trails alongside the roads. He will take this project idea to the Knik Trailblazers to determine if it is a project they want or if the funds would be better spent on another project. He will return to the June 15, 2022 board meeting with their decision.

XI. PUBLIC COMMENT/ANNOUNCEMENTS:

Next Board Meeting May 18, 2022, 6:30pm at Settlers Bay Lodge


Next General Meeting August 3, 2022, 7:00pm at Settlers Bay Lodge

XII. ADJOURNMENT: Meeting adjourned at 8:04 pm.



Bill Kendig, President

Attest:



Teri Lou Johnson, Secretary

Date Approved: 5/18/22

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

REGULAR TELECONFERENCE MEETING

Held 6:30 pm Thursday May 19, 2022 by teleconference/Microsoft "Team"

RECEIVED

JUN 17 2022

IN ATTENDANCE:

RSA #

RSA Members Present

CLERKS OFFICE

09-Midway	Mark Mobley tc		
14-Fairview	Brian Swanson P tc	John Harris tc	
15-Caswell Lakes	DJ McBride P tc		
16-South Colony	Rhonda Stark P tc		
17-Knik	Doug Lowry P tc		
19-Lazy Mountain	Daniel Keane P tc	Robert Stone tc	
20-Greater Willow	Tom Phillips P tc		
21-Big Lake	Pat Daniels P tc		
23-North Colony			
25-Bogard	Jesse Rongitsch P tc	Gary Hessmer tc	
26-Greater Butte			
27-Meadow Lakes	Stephen Edwards P tc		
28-Gold Trails			
29-Greater Talkeetna	John Strassenburgh P tc		
30-Trapper Creek			
31-Alpine	Julie Morgan P tc		

tc = by teleconference/"Team" P = Primary

RSAs not represented: North Colony (23), Greater Butte (26), Gold Trails (28) and Trapper Creek (30).

MSB Staff: Public Works: Terry Dolan, Director tc, Butch Ehmann, O & M Division Manager tc, and Jamie Taylor, Civil Engineer tc

Borough Staff (other than Public Works): Alex Strawn, Planning Director

Borough Mayor: None

Assembly Representatives: Assemblymember Tew (he hung up at 6:48pm18:26)

Visitors: None

CALL TO ORDER at 6:33 pm, Chair Stephen Edwards presiding.

ROLL CALL and QUORUM DETERMINATION: 12 of 16 RSAs represented. Quorum was met.

APPROVAL OF AGENDA: Approved as presented. Then Training items switched places.

REVIEW TOPIC COVERED: Chair reviewed topics covered last meeting and asked if any questions. None.

APPROVAL OF MINUTES: Minutes from April 21, 2022, approved as written.

TRAINING:

A. **Subdivision Construction Manual- Planning – Alex Strawn.** Version was 30 years old, just updated about 1½ years ago. Both the MSB staff and developers have had a chance to use for an entire season. All recognized need for some changes. Assemblymember Yundt asked Alex to get a group together of developers and engineers from private sector and in house. Over the course of four meetings, and with much give and take they came up with set of changes needed. Many changes were non-consequential such as general cleanup, grammar, updated definitions, etc. Some of the consequential

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

changes; removed number of lots and length residential roads before road classified as a residential sub collector, modified standards on turn around and aprons, clarified compaction standards and added testing methods, NOAA rainfall data and data collection methods, added approval for developers to install drainage facilities in utility easements (MEA provided own standards), modified water quality downstream, added flood bypass design requirements, designs for ditch stabilization, minimum freeboard, added culvert gauge standard and several others. Electronic documents that Jennifer sent out earlier today have all changes, include new version with and without changes noted. Legislation to be introduced June 21, 2022. One more LRSAAB meeting, June 16, 2022 to pass board legislation. Opened up for questions. Much discussion followed, specifically to pinpoint exact changes and/or additions to standards. Move to unfinished business for next meeting to discuss if board in favor of, or opposed to current legislation.

B. Problem Reporter – Steve Edwards

Steve ran some tests for loading and use on phone and desktop. Program opened and is fairly easy to navigate. Still some concerns about closing out. Will be setting up training. Add to unfinished business for next meeting.

STAFF REPORTS

O&M: Terry Dolan: All weight restrictions in core area are lifted. Northern area also lifted except for Oilwell Road, it will remain at 50%. No calcium except for Big Lake RSA 21 and two bags for Talkeetna. Sodium chloride and calcium chloride purchases are out to bid. Construction season in underway. Full summer crew on despite problems finding personnel. Mark Cowley, Road Maintenance Supervisor has resigned. Hiring process for replacement has started. Terry announced his retirement; many board members said thank you for your participation in the board appreciated positive efforts.

BOARD MEMBER REPORTS:

A.TAB: DJ McBride: Meeting held April 22, 2022. Metropolitan Planning Organization. Working on bike and pedestrian plan, interviewing consultants, forming a non-profit structure, finalizing boundary. Discussed Subdivision Construction Manual and changes. TAB prefers meetings that discuss changes should be public meetings. Board drafted a resolution in support of Official Streets and Highway Plan (OSHP) MSB resolution, to be presented to the assembly June 21, 2022. Added discussion to next meeting about changing RSA boundaries. ATV use on, and damage to Discussion on ATV use on, and damage to, roadways. Motion made to ask staff to approach law and request opinion on how ATV's on roadways affect specifically enforcement, liability, and code violation issues. Discussed why no TAB board member on the Road Task Force. Next regular meeting August 19, 2022.

B. OMA Requirements – Memo regarding drive around meetings: Steve went over the memo, asked if any questions. There was none, Steve encouraged everyone to read, very good information.

UNFINISHED BUSINESS:

A. Future meeting as combined Team & In-person: Steve said Jennifer has been checking and said Station 7-3 does have a suitable conference room, appropriate internet access, a mounted TV and it is available the rest of the year for meetings. The RSA's would need to purchase a laptop to run the TEAMS portion of the meeting. We would have to purchase in FY23, sometime after July 1, 2022. Cancel tentative reservation for the July meeting.

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

B. Resolution 22-02 re the Big Lake "test T & M Contract" – Item tabled by Chair

NEW BUSINESS:

A. Resolution 22-03 in support of the Official Streets and Highway Plan (OSHP): After much board discussion, citing concerns not enough information to make an informative decision, resolution 22-03 in support of Official Streets & Highways Plan passed by majority vote, 6 – 2

B. Recent unannounced reduction of sole-source limits from \$15k-\$5k - discussion of the borough-wide contracting impacts and probable resolution in opposition. Terry said not clear to him that the \$5,000 is in effect, Jennifer confirmed that she has been sending in requests up to \$15,000 and they have been going through. Purchasing said that it would be 5-day turn around for RFQ that they do for under \$25,000. Steve is trying to gather information on Superintendent time takes to process the requests going to Purchasing from \$15,000-\$25,000. Butch will gather some data and provide update to the Board at the next meeting.

C. Results of any "Roads Task Force" public meeting to date: Steve Edwards started by advising that no LRSAAB members were initially selected to serve on the Task force. Later the Clerk's Office asked Steve to serve as alternate no 1. First meeting going over Roberts Rules of Order and orientation. Pat Daniels gave overview of the Task Force. No action taken to date, meetings currently scheduled every two week. They will have future discussion on setting up TEAMS or Zoom for public participations. Members of task force: Pat Daniels as Chair has 35 years in the construction industry, Gary Foster is a community council member, Josuha Leham, Ken Walch who is a Civil Engineer, Daryl Zimmerman, Steve Edwards and Judia Cox as alternates. None of the member affiliation were known. Questions were raised as to why no LRSAAB or TAB representatives. Much discussion followed.

PERSONS TO BE HEARD: None.


CORRESPONDENCE AND INFORMATION: None

OTHER BUSINESS: None

BOARD COMMENTS: None

ADJOURNMENT: By unanimous consent meeting adjourned at 8:43 pm.

NEXT MEETING: Thursday, June 16, 2022, by TEAMS


Stephen Edwards, Board Chair


Mike Shields, Board Secretary

RECEIVED

JUN 17 2022

CLERKS OFFICE

LOCAL ROAD SERVICE AREA ADVISORY BOARD

RESOLUTION 22-04

A RESOLUTION BY THE MATANUSKA-SUSITNA BOROUGH LOCAL ROAD SERVICE
AREA ADVISORY BOARD (LRSAAB)

RECOMMENDING CONDITIONAL APPROVAL OF AN ORDINANCE AMENDING MSB
43.05.015 PURPOSE AND SCOPE IN REFERENCE TO THE 2022
SUBDIVISION CONSTRUCTION MANUAL

WHEREAS: In August 2020, the MSB Assembly adopted a significant revision to the Subdivision Construction Manual (**SCM**); and

WHEREAS: After working with the revised **SCM** for a construction season, both MSB staff and the development community identified modifications that could clarify the requirements of the Manual; and

WHEREAS: The modifications consist of general cleanup, modification of standards, and clarification of acceptable engineering techniques. Specifically the changes may be summarized as follows:

1. General cleanup and clarification.
2. Removal of the number of lot and length restrictions on Residential streets before they become residential Sub-Collectors.
3. Modification of standards for turnarounds and paved aprons.
4. Clarification of compaction standards and additional requirements for testing methods.
5. Requiring the use of NOAA rainfall data for all locations and adding standards on how to use that data.
6. Allows developers to place drainage facilities within Utility Easements while providing protections for existing and future utility facilities.
7. Modification of standards for water quality associated with the treatment of runoff.
8. Modification of downstream evaluation and mitigation criteria for flood hazards.
9. Adds requirements to the flood bypass design requirements.
10. Adds standards for ditch stabilization.
11. Adds minimum freeboard for all ditches.
12. Adds culvert gauge standards.
13. Adds energy dissipation requirements at culvert outlets.
14. Adds soil infiltration facility standards.
15. Adds pre-approved runoff calculation methods.
16. Modifies Warranty timeframes to work better for both the DPW and developers.
17. Adds an inspection deadline for Subdivision Agreements.
18. Removes the Appendices for "example construction plan" and "paving special provision".

NOW THEREFORE BE IT RESOLVED: That the LRSAAB recommends amending MSB 43.05.015 Purpose and Scope in reference to the 2022 **SCM**, *if the following conditions are met:*

1. Prohibit drainage detention/retention facilities within Utility Easements for new subdivisions; and

2. Incorporate all the recommendations contained within the Department of Public Works Memorandum dated May 11, 2022 (see attached); and
3. Ensurance that all Utility Companies have been notified and had the opportunity to provide input; and
4. Requirement of a maximum 12-inch lift thickness for sub-base as described in C02.5(c) for new or upgraded roads.

Attached: Department of Public Works Memorandum to Alex Strawn, 5/11/22.

Approved by majority vote (9 to 4) on June 16, 2022.

Stephen Edwards ^{by MS} Stephen Edwards Board Chair

Mike Shields, Mike Shields Board Secretary

CC: MSB Public Works Director
Transportation Advisory Board



MATANUSKA-SUSITNA BOROUGH

Public Works Department

350 East Dahlia Avenue • Palmer, AK 99645 (mailing address)

Phone (907) 861-7751 • Fax (907) 861-7735

e-mail: Terry.Dolan@matsugov.us

MEMORANDUM

DATE: May 11, 2022

TO: Alex Strawn, Planning & Land Use Director

FROM: Terry Dolan, Public Works Director **Terry Dolan**

Digitally signed by Terry
Dolan
Date: 2022.05.11
16:01:57 -08'00'

SUBJECT: Department of Public Works' Position on the Subdivision Construction Manual 2022 Update

I have reviewed the updates to the Subdivision Construction Manual and I support the implementation with the attached notes.

Attachment: as noted

DPW's Position on the Subdivision Construction Manual 2022 Update

Construction: We recommend the addition of language regarding the use of stormwater best management practices (BMPs) during construction.

BMPs should always be used, whether required for Alaska Pollutant Discharge Elimination System permit coverage or not, to maintain compliance with the Clean Water Act, Clean Air Act, Alaska Water Quality Standards (18 AAC 70), etc.

Water Quality: We recommend no change to the "first flush" design requirement.

The proposed change to this design requirement appears to be more stringent than the current standard, however in many cases the runoff calculations will show that the entirety of a 0.50" rain event will be absorbed in the ground and no treatment of runoff will need to be provided. This change overlooks the need for runoff treatment during frozen ground conditions, such as during a winter rain event or spring breakup. The current design requirement to treat the initial 0.25 inch of post-developed runoff intentionally ignores the differing permeability of site soils to account for when the ground or snow surface is sealed by ice.

Industry Standards

Section 12.3, page 12-8, of Highway Drainage Guidelines, 4th edition (AASHTO, 2007) says [emphasis mine] "Water quality facilities are most often designed to treat the "first flush" from a storm event, because the initial flush of runoff contains the highest percentage of pollutants. The first 15 mm (0.6 in) of storm runoff is generally considered to contain this surcharge of pollutants." Subdivision roads see considerably less traffic than the highways considered in this AASHTO manual, however winter sand and salt, oil leaks from parked vehicles, etc still contribute a significant amount of pollutants that should be considered.

The Municipality of Anchorage requires treatment of runoff from the 90th percentile storm (0.52") which is comparable to the proposed change to the Water Quality design requirement. However, the Muni requires treatment of runoff from all impermeable areas with Green Infrastructure (i.e. rain garden or sedimentation basin).

Soil Infiltration Facilities: We recommend the addition of standards for soil infiltration facilities. MSB currently has no standards for the size or location of these facilities which has resulted in large discrepancies between designers. Many of these soil infiltration facilities are being constructed within the roadside ditch which can cause damage to the road prism during freeze thaw cycles and are more likely to become clogged with sediment. See excerpt below from Section 12.3.3.2, page 12-17, of Highway Drainage Guidelines, 4th edition (AASHTO, 2007) supporting many of our recommended standards.

12.3.3.2 Infiltration Facilities

Properly functioning infiltration practices are effective water quality controls. To ensure that the longest possible life is realized from an installation, the engineer should consider the following points:

- The facility depth should be set to allow complete draining of the structure within 24 to 72 hours. This will ensure that the design volume is available to treat the next storm event.
- The minimum practical soil permeability is 25 mm/h (1 in./h). Advance soil tests should be conducted at all proposed infiltration sites to verify this rate.
- When water quality is a concern, the bottom of the facility should be set above the seasonal high groundwater table or bedrock to provide for filtering. An additional factor of safety should be considered if limited information on the groundwater table is available or if large fluctuations in water table elevations are typical of the area.
- A filter strip or vegetated swale should be provided upstream to buffer the facility from sources of high sediment loading. Additionally, infiltration facilities should be kept a sufficient distance from the edge of pavement to prevent saturation of the roadway subbase.
- To avoid problems of slope saturation and excessive settlement, infiltration facilities should not be placed in fill areas.
- Construction of trenches (Figure 12-10), dry wells, and basins should be the last item completed on a project. Allowing stabilization of all contributing areas prior to constructing infiltration facilities will limit premature clogging through sediment deposition.
- To maximize storage volumes, infiltration facilities should be constructed with a flat bottom. In areas of steep slopes, use of several small facilities in series will reduce the depth of excavation over that required for a single large facility.
- Porous pavement (Figure 12-11) should be limited to application in low-volume traffic areas. A typical application would be a commuter parking lot. The passenger vehicle parking area would use porous pavement while the access lanes and the bus loading areas would have conventional pavement. Regular vacuuming will be necessary to maintain porosity.

C01 General

This section establishes minimum construction requirements. Prior to any ground disturbing activities, call the Alaska Dig Line for utility locates in accordance with AS 42.30.400 and initiate construction stormwater Best Management Practices (BMPs). If required by Alaska Department of Environmental Conservation (ADEC) obtain coverage under the Construction General Permit (CGP) or individual APDES permit.

D03 Drainage Design Criteria

Table D-1: Drainage Sizing and Analysis Criteria

Design Requirement	Purpose	Criteria
Water Quality	Treat first flush pollutant loading	Treat the initial 0.25 inch of post-developed runoff for each storm event.

D07 Soil Infiltration Facilities

Soil infiltration may be used to reduce stormwater flow and volume with the following criteria:

- a) Perform field testing to determine soil infiltration rates using ASTM D3385 (Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer) or the Falling Head Percolation Test Procedure (EPA) at or below the proposed bottom of the infiltration facility.
- b) The design infiltration rate shall be no more than 50% of field-measured rate.
- c) Where the field measured infiltration rate exceeds eight inches per hour, evaluate potential for groundwater contamination and provide appropriate measures to reduce rate of infiltration or provide pre-treatment.
- d) Soil infiltration facilities are not recommended in locations where the field measured infiltration rate is less than one inch per hour.
- e) In compliance with 18 AAC 80, facilities must be located a minimum distance of 200 feet from Public Water System wells. Water lines cannot be located in or under soil infiltration facilities.
- f) Consider ground water hydraulics and the proximity of soil infiltration facilities to private drinking water wells.
- g) Underground soil infiltration facilities shall not be located in utility easements.
- h) Minimum separation distance between the seasonal high groundwater table elevation and the bottom of soil infiltration facilities is two feet.
- i) Soil infiltration facilities shall be located such that water is not held against the structural section and are generally not allowed in the roadside ditches.
- j) Construction of soil infiltration facilities should occur after all contributing areas have been stabilized to limit premature clogging through sediment deposition.
- k) Soil infiltration facilities within Borough rights-of-way or drainage easements should be designed such that they are not considered Class V injection wells. See Appendix A for the EPA's June 2008 memorandum addressing the subject.

- (1) Private drainage facilities that are considered Class V injection wells require conformance with EPA regulations.**

Meeting Minutes May 11, 2022

Meadow Lakes Community Council Inc. Minutes of May 11, 2022

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❖ 3 Officers required for quorum: TOTAL = YES ❖

Y Pres: Camden Yehle Y Vice Pres: Linda Conover

N Treasurer: Andrea Scott Y Sec: Patricia Fisher

Y Council Coordinator: Tim Swezey

❖ 13 Members of the Meadow Lakes Community required for quorum: YES ❖

Meeting Quorum = Yes

VIRTUAL MEETING CONDUCTED ON ZOOM, In Person and Streamed on Facebook.

Call to Order: The meeting was called to order at 7:00 pm by President Camden Yehle.

Pledge of Allegiance: Recited.

Quorum: The Membership Committee determined that there was a quorum.

President Yehle requested that the agenda be changed to move that the in-person election voting take place following the approval of the Consent Agenda. There was no objection.

Consent Agenda: The Consent Agenda was passed with no objections.

In-Person Voting: Secretary Fisher described the procedures for the in-person voting for persons attending the meeting in person at the Senior Center and those members attending via Zoom who had not previously voted. The vote was to start immediately and be completed by 7:30 pm.

Treasurer's Report: Highlights of the month's fiscal transactions were shared.

Board Report:

President: Camden Yehle highlighted the local businesses which are helping with the Community Cleanup: Holiday Gas, Three Bears Pittman, R&R Laundry and U-Haul, Stepping Stones Inflatables, Alaska Car Crushing and West Lakes Fire Department. Cam reported on the Parks Highway Alternative project. Cam described the project. She will keep the Council posted on what is occurring with the project. There is a Sustainable Tourism project being conducted. Anyone interested should contact Cam to possibly coordinate a response.

Parks and Trails Chair: Lori Benner-Hanson requested that members be respectful when using local trails. Avoid wetter trails when possible.

Council Coordinator: Tim Swezey reported on discussions with the coach of the Mat-Su United Soccer team regarding the use of the soccer field. There will be four games held on the field this summer. The team has asked about installing a flag pole and a score board.

Safety Chair: Thanked Troopers, West Lake Fire for their service. Chad Scott asked that everyone be mindful of fire danger, and noted the need for a burn permit.

Secretary: Patti Fisher thanked Linda Conover for the excellent work she is doing on updating the website.

Membership: Sherri asked an attendee to identify themselves. The attendee was from Knik Autnu ???

Capital Improvement Project: Kim Kalmbach reported on the changes to the CIP process being made by the Borough, and asked that we plan to have a report from the Borough at a future council meeting.

Meeting Minutes May 11, 2022

Road Service Area Chair: Steve Edwards reported that he hopes that there will be funding for paving sections of Meadow Lakes Loop and Beverly Lake Road this summer.

Presentation: Todd Smith, Project Engineer, Parks Highway, Phase 3, DOT: Todd gave an update on construction.

Presentation: M. G. Sidders, Alaska Troopers

Business:

Nominations Committee: Sherri Rusher of the Nominations Committee gave a report of the election results which were as follows: All candidates were voted in: Vice President: Steve Edwards, Treasurer: Trish Jacob, Council Coordinator: Tim Swezey, Trails and Parks: Lori Benner-Hanson, Membership: Holly Grant, By-Laws: Terry Boyle.

Appointment: President Yehle announced the appointment of Linda Conover to Education Chair.

Spring Clean Up: Patti Fisher reported on the plans for Clean Up.

Correspondence: reported by Camden Yehle:

- **Mat-Su Borough - Platting**

- Utopia View - Case# 2021-063

- The request is to create 20 lots and one tract from Tax Parcels A9-10, B10-B13 and C7-C9 to be known as Utopia View, containing 90.08 acres +/- . The property is located west of N. Church Road, east of N. Stanley Circle, and north of W. Parks Highway.
 - Comments due May 20, 2022 & Public hearing June 16, 2022
 - Facebook May 29th: <https://bit.ly/3y3n3Bx> & Documents: <https://bit.ly/3MDyyDP>

President Yehle discussed a concern with the Utopia View Platting case, specifically the location of the cul de sac. She asked that the membership approve the submission of a letter to the Platting Board outlining our concern. The motion was made by Patti Fisher to approve a letter with a second made by Linda Conover. The motion was approved with no objections.

Agency Reports:

West Lake Fire: Chief Hightower reported on the activities of the department. The West Lakes Wildfire Preparedness Day event was held on May 7th. The Chief thanked MLCC for their attendance at the event. Fire danger is high and burn permits are required. The Department will host a Chipping Day on May 14th from 12pm to 3pm at Station 73. Free chips will be available after 3pm.

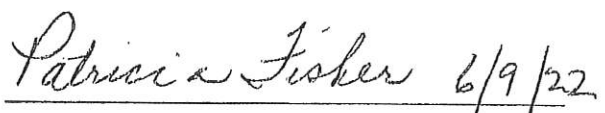
Persons to be Heard: Sherri Rusher announced that the Bloomers Plant Sale will be held on May 27 and 28 at the ML City Center Mall.

Next Meeting: June 8th at 7pm.

The meeting was adjourned at 8:30 pm.



Camden Yehle, President Date 6/7/22



Patricia Fisher, Secretary Date

MEETING MINUTES MAY 11, 2022 ADDENDUM/CLAIRIFICATION

June 10, 2022

Due to the election of new officers as listed on page 2 of the May 11 Meeting Minutes, changes are necessary to the banking accounts with Matanuska Valley Federal Credit Union (ie: general, gaming and building funds accounts) to reflect the election results.

To be removed are:

Linda Conover, outgoing Vice President

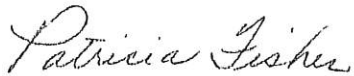
Andrea Scott, outgoing Treasurer

To be added are:

Steve Edwards, new Vice President

Trish Jacob, new Treasurer

Note: Patricia Fisher and Camden Yehle will remain on account as Secretary and President respectively.

A handwritten signature in cursive script that reads "Patricia Fisher". The signature is written in dark ink and is positioned above a horizontal line.

Patricia Fisher, Secretary

NORTH LAKES COMMUNITY COUNCIL MINUTES

Zoom Meeting

Meeting ID: 896 0473 7544

Passcode: 235123

General Membership Meeting April 28, 2022

I. CALL TO ORDER/DETERMINATION OF QUORUM | 7:01 P.M.

- a. Determination of a Quorum – Quorum was established.
- b. Pledge of Allegiance

II. AGENDA APPROVAL

No proposed changes. Rachel Sayen Lambert made a motion to approve Agenda as stands. Abraham Sayen seconded. All were in favor, none opposed.

III. MINUTES APPROVAL- March 24, 2022

No proposed changes. Brittany Rhodes made a motion to approve Minutes as stands. Abraham Sayen seconded. All were in favor, none opposed.

IV. CORRESPONDENCE

Received communication from AMCO regarding licensing applications as well as a Notice of Distillery, informing us that distilled alcohol cannot be stored in kegs. Also received information from State of Alaska regarding purchasing voter information, which will be discussed under New Business- Communications. Also received notice of the proposed Shadow Ridge Development. Request for comments on the Development are due May 14th, further information will be dispersed upon request.

V. OFFICERS/COMMITTEE REPORTS

- a. President's Report- Working on improving communication and resident outreach. Nother else to report.
- b. Treasurer's Report- Profit and Loss report for March and current Balance sheet provided. Community Assistance Program Application was completed and submitted to MSB.
- c. AMCO Liaison- Chair position still open. Briefly discussed in Correspondence, will further discuss in New Business.
- d. Communications Committee- Lines of communication are improving, correlating in higher General Membership Meeting turnout. Free radio ad was recorded to notify residents of meeting.
- e. Intergovernmental Liaison Committee- Chair Jeremiah Hamrick attended Assembly meetings discussing gravel pits and potential new shooting range, these are still in discussion. Study done on West Susitna Access Project, results of study are available online. Proposition 22-029 was discussed, MSB is looking into a property tax break for Seniors. Concerns were raised that this will results in higher property taxes for the General Public. This is to be voted on at a later time. There was also discussion regarding term limits and three Palmer assembly seats were recalled. Wood stove quality was also addressed, Mr. Hamrick suggested NLCC look into Woodstove Replacement Program. Beetle Kill Program was also discussed, MSB currently looking into setting aside funding for Forestry to clear out Beetle Kill areas.

- f. Finance Committee- No meetings since last General Membership Meeting. Community Development Grant Program application deadline is 4/29/22, to date only two applications has been received.
- g. Bylaws Committee- Nothing new to report.

VI. PRESENTATIONS

None

VII. OLD BUSINESS

Nothing carried along.

VIII. NEW BUSINESS

- a. No additional discussion regarding NLCC correspondence.
- b. "Operation Junkyard"- Vide President Louie Calandri would like NLCC to look into clearing out derelict vehicles withing the NLCC boundaries. He reported hearing multiple recent complains from community members so investigated this process. Per MSB, these investigations are complaint driven. They must receive a complaint about a specific property, then they assess the property to see if it is in violation of Borough Code and provide the owner information to remedy the situation before proceeding to issuing fines. Input from community is they would like to see NLCC go forward in attempting to clean up some of these properties. Theron Bair made a motion to ask NLCC members to send in addresses of concerned properties of "junked" vehicles for NLCC to report to MSB. Discussion was made and concern was voiced from some members that this could be construed as members "snitching" on neighbors. Members voiced they would like to see more education provided to residents in NLCC boundaries regarding removing said vehicles before this step is taken. Theron Bair amended his motion to read "NLCC will start education campaign and have meeting with MSB to establish format for reporting in the future. Brittany Rhodes seconded. All were in favor, none opposed.
- c. Grant applications- Two applications were received from the same organization. These applications will be discussed at next Finance Committee meeting. Deadline for Grant applications is tomorrow, discussion was made regarding extending the deadline again. Louie Calandri brought up that the deadline has already been extended twice and that further extending might put NLCC at risk of potentially losing MSB funds. General consensus is to not extend application deadline again.

7:46 PM- Brittany Rhodes made a motion to extend meeting an additional 30 minutes as there were still several other agenda topics that had not been discussed yet. Louie Calandri seconded. All were in favor, none opposed.

- d. Communications- Option available to purchase Voter information on residents within the NLCC boundaries from State of Alaska for \$20.00. This would provide a better picture of NLCC residents. Some concern was raised about where addresses were physical vs mailing, but general consensus was that this information was worth the price either way and to go forward with purchasing the information. This is already within the allotted marketing budget, so no motion needed to go approve. Discussion was also made about purchasing radio ad time through 95.5 FM "The Pass" to promote NLCC. Price for ad varies depending on time of day and frequency. Theron Bair will obtain a cost proposal and this will be discussed further.

- e. Resolutions- Resolutions 22-001, 22-002, and 22-04 were table to discuss at next month's General Membership meeting. Resolution 22-003- Position of the NLCC on Honey Bees Limited Marijuana Cultivation Application was discussed. NLCC had received several emails voicing concerns about the application from residents in the area. Concerns were voiced about ventilation, odor, pesticide use, and security as the location is within an already higher crime rate area. Applicant was present at meeting and answered all questions thoroughly and was able to alleviate most concerns. She states she plans to pass all requirements and follow all protocols laid out by AMCO. Most members in attendance voice no opposition as long as regulations are followed. Theron Bair made a motion to approve resolution in support of Honey Bees Limited Cultivation. Louie Calandri voiced concerned about the wording of this resolution and requested NLCCs position to be "not opposed" instead of "in support".


8:25 PM- Brittany Rhodes made a motion to extend the meeting an additional 30 minutes. Louie Calandri seconded. All were in favor, none opposed.


Theron amended his motion to rather state that NLCC has no objection to the application. Rachel Sayen Lambert seconded. All were in favor, none opposed.

IX. AUDIENCE PARTICIPATION

- a. Member Rod Hanson stated he would like to join the Communications Committee to help bring a bigger member population. No other audience participation.

X. ADJOURN | 8:35 PM

Signed by: 
President, Theron Bair


Date Signed

Attested by: 
Secretary, Brittany Rhodes


Date Signed

NEXT MTG: May 26, 2022 - AT 7:00 P.M. AT THE BOYS AND GIRLS CLUB, WASILLA, AK & Via Zoom

NORTH LAKES COMMUNITY COUNCIL MINUTES

Zoom Meeting
Meeting ID: 896 0473 7544
Passcode: 235123

General Membership Meeting May 26, 2022

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- I. **CALL TO ORDER/DETERMINATION OF QUORUM | 7:00 P.M.**
 - a. Determination of a Quorum – Quorum was established.
 - b. Pledge of Allegiance
- II. **AGENDA APPROVAL**

No proposed changes. A motion was made and seconded to approve Agenda as stands. All were in favor, none opposed.
- III. **MINUTES APPROVAL- March 24, 2022**

"Mr. Mike Hanson" should be Mr. Rod Hanson. Vice President Louie Calandri questioned who specifically had made a motion regarding "Project Junkyard", he will review the recording and Minutes will be adjusted accordingly.
- IV. **CORRESPONDENCE**
- V. **OFFICERS/COMMITTEE REPORTS**
 - a. President's Report- Working with Communications Committee. Will discuss further during Communications Committee Report. Nothing further to report.
 - b. Treasurer's Report- Profit and Loss report for April and current Balance sheet provided.
 - c. AMCO Liaison- Chair position still open. Briefly discussed in Correspondence, will further discuss in New Business.
 - d. Communications Committee- Theron Bair has been working closely with the other Committee members and is planning to hand over the position of Chair to Rod Hanson. The Committee plans to meet several times in the next couple months to further their vision for expanding lines of communication with residents of the area. NLCC Board is in agreement with their direction.
 - e. Intergovernmental Liaison Committee- Chair Jeremiah Hamrick reports that the MSB Assembly passed the budget and discussion was made regarding the budget for upcoming Arctic Winter Games. They also announced mail out ballots were being sent out for the vacant State House of Representatives seat. MSB is also requesting volunteers to serve as Election Officials for the upcoming July MSB Elections.
 - f. Finance Committee- No meetings since last General Membership Meeting. Deadline for Community Development Grant Program ended last month after two extensions. Two applications were received from same organization. Committee will meet June 9th to score applications.
 - g. Bylaws Committee- Nothing new to report.
- VI. **PRESENTATIONS**

None
- VII. **OLD BUSINESS**


- a. "Operation Junkyard"- Nothing new to report yet. Communications Committee is working on starting education platform.
- b. Resolutions 22-001, 22-002, 22-004- Tabled till next General Membership Meeting.

VIII. NEW BUSINESS
None

IX. AUDIENCE PARTICIPATION

- a. Senator Dave Wilson wanted to report he was back from Juneau and discuss current issues, such as transportation priorities and Bonds that were approved during the session.
- b. State Official Doyle Holt wanted to thank NLCC for still receiving our correspondence, even though his district is not within our boundaries.

X. ADJOURN | 7:57 PM

Signed by: 
President, Theron Bair

6/30/22
Date Signed

Attested by: 
Secretary, Brittany Rhodes

6/30/22
Date Signed

NEXT MTG: June 30, 2022 - AT 7:00 P.M. AT THE BOYS AND GIRLS CLUB, WASILLA, AK & Via Zoom

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 21, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Wilfred Fernandez.

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. Emmett Leffel, District Seat #2
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Wilfred Fernandez, District Seat #6, Chair
Mr. Alan Leonard, District Seat #7, Vice Chair
Ms. Amanda Salmon, Alternate

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Platting Board members absent and excused were:

Ms. Linn McCabe, District Seat #5
Eric Koan, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Kimberly McClure, Platting Technician
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Shadrach.

C. APPROVAL OF THE AGENDA

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

- Item 6A is reschedule to the June 2, 2022 hearing.

GENERAL CONSENT: The agenda was approved with the changes without objections.

2. APPROVAL OF MINUTES

A. Chair Fernandez inquired if there were any changes to the minutes for March 3, 2022.

GENERAL CONSENT: The minutes for March 3, 2022 were approved without objections.

B. Chair Fernandez inquired if there were any changes to the minutes for March 17, 2022.

GENERAL CONSENT: The minutes for March 17, 2022 were approved without objections.

Platting Member Leffel arrived at the Meeting. (Time: 1:03 p.m.)

3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)

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. RESOLUTION 2022-25: The Official Streets and Highways Plan (OSHP) Revision and Updates.

Moved off the Agenda and will be heard at the June 2, 2022 Platting Board Hearing.

B. MCHONE HEIGHTS MASTER PLAN: The request is to create 46 lots and four tracts by a four phase master plan from Tract A-1, Foxwood Addition #1, Plat No. 79-324 to be known as McHone Heights Master Plan, containing 88 acres +/- . The property is located north and west of W. Wasilla-Fishhook Road, east of N. Soto Road, and south of E. Needham Avenue (Tax ID # 1652000T00A-1); within the SE ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. Continued from the March 17, 2022 Platting Board Hearing.
(*Owner/Petitioner: Teal, LLC; Surveyor: Keystone; Staff: Matthew Goddard*)

Chair Fernandez:

- 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 103 public hearing notices were mailed out on February 23, 2022.

Mr. Matthew Goddard:

- Gave an overview of the case, #2022-012.
- Staff recommends approval of the case with findings of fact and conditions.

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

Ms. Kara Nyquist and Alan Mutone, the petitioner's gave a brief overview.

Chair Fernandez:

- 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, had no objections. Would like to modify recommendation #4 A & B with additional wordage.

Chair Fernandez moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Leonard moved to approve the preliminary plat for McHone Heights with 10 recommendations. The motion was seconded by Platting Member Shadrach.

AMENDED

MOTION: Platting Member Leonard moved to amend the motion to modify recommendation #4 A & B. The motion was seconded by Platting Member Shadrach.

RECOMMENDATIONS:

- Modify #4A: "Prior to creating any lots in Block 3, 4 or 5, (excluding tracts), upgrade N. Wildwood Drive to. . ."
- Modify #4B: "Prior to creating any lots in Block 3, 4 or 5, (excluding tracts), upgrade N. Wildwood Drive. . ."

AMENDED

VOTE: The amended motion to modify recommendation #4 A & B passed with all in favor by general consent.

VOTE: The motion passed with all in favor by general consent. There are 9 Findings of Fact.

TIME: 1:27 P.M.

CD: 0:37:33

C. CHIPMAN ACRES & VACATION: The request is to create one lot from Lots 1-4, Block 1 and Lots 1-4, Block 2, Meadowland Park Estates, Plat No. 83-88 and vacate the right-of-way of S. Derby Drive, to be known as Chipman Acres, containing 9.5 acres +/- . The petitioner is dedicating additional right-of-way in the southwest corner to facilitate further construction to the west of E. Republican Way which is currently encumbered by multiple power poles. The property is located directly north of E. Republican Way, east of S. Bodenburg Spur and south of S. Bodenburg Loop (Tax ID #2482B001L001-L004 & 2482B02L001-L004); lying within the SE ¼ Section 34, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Owner/Petitioner: Laurie Chipman; Surveyor: All Points North; Staff: Kimberly McClure*)

Chair Fernandez:

- 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 17 public hearing notices were mailed out on March 30, 2022.

Ms. Kimberly McClure:

- Gave an overview of the case, #2022-026/027.
- Staff requests a continuance to May 19, 2022 for the petition to post the public notice of the vacation under code procedures.

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

The petitioner and/or the petitioner's representative passed on giving a brief overview.

Chair Fernandez:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue the preliminary plat for Chipman Acres and Vacation to May 19, 2022. The motion was seconded by Platting Member Salmon

VOTE: The motion passed with all in favor by general consent.

D. SUNRISE TRAILS PUE: The request is to grant a 50' wide Public Use Easement through the north side of Parcel 2 of MSB 40Acre Exm 2006-216 lying adjacent to a 33' section line easement to be known as Sunrise Trails Public Use Easement, containing 65,650 sf (1.507 acres +/-). The proposed Public Use Easement is located east of S. Old Glenn Highway, west of Burkholder Lake and south of E. Maud Road. (Tax ID # 17N02E14A017); lying within the NE ¼ Section 14, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Owner/Petitioner: Monte Goodrich & Georgia Stansell Living Trust; Surveyor:S4 Group; Staff: Kimberly McClure*)

Chair Fernandez:

- 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 14 public hearing notices were mailed out on March 30, 2022.

Ms. Kimberly McClure:

- Gave an overview of the case, #2022-028.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Craig Bennett, the petitioner's representative, gave a brief overview of the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person spoke in regards to their concerns about access and safety to his property that is north of this property: Mr. Mark Savel.

Chair Fernandez:

- 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. Craig Bennett and Mark Cottine, the petitioner's representatives, answered questions from the board. They will be working with the state's engineers if any road's will be going in on future projects.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the public use easement for Sunrise Trails with 5 recommendations. The motion was seconded by Platting Member Bush.

VOTE: The motion passed with all in favor by general consent. There are 5 findings of fact.

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 the Platting Board schedule. The next meeting will be on Wednesday, May 4, 2022.

Ms. Von Gunten updated the board on the change of meeting location for the July 7, 2022 hearing, which will be held at the Animal Shelter. Introduced Ms. Maija DiSalvo, the Planning Admin Specialist, to the platting board.

9. BOARD COMMENTS

- Platting Member Leffel had no comments.
- Platting Member Bush had no comments.
- Platting Member Shadrach had no comments.
- Platting Member Salmon stated she enjoyed being part of the board as an alternate.
- Platting Member Cottini had no comments.
- Platting Member Leonard had no comments.
- Platting Member Fernandez thanked staff and board members for their work and time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 1:53 p.m. (CD: 0:58:38)



WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: June 2, 2022

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 4, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Wilfred Fernandez.

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. Emmett Leffel, District Seat #2
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Ms. Linn McCabe, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Chair
Mr. Alan Leonard, District Seat #7, Vice Chair

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Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate
Eric Koan, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Leonard.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

(There is no Approval of Minutes)

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

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. BEAVER FLATS MASTER PLAN: The request is to divide Tax Parcels A11 and A12 (Government Lots 1 and 2) into 40 lots, by a three phase Master Plan, to be known as Beaver Flats Master Plan, containing 79.96 acres +/- . Petitioner will construct Borough standard streets within the existing Section Line Easement and the right-of-way of N. Duley Road and within the subdivision. This subdivision will have private roads. Parcel is located north of Big Beaver Lake, north of N. Beaver Lake Road and northwest of W. Hawk Lane (Tax ID # 17N03W04A011/A012); lying within the NE ¼ Section 04, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. Continued from March 17, 2022 Platting Board Hearing. (*Owner/Petitioner: Elaine C. Ridlon; Surveyor: HLS; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- 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 11 public hearing notices were mailed out on February 23, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-013.
- Staff requests a continuance to May 19, 2022 as the petitioner is requesting a vacation on a PUE. (redesign)

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

The petitioner and/or the petitioner's representative passed on giving an overview at this time.

Chair Fernandez:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member McCabe moved to continue the preliminary plat for Beaver Flats Master Plan to May 19, 2022. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with all in favor by general consent.

- B. SAGE ESTATES:** The request is to divide Tax Parcels C4 and C5, Parcels #1 and #2 of MSB Waiver 98-87-PWm, recorded at Book/Page 991/957, into eight lots, to be known as Sage Estates, containing 10 acres +/- . Petitioner will construct a Borough residential standard street, with a temporary cu-de-sac at the end. Parcels are located west of S. Old Glenn Highway and directly north of E. Barwood Avenue (Tax IDs # 17N02E26C004 & C005); lying within the SE ¼ SW ¼ Section 26, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.
(Owner/Petitioner: Dirtworks Inc.; Surveyor: Bush; Staff: Amy Otto-Buchanan)

Chair Fernandez:

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

Platting Member Bush Recused himself from the case as he is the surveyor for the petitioner.

Ms. Von Gunten provided the mailing report:

- Stating that 29 public hearing notices were mailed out on April 13, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2022-030.
- Staff recommends approval of the case with findings of fact and conditions.

Platting Member Shadrach asked the Platting Technician if there is already a subdivision with the name of Sage Estates. *(After the meeting, the Platting Technician verified that there is already a subdivision with Sage Estates and changed the name to Sagewood Park.)*

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

The petitioner and/or the petitioner's representative was not at the hearing.

Chair Fernandez:

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

The petitioner and/or the petitioner's representative was not present at the hearing.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Sage Estates with 7 recommendations. The motion was seconded by Platting Member Leffel.

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

Platting Member Bush returned to his seat.

- C. **ALASKA RANGE ESTATES MASTER PLAN:** The request is to create five lots from Government Lot 2 and the E1/2 of the NW ¼ Section 19, by a 2 phase master plan to be known as Alaska Range Estates Master Plan, containing 118.38 acres +/- . The property is located south of West Parks Highway, north of W. Hollywood Road and west of S. Johnsons Road (Tax ID # 17N02W19B001); within the NW ¼ Section 19, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/Petitioner: The Proving Ground, LLC; Surveyor: Farmer; Staff: Matthew Goddard*)

Chair Fernandez:

- 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 104 public hearing notices were mailed out on April 13, 2022.

Mr. Matthew Goddard:

- Gave an overview of the case, #2022-036.
- Staff recommends approval of the case with findings of fact and conditions.

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

Ms. Joy Cypra, the petitioner's representative, gave a brief overview of the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person spoke in regards about their concerns on the wetlands and wildlife on the property that should be protected. Concerned on septic and water issues regarding development to the lots with the wetland on the property: Mr. Christopher Alden.

Chair Fernandez:

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

Ms. Joy Cypra, the petitioner's representative, and Ms. Rachel Psychogios, the petitioner, agrees with all the recommendations and answered questions from the board. Will not be building on the wetlands, just laying down new lot lines on the property.

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Alaska Range Estates Master Plan with 9 recommendations. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor by general consent. There are 9 findings of fact.

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 the Platting Board schedule. The next meeting will be on May 19, 2022. While the platting clerk is out Ms. Karol Riese and Ms. Maija DiSalvo.

Ms. Von Gunten introduced the new alternate for the platting board, Mr. Eric Koan.


9. BOARD COMMENTS

- Platting Member McCabe had no comments.
- Platting Member Leffel had no comments.
- Platting Member Bush had no comments.
- Platting Member Shadrach had no comments.
- Platting Member Cottini had no comments.
- Platting Member Leonard had no comments.
- Platting Member Fernandez thanked staff and board members for their work and time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 1:36 p.m. (CD: 0:38:30)


WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: June 2, 2022

WEST LAKES FSA & CENTRAL MAT-SU FSA
JOINT BOARD OF SUPERVISORS MEETING

RECEIVED
JUN 24 2022
CLERKS OFFICE

West Lakes Public Safety Building Station 73
10073 W. Parks Hwy.
Wasilla, AK 99623
May 9th, 2022

MEETING MINUTES

I. CALL TO ORDER

The meeting of the West Lakes Fire Service Area Board of Supervisors & Central Mat-Su Fire Service Area Board of Supervisors was called to order at **6:00 PM** by Chairman Cathi Kramer on May 9th, 2022

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members establishing quorums:

West Lakes Fire Service Area Board of Supervisors:

Cathi Kramer – Chair, Cindy Michaelson – Vice Chair, Steve Simpson, and Randy Newcomb.

Present from West Lakes:

Chief Tawnya Hightower, and Admin Assistant Theresa Elliott

Central Mat-Su Fire Service Area Board of Supervisors:

Dave Eller – Chair, James Steele – Vice Chair, Brian Davis, and Luke Szipszky via Zoom.

Present from Central Mat-Su:

Chief Michael Keenan

Also Present:

Director of DES - Ken Barkley and Deputy Director of Fire - Brian Davis.

III. PLEDGE OF ALLEGIANCE

Deputy Davis led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

West Lakes

MOTION: Steve Simpson moved to approve the agenda.

Randy Newcomb second the motion.

VOTE: Motion passed unanimously.

WEST LAKES FSA & CENTRAL MAT-SU FSA
JOINT BOARD OF SUPERVISORS MEETING

Cathi Kramer - Chair

Cathi Kramer - Chairman West Lakes FSA B.O.S.

ATTEST:

Theresa Elliott

Theresa Elliott - Admin Assistant, West Lakes FSA B.O.S.

Minutes approved on 6/13/2022 (West Lakes FSA B.O.S.)

Fire Code Office

Fire & Life Safety Division Statistics: (Provide 3 months as comparison)				
	Feb-22	Mar-22	Apr-22	CY2022 Totals
New Plan Reviews	21	3	10	38
Valuation of Construction	\$11,781,123.00	\$565,000.00	\$2,563,557.76	\$15,222,016.76
Fees Assessed	\$39,726.01	\$3,842.65	\$12,882.48	\$58,710.93
Actual Fees Collected	\$11,149.00	\$9,602.30	\$34,377.83	\$59,545.21
Plan Reviews Approved	3	11	10	26
Inspections	14	25	22	116
Follow-up Inspections	5	18	6	0
Fire Investigations	3	7	4	23
Platting Comments	36	52	33	121
Pre-fire Plans	0	12	0	17
Public Education - Events	0	2	1	3
Public Education - Participants	0	7	18	25
CMSFD Incidents	153	148	182	834
Mutual Aid Total	4	3	3	14
Alarms Installed	11	6	0	20
Knox Box Keys	2	6	4	48
Consultations	12	30	21	93

Ongoing Projects:

The Hall Crawler training tower will be completed by the end of this month. We should be training in the new building starting in June.

We have selected SVI out of Fort Collins to build our new Heavy Rescue. Contract goes before the assembly at their next meeting.

The aerial platform is still on schedule for an October/November completion date.

Both the tactical tender and brush truck are still awaiting chassis – projected spring of 2023 for completion of both trucks.

The Shaw Fill Site should be advertised this week.

Budget:

Current operating budget still looks good, however we are having trouble getting equipment and supplies before the end of the year which may impact next year's operating budget.

Next year's mill levy going from a 2.150 to 1.950.



MATANUSKA-SUSITNA BOROUGH
Department of Emergency Services, District 1
Central Mat-Su Fire Department
101 West Swanson Avenue * Wasilla, AK 99654
Phone (907) 861-8383 * Fax (907) 376-9252



Central Mat-Su Fire Department
Board of Supervisors
May 9, 2022
Chief's Report

March Run Stats

5 – Structure Fires (auto-aid to West Lake twice)
5 – Vehicle Fires
55 – Rescue calls (40 medic assists)

April Run Stats

10 – Structure fires (auto-aid to West Lakes twice and Palmer once)
3 – Vehicle fires
6 – Wildland fires
73 – Rescue calls (60 medic assists)

Total calls for 2022 – 834

Training

Instructor 1 complete – 9 students
Haz Mat Ops complete – 11 students
Driver/Operator in progress – 7 students
Basic Fire Academy in progress – 11 students
High School Cadet Program – in progress for starting next school year

Fire Prevention Efforts

We are starting to schedule in person events.

Several school classes will be visiting the stations till the end of school.

Saturday May 21st will be our Wildland Fire Preparation Day and an Open House at Station 6-1 to show of the remodel and spread wildland fire preparation information.

This is the same day of the Law Enforcement Torch Run for Special Olympics and the City of Wasilla's block party so we hope to take advantage of the crowds from those event.