

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 31, 2023, at the Matanuska-Susitna Borough, in Conference Room 110 located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

## 1. INTRODUCTION

### A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

## 2. UNFINISHED BUSINESS:

(None)

## 3. PUBLIC HEARINGS:

- A. **RIPJENSON**: The request is to adjust the common lot lines between Lot 2, RIP, Plat No. 2019-164, and Lot 9A, Jensen, Plat No. 2021-133 to be known as **Ripjenson**, containing 10.00 acres +/- . The property is located south and east of S. Hyer Road, west of S. Trunk Road, and north of E. Parks Highway (Tax ID # 8193000L009A / 7964000L002); within the NW ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: McKenna Investments, Staff: Matthew Goddard, Case # 2023-050*)

Platting Officer, Fred Wagner read the case description into the record.

Ms. Theresa Taranto provided the mailing report.

- Stated that 23 public hearing notices were mailed out on May 10, 2023.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

The following persons spoke:

- Jeannie Jenson

Platting Officer, Fred Wagner answered public's questions.

There being no one else to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

Laquita Chimiowski, the petitioner's representative provided comments.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 7 findings of fact.

## 4. ADJOURNMENT

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With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:44 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist

☒ President: Bill Gamble (telephonically)  
☒ Vice President: Terry Gorlick  
☒ Secretary: Lisa Behrens  
☒ Treasurer: Dave Malo  
☒ Member at Large: Ben Tew (telephonically)  
☒ Member at Large: David Haggard  
☒ Member at Large: Jodi Riddell



PO Box 520931  
Big Lake, AK 99652-0931

**Executive Board Meeting – March 28, 2023 – 6:00 PM**  
**Big Lake Family Restaurant**

**MINUTES**

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**1.) Call to Order/ Determination of Quorum**

By: Terry Gorlick      Quorum: Yes      Time: 6:00pm

**2.) Pledge of Allegiance**

**3.) Agenda Approval**      Motion: n/a      Second: n/a

Informal Agenda provided by Terry Gorlick

**4.) Previous Meeting Minutes Approval**      Motion: n/a      Second: n/a

No February Executive Board minutes available, due to change in secretary position

Terry Gorlick requested March 14 General Membership meeting draft minutes be reviewed by the board members before the April 11 meeting. Lisa Behrens sent draft minutes via email to the board a few days earlier, will send again.

**5.) Presentation(s)**

**5.) Treasurer's Report**      Checking: \$      Savings: \$

Terry Gorlick initiated discussion of several financial topics:

- 1.) New format for the Treasurer's report,
- 2.) Clarification of the accounting process and who would be doing the bookkeeping
- 3.) Year-end taxes and Non-profit status
- 4.) Grants: forms and process

There was also discussion of membership processes

- 1.) Would a "mass email" renewal reminder to all members in January be beneficial and/or feasible?
- 2.) Dave Malo recommended "member appreciation" effort, such as a renewal "Thank You"
- 3.) Lisa asked question about how the membership contact list is maintained and who has access to provide renewal reminders, thank-you messages, etc. (Answer – Jodi does this)

**6.) Correspondence**

Terry Gorlick asked how correspondence is handled, and who is checking BLCC mailbox. Jodi Riddell confirmed that she handles this task.

**7.) Unfinished Business**

Terry requested board members to consider volunteering for committees: Grants, Membership, and other assignments

**8.) New Business**

1.) Terry Gorlick announced that he has arranged and confirmed speakers for the April and May BLCC general membership meetings

April: Kelsey Anderson (MSB Planning) and Karrin Parker (State of AK Public Health)

May: Jillian Jablonski (Tyonek Tribal Conservation) Daniel Coleman (DNR Division of Agriculture)

Terry is also considering inviting someone from Fish and Game to the May meeting.

**9.) Persons to be Heard (3 Minute Maximum time per person)**

**10.) Announcements**

**11.) Board Member Closing Comments**

Bill Gamble:

Terry Gorlick:

Dave Malo:

Dave Haggard:

Ben Tew:

Jodi Riddell:

Lisa Behrens:

**12.) Adjournment**

Motion: Jodi R.?

Second: Dave H.?

Time: 7:15pm

President Signature – Approved minutes William F Gamble 5/25/23  
(Signature) (Date)



\_\_\_\_x\_\_\_\_ President: Bill Gamble (Telephonically)  
\_\_\_\_x\_\_\_\_ Vice President: Terry Gorlick  
\_\_\_\_x\_\_\_\_ Secretary: Lisa Behrens  
\_\_\_\_x\_\_\_\_ Treasurer: Dave Malo  
\_\_\_\_x\_\_\_\_ Member at Large: Ben Tew (Telephonically)  
\_\_\_\_x\_\_\_\_ Member at Large: David Haggard  
\_\_\_\_x\_\_\_\_ Member at Large: Jodi Riddell

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PO Box 520931  
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**General Membership Meeting – April 11, 2023, 7:00 PM**  
**Big Lake Lions Recreation Center**

**MINUTES**

**1.) Call to Order/ Determination of Quorum**

By: Terry Gorlick  
Quorum: Yes  
Time: 7:06pm  
Attendees: 20 present

**2.) Pledge of Allegiance** (Trooper Caldarea)

**3.) Agenda Approval**

Motion: Jodi Riddell Second: Dave Haggard

**4.) Previous Meeting Minutes Approval** – March 14, 2023

Approved and signed: Bill Gamble

**5.) Presentation(s)**

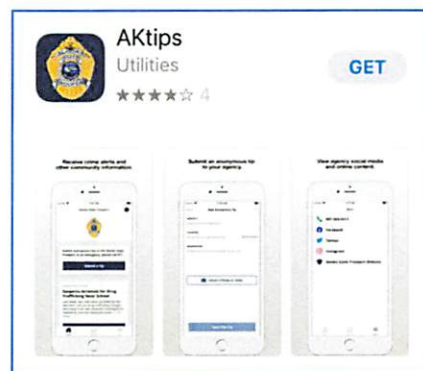
**1. Trooper Caldarea: Alaska State Troopers – Introduction and community outreach.**

Still not a lot of troopers in the area. Numbers fluctuate as recruits train at the Mat Su Post and then rotate out to remote assignments. Current roster has 30 troopers permanently assigned across Mat Su. Mat Su Trooper service area extends from Eklutna to Mile 115 on the Glenn highway, and from the Parks/Glenn interchange to Mile 147 Parks highway. Average staffing is 8 troopers per shift. Troopers are aware that property crime is a “hot button” issue in the Big Lake area. Trooper Caldarea recommended the “AKtips” app for reporting and providing info via the Alaska Dept. of Safety. Mat Su Crime Stoppers is also a reporting option.

Terry Gorlick invited on-duty trooper to attend BLCC June 13 general membership meeting to speak about summer holiday recreation safety.

**2. Kelsey Anderson: MSB Planner III, [Kelsey.anderson@matsugov.us](mailto:Kelsey.anderson@matsugov.us)**

a. **MSB Bike and Pedestrian Plan** – The MSB 2017 Long Range Transportation Plan includes Bike and Pedestrian planning. The Public comment period is open now until April 30. Writing of the plan will occur in June & July. BLCC is encouraged to submit a resolution of support for the Bike and Pedestrian Plan, to be provided to the MSB Assembly before the introduction of the plan in August 2023.



## 5.) Presentation(s) – continued

### 2. Kelsey Anderson: MSB Planner III – **MSB Bike and Pedestrian Plan** – continued

Terry Gorlick: read aloud, and proposed vote on MSB-provided language for a Big Lake Community Council resolution in support of the MSB Bike and Pedestrian Plan.

Dave Haggard: recommended producing a written version of the resolution before asking for a vote. Board agrees to address the resolution, during unfinished business, at the next BLCC general membership meeting on May 9, 2023.

Kelsey Anderson: confirmed there will be adequate time to address a potential BLCC resolution prior to plan introduction to MSB Assembly in August, 2023.

Cindy Bettine: recommends a simple statement from BLCC in support of the concept of the MSB Bike and Pedestrian Plan vs a formal resolution. Also to be considered during unfinished business at the May 9 BLCC general membership meeting.

**MSB Comprehensive Plan** – In existence since 1970. Last update in 2005. Current update is estimated to take 2.5 – 3 years. Big Lake Comprehensive Plan acknowledged. Updating community comprehensive plans is not feasible until MSB Comprehensive Plan update is completed.

Kelsey indicated that she has been attending all MSB Community Council meetings to introduce the MSB Comprehensive Plan update process and receive public input. She described two examples of public comment and concern about ambulance availability in rural communities of Chickaloon and Butte, as examples pertinent to the comprehensive planning process.

3. Karrin Parker: RN MPH, State of AK Division of Public Health / Mat-Su Public Health  
Updates: COVID numbers very low, early flue season, Fentanyl overdose numbers are very high.  
OTC Narcan and training available – contact Mat-Su Public Health for more information.

## 6.) Treasurer's Report (From March 31 MVFCU statement)

Checking: \$26,795.32

Savings: \$1,773.30

## 7.) Membership Report

Terry Gorlick: "About 50 paid members so far this year"

Four membership renewals & payments (\$40) submitted and received by Terry Gorlick during the meeting

## 8.) Reports

### 1. Legislative (State House & Senate)

Senator Shower: (Available by telephone at meeting start – unable to stay past 8:30pm to give report)

Representative McCabe: (Available by telephone at meeting start – unable to stay past 8:30pm to give report)

Lynn McCabe provided updates on HB3 – Gold and silver as legal tender in Alaska, and HB47 – Primary Care Agreements for healthcare.

### 2. Assembly (District 5)

Member Tew: Not present, no report

## **8.) Reports – continued**

### **3. Fire Service (West Lakes Fire Department)**

#### **Chief Hightower:**

There were 59 Fire calls in March. Of the 59 calls, 8 were structure fires (4 were local fires, and 3 were mutual aid calls: 2 in Central Mat Su area, 1 Houston Fire Service Area) NOTE: It is important for families to have a plan for 2 ways out of the home in the event of fire – an area resident was injured during one of the March structure fires, after being trapped and jumping from a 2<sup>nd</sup> story window.

Regarding the earlier Public Health update from Karrin Parker: It is still necessary to call 911, even after successful use of an OTC Narcan reversal agent. The reversal agent has a shorter half-life than the opioid drugs it is used for, and overdose symptoms will return. Transport by EMS and Emergency Department care are necessary.

West Lakes Fire Department needs more on-call responders

One Big Lake member is needed for the West Lakes Fire Department Board of Supervisors

### **4. Road Service (all boards reporting) No RSA members present, no report**

### **5. Valley Recycling – No one present, no report**

## **9.) Correspondence**

### **1. Public hearing notices – no objections**

### **2. MEA tariff raise notice**

### **3. Land Conveyance – Lakeview Terrace Subdivision**

## **10.) Unfinished Business**

### **1. Gravel ordinance – no discussion from Board or Membership**

### **2. Lake setback ordinance – voted down by Planning Commission, will move to MSB Assembly next**

### **3. Lake management plans – continuing**

### **4. BLCC Grant committee volunteers needed – call for participants – goal for distribution: May 31**

More info to be provided at BLCC Executive Board Meeting on April 25

### **5. RSA 21 Road Improvement Project (RIP) list & Additional Maintenance list have been produced**

Notice: 0900 April 12, meeting at Big Lake Family Restaurant for driving tour of roads needing work

## **11.) New Business**

### **1. Terry Gorlick: Recommends that BLCC prepare a letter in support of grant funding for invasive lake weed species (elodea) removal. Terry is requesting volunteers with boats to help assess the problem around Big Lake.**

## **12.) Persons to be Heard (3 Minute Maximum time per person)**

Melissa Sonnek – ADS program manager at Mid Valley Senior Center – Grand Opening May 5 at 2:00pm

Danielle Pond – Outreach for Wasilla Area Senior Center, Fun run June 24

## **13.) Announcements**

Houston Hawks football team sends thanks for the BLCC donation

**14.)Board Members' Closing Comments**

Dave Haggard: Stay safe on the slick roads

Bill Gamble: Things wrapping up in Juneau, will be back in time for May 9 General Membership meeting

Terry Gorlick: Be safe, thanks for being here

**15.)Adjournment**

Motion: Lisa Behrens      Second: Dave Haggard

Time: 9:19pm

Note: There may be a quorum of RSA / FSA members in attendance at the meeting.

President Signature – Approved minutes William F Gamble 5/25/23  
(Signature) (Date)



\_\_\_ x \_\_\_ President: Bill Gamble  
\_\_\_ x \_\_\_ Vice President: Terry Gorlick  
\_\_\_ x \_\_\_ Secretary: Lisa Behrens  
\_\_\_ x \_\_\_ Treasurer: Dave Malo  
\_\_\_ x \_\_\_ Member at Large: Ben Tew  
\_\_\_ x \_\_\_ Member at Large: David Haggard  
\_\_\_ x \_\_\_ Member at Large: Jodi Riddell

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PO Box 520931  
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Executive Board Meeting – April 25, 2023 – 6:00 PM  
Big Lake Family Restaurant

MINUTES

1.) Call to Order/ Determination of Quorum

By: Terry Gorlick      Quorum: Yes      Time: 07:05pm

2.) Pledge of Allegiance

3.) Agenda Approval      Motion: Bill Gamble      Second: Dave Malo

4.) Previous Meeting Minutes Approval – March 28, 2023 (delayed – draft emailed for input 4/26/23)

Motion:      Second:      Copy signed:

5.) Treasurer's Report      Checking: \$      Savings: \$  
Discussion re: BLCC 501(c)3 status – verified currently non-compliant  
Alaska Tax Lady – Tara: bookkeeper is working on remedy

6.) Correspondence

March MVFCU Bank Statement routed to secretary instead of treasurer after April 11 general membership meeting – secretary will scan and send to treasurer and bookkeeper

7.) Unfinished Business

1. Treasurer's reporting process
  - a. Printed and made available with agenda/minutes at general membership meeting?  
(Yes, worked great at April 11 general membership meeting)
  - b. Bookkeeping vendor squared away?  
(Yes, Alaska Tax Lady has contract and provided balance sheets for April 11 meeting)
2. Membership process
  - a. Membership contact list maintenance and availability to Executive Board members  
(Maintained by Jodi Riddell)
  - b. January renewal notification to General Membership (by Jodi Riddell)
  - c. Written "Thank You" acknowledgement to new and renewing members – no further info
  - d. Membership fees handling process – no further info

3. BLCC 2023 Grants

Terry Gorlick: has updated Grant application form and the Terms & Conditions document and requests the executive board to review and comment.

Bill Gamble: This is a very legally detailed document, applicable to large grants. Let's not scare our small grant applicants away with heavy language. Ben Tew: Agree

Project completion deadline for this round of grants is December 31, 2024

Bill Gamble: Recommends grant application distribution at May 9 BLCC general membership meeting. Then, collect applications in mid-June, and consider a 2<sup>nd</sup> round of distribution the following month.

8.) **New Business**

1. ~~Consider contacting MSB Clerk's Office and request Robert's Rules of Order guest speaker or workshop, perhaps during our next Executive Board meeting in late May?~~

Bill Gamble: Robert's Rules not required for this type of organization. Used by the council to provide structure, but not mandatory. Recommendation withdrawn.

2. ~~Consider parliamentary role during General Membership meetings?~~

See item 1. above – recommendation withdrawn

3. Minutes and Agenda review and approval process clarification

Bill Gamble: confirmed that draft minutes and agenda can be distributed to the public after executive board has opportunity to review and comment. Secretary will ensure all pertinent documents will be distributed for review and provided to Robin Riddell in time to post on the BLCC website and email to the membership no less than 1 week [7 days] prior to scheduled meetings.

Bill Gamble: confirmed that BLCC executive board meetings are formal public events, falling under the Open Meetings Act, so agendas and minutes will be handled in the same manner as those for general membership meetings.

4. Minutes and Agenda distribution process

Minutes will be produced ASAP after meetings and distributed to the executive board as "Draft" documents, for input and comment, to be forwarded to the BLCC secretary. Secretary will amend documents per input of the executive board and provide to Jodi Riddell in time to post on the BLCC website and email to the membership no less than 1 week (7 days) prior to scheduled meetings.

5. BLCC bylaws – Will any of our recent Executive Board Old Business / New Business items affect bylaws and require addendum? (Last update 2021)

Ben Tew: It is probably time to take a close look at the bylaws, see if BLCC is functioning in accordance with the document currently in place, and clean up as needed.

Dave Haggard: Agree

Bill Gamble: It would be a good idea to look at bylaw documents from neighboring community council organizations such as Meadow Lakes and Willow for examples.

Bill Gamble: Will be on bylaws committee.

9.) **Persons to be Heard** (3 Minute Maximum time per person)

10.) **Announcements** None

### 11.) Board Member Closing Comments

Bill Gamble: Need to add an item to "Old Business" for May 9 general membership agenda to form Committees: Bylaws, Grants management, Capital improvement.

Terry Gorlick:

Dave Malo:

Dave Haggard:

Ben Tew:

Jodi Riddell:

Lisa Behrens: Will be out of the area for the May 9 general membership meeting. (Per Bill Gamble, meeting can be recorded, and secretary will produce minutes from the recording.)

### 12.) Adjournment

Motion: Dave H.                      Second: Bill G.

Time: 7:35pm

President Signature – Approved minutes

William F Gamble  
(Signature)

5/25/23  
(Date)

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**Greater Talkeetna Road Service Board of Supervisors  
Minutes of Regular Meeting  
April 13, 2023**


A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on April 13, 2023. Board members John Strassenburgh, Robert Gerlach, and Billy FitzGerald attended, as did Dawn Harris of D&S Road Services. No other persons were present.

- I. There was a quorum, and the meeting was called to order at 6:35 pm.
- II. Minutes of the March 9, 2023 meeting were approved as written.
- III. The Board discussed Planning Commission Resolution 23-011 and Assembly Ordinance 23-033, which would exempt gravel extraction operations of 10,000 cy or fewer from the conditional use permitting requirements. The Board spoke in opposition to this exemption and voted to comment to the Assembly accordingly.
- IV. The Board discussed the Borough's list of unapproved construction of roads and road segments that are not currently maintained by the Borough. This is an approximately three-fold expansion of the list that the Board discussed last month's RSA 29 meeting. The Board found that the same problems and concerns it discussed last month were present in the expanded list. The Board found, in addition, that the MSB Road Maintenance Cartograph Web Map sometimes showed roads as not being maintained when in fact those roads are maintained. There is a need for the borough to update its Web Map to match the roads specified in the D&S Road Maintenance Contract. The funding source for repairing/reconditioning any of the roads on the list is uncertain and to our knowledge the rules of how the money may be spent have not been defined. The Board agreed to go over the list to identify projects that may after further research have a net benefit to the RSA.
- V. The four projects (Woodpecker, Yoder dike, Yoder bridge, and Kalispell dike) were briefly discussed. The only apparent progress from last month was development of an engineering plan for repairing the breach in Kalispell dike.
- VI. John read aloud Alex's report of the status of winter maintenance. Few problems have occurred, and those noted had been promptly corrected.
- VII. The purchase and application of Calcium Chloride RSA to high traffic roads for the coming season were discussed. The purchase process seems to be moving along, but there are potential pitfalls.
- VIII. The Board discussed the TIP23 project that calls for paving Yoder Road from the Spur Road to the Yoder bridge. The Board expressed concern over the timing (e.g., why pave

the road before first doing the work to repair the dike) and the fact that the Board was not consulted.

- IX. The Board next discussed the recent gravel extraction operation at Beaver Road Gravel Pit, conducted by Alaska Demolition. Billy pointed out several serious deficiencies in the material sale contract from the Borough to Alaska Demolition, as well as operational activities that adversely affected the nearby residential community. Billy noted also that the contractor extracted many times the cubic yards specified in the contract. The Borough has no effective method to account for the gravel extracted, to ensure compliance with the contract, or to monitor operations to minimize impacts to nearby residents. This gravel is a valuable resource, and especially critical during a flood event and necessary for a timely recovery after the waters subside. The Board is very concerned and voted to write the Borough Manager and others explaining the problems and recommending corrective action. Meeting in person with Borough staff was also discussed.
- X. There being no further business, the meeting adjourned at 9:13 pm.

Sincerely,



John Strassenburgh

RSA 29 Primary Supervisor

*Attested to by RSA 29 Board member Robert Gerlach  
at our regular meeting on June 8, 2023 via Zoom*



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By: Peggy Horton  
Introduced: May 1, 2023  
Public Hearing: June 05, 2023  
Action: ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-10**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT UNDER MSB 17.60 FOR THE OPERATION OF A JUNKYARD/SALVAGE YARD AT 6450 WEST JAKES ROAD, TAX ID #17N02W22A009 & 17N02W22A010; WITHIN TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 22, SEWARD MERIDIAN.

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WHEREAS, Carter Debach applied for a conditional use permit under MSB 17.60 for the operation of a junkyard/salvage yard at 6450 West Jakes Road, Tax ID #17N02W22A009 & 17N02W22A010; and

WHEREAS, MSB 17.60.030(A)(1) requires a conditional use permit for the operation of a junkyard; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, junkyard operations are declared to be a public nuisance; and

WHEREAS, the subject property includes two 40-acre parcels for a total area of 80 acres; and

WHEREAS, the northeast corner of the property is approximately 1320 feet west of South Vine Road, which is classified as a minor arterial; and

WHEREAS, the 30-acre parcel directly northwest of the subject property is undeveloped state-owned land. North of the subject land is



a 14-acre parcel, currently in commercial use as a construction yard. The 40-acre parcel at the northeast corner is a former earth material extraction site that ended operation in 2006, now used commercially as a landscaping and excavation business. West, south, and east of the subject properties are vacant or residential land use parcels ranging from 40,000 square feet to 15 acres; and

WHEREAS, land use further north along South Vine Road is a mix of commercial, industrial, and residential use lots, including a permitted junkyard approximately 1.4 miles away. Land uses further south along South Vine Road to South Knik-Goose Bay Road are a mixture of commercial and residential uses, and at the south end is Fire Station 6-2; and

WHEREAS, the subject parcels are currently being used as a residence and to stockpile scrap metal and vehicles in expectation of approval for a Junkyard Conditional Use Permit; and

WHEREAS, Lucille Creek, an anadromous creek, crosses the northwest corner of the property; and

WHEREAS, Matanuska-Susitna Borough Wetlands Viewer shows that a portion of the northwest corner of the property is probable wetlands; and

WHEREAS, the Voluntary Best Management Practices for Development around Waterbodies, adopted by the Borough Assembly in

2005, recommends maintaining at least a 75' distance from the water's edge for long-term vehicle or equipment storage; and

WHEREAS, according to the application material, the 150' wetlands and creek setback will consist of natural, undisturbed vegetation; and

WHEREAS, according to the application material, the owner will have a professional wetlands delineation performed in the summer of 2023; and

WHEREAS, according to the application material, the owner will have the 150' wetlands and creek setback surveyed and marked by a registered land surveyor when the wetlands delineation is performed; and

WHEREAS, according to the application material, a 100' vegetated buffer will remain on all four sides of the 80 acres, except the driveway area, providing a buffer from the operation to the abutting parcels on all sides and obscuring the site from all public rights-of-way; and

WHEREAS, according to the application material, the applicant provided site plans indicating the operation's future development, noting fencing around the future parking lot to comply with visual screening requirements; and

WHEREAS, a plan review from the Fire Marshal's office is required prior to the construction of any commercial building; and

WHEREAS, West Jakes Road is an unmaintained Borough road classified as a minor collector and shown on the Official Streets and Highways Plan as a future connector between South Vine Road and South Sylvan Road; and

WHEREAS, the applicant is working with the Permit Center to obtain an approved driveway permit; and

WHEREAS, according to the application material, a gate onto the property from West Jakes Road will be installed prior to operation; and

WHEREAS, the subject parcels have frontage on other existing public right-of-ways, all of which lead into residential areas; and

WHEREAS, according to the application material, traffic volume associated with the junkyard and salvage operation is estimated at less than 50 vehicles per day, including employee and customer traffic; and

WHEREAS, according to the application material, the operation will offer unwanted/junk vehicle towing, scrap metal removal services, and used car sales; and

WHEREAS, according to the application material, the operation will accept scrap metals and anything made primarily of metal (such as vehicles, metal beams, metal trailers, metal boiler tanks, metal siding, and so on); and

WHEREAS, according to the application material, the operation will include a pick-and-pull auto salvage yard, allowing customers to pull parts from vehicles on the property; and

WHEREAS, according to the application material, the operation will limit the storage of scrap metals and vehicles to the areas marked "Auto Storage" on the site plan; and

WHEREAS, according to the application material, all vehicles, except those sold as is, will be drained of oils and fluids prior to being crushed or placed in the "Auto Storage" areas shown on the site plan; and

WHEREAS, according to the application material, the applicant developed a Hazardous Materials Plan and included it with the application; and

WHEREAS, according to the application material, all fluid and oil containers will be marked and stored in leak-proof secondary containment areas, such as connexes; and

WHEREAS, according to the application material, a surveyor marked the property's boundary; and

WHEREAS, according to the application materials, the operation will train staff members on best practices, contamination prevention, good housekeeping practices, and proper spill cleanup; and

WHEREAS, the operation must comply with the maximum permissible sound level limits allowed in the borough code, per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration; and

WHEREAS, according to the application material, the noise will be mitigated by the 100' wide vegetative buffer surrounding the 80-acre operation; and

WHEREAS, according to the application material, noise from the car crusher will be sporadic and likely not daily; and

WHEREAS, according to the application material, vehicles will be inspected for leaks upon acceptance into the operation. Those with leaks will have fluids removed. Those without identified leaks will be placed in the staging area prior to crushing or placement in "Auto Storage" areas; and

WHEREAS, according to the application material, the operation will sell, store, or recycle batteries removed from the vehicles and secure them by shrink wrap before transportation; and

WHEREAS, according to the application material, flammable fluids may be sold or used on-site for heating; and

WHEREAS, according to the application material, contaminated materials, such as soil, waste, and water, will be collected in containers and disposed of at off-site disposal stations; and

WHEREAS, according to the application material, routine inspections will occur to verify the integrity of the hazardous waste containers and the urethane liner; and

WHEREAS, according to the application material, spill remediation kits will be placed around the drainage pad and storage areas; and

WHEREAS, according to the application material, the entrance to the auto salvage yard will be from West Jakes Road; and

WHEREAS, according to the application material, no excess dust is anticipated from the operation; and

WHEREAS, according to the application material, the current and future site plans include development that meets the setback requirements of MSB 17.55, Setbacks and Screening Easements; and

WHEREAS, according to the application material, the 100' vegetative buffer is primarily for noise buffer and doubles as visual screening; and



WHEREAS, the operational sites, including the parking area, office, shop, recycling and hazardous material storage area, and concrete and gravel pads, are located at the northeastern corner of the property at an elevation of 20 to 30 feet lower than residential properties to the east along West Dandy Circle; and

WHEREAS, the operational sites are located at an elevation of 120 to 160 feet lower than residential properties to the west; and

WHEREAS, the operational sites are located within a valley between higher ridges on the south, west, and east; and

WHEREAS, the northwestern corner of the subject property lies at the lowest elevation of a valley rising from Lucille Creek south to the intersection of South Valley View Drive and South Vine Road; and

WHEREAS, according to the application material, hazardous material drips, leaks, and spills will be cleaned up; and

WHEREAS, according to the application material, vehicles or machines that cannot be placed on the urethane liner or concrete pad will have a primary and secondary containment system created prior to draining the fluids; and

WHEREAS, the applicant provided all the site plans and operational information; and

WHEREAS, the Planning Commission has reviewed this application with respect to the applicable standards set forth in MSB 17.60; and

WHEREAS, the Planning Commission conducted a public hearing on May 15, 2023, on this matter; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 23.10:

1. The proposed use, with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.60.110(B)(1)).
2. The proposed use, with conditions, will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. The proposed use, with conditions, will provide sufficient setbacks, lot area, buffers and other safeguards (MSB)17.60.100(B)(3)).
4. The application material met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use, with conditions, will obscure the site from any traveled or public right-of-way on a year-round basis (MSB 17.60.110(A-B)).

6. The applicant has demonstrated that they are suitable to establish, maintain, and operate the proposed junkyard in accordance with the requirements of this chapter (MSB 17.60.110(C)).
7. The proposed use, with conditions, has adequate controls in place to prevent contamination of soil, surface water and groundwater (MSB 17.60.110(D)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application meets the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a junkyard/salvage yard, with the following conditions:

1. The owner and operator shall comply with all other applicable federal, state, and local regulations.
2. The operation shall obtain any required permits from the Alaska Department of Environmental Conservation or written documentation that no permit is required and submit the same to the planning staff prior to operating.
3. The 100' vegetative buffer surrounding the 80 acres shall be surveyed and marked by a registered land surveyor prior to operation, with evidence provided to the planning staff.

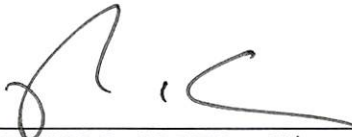
4. The applicant shall obtain a professional wetlands delineation and professional surveying and marking of the 150' wetlands and creek setback prior to operating.
5. No junkyard storage or operations will occur within the 100' vegetative buffer or the 150' wetlands and creek setback.
6. The 100' vegetative buffer shall be maintained to provide adequate year-round screening.
7. A gate onto the property from West Jakes Road must be installed prior to operation.
8. The entrance gate(s) shall be maintained in good working condition. Repairs shall be made as soon as practicable.
9. The applicant shall obtain an approved driveway permit from the Permit Center prior to operation.
10. A covered and bermed concrete pad surface must be installed prior to draining and dismantling vehicles and machinery.
11. The applicant shall obtain a plan review from the Fire Marshal's office prior to the construction of any building.
12. The operation shall only gain access from West Jakes Road. Access points other than those from West Jakes Road will require a modification of the conditional use permit.

13. All operational activities that cause noise, dust, or traffic shall be limited to 8 a.m. to 6 p.m., Monday through Saturday.
14. Glare and illumination associated with exterior lighting shall be contained on the subject property and not impact adjacent properties.
15. All non-metal items considered waste for this operation, including but not limited to wood, paper, cardboard, and plastics, shall be cleaned up and properly disposed of as soon as practicable to prevent litter from being strewn about the property and blown off-site.
16. All vehicles, except those sold as is, will be drained of oils and fluids prior to being crushed or placed in the "Auto Storage" areas shown on the site plan.
17. The operation must comply with the maximum permissible sound level limits allowed in the borough code, per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.
18. The operation shall remain in accordance with the site plans dated January 19, 2023.
19. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the

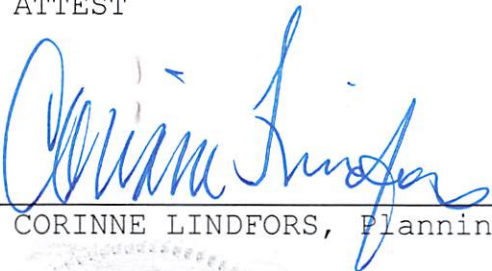
Conditional Use Permit shall be required prior to any expansion of the conditional use.

20. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 5<sup>th</sup> day of ~~June~~ 2023.

  
\_\_\_\_\_  
RICHARD ALLEN, Vice Chair

ATTEST

  
\_\_\_\_\_  
CORINNE LINDFORS, Planning Clerk

(SEAL)

YES: Le Glenn, Allen, Koan, McCabe, Fernandez, Scoggin

NO: Ø



RECEIVED

JUN 06 2023

CLERKS OFFICE

By:	Peggy Horton
Introduced:	May 15, 2023
Public Hearing:	June 5, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-14**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO NAME A GEOGRAPHIC FEATURE WITHIN THE MATANUSKA-SUSITNA BOROUGH AS COFFEE SPIRE LOCATED WITHIN TOWNSHIP 33 NORTH, RANGE 7 WEST, SECTION 17, SEWARD MERIDIAN.

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WHEREAS, the Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal to make official the name Coffee Spire for an unnamed geographic feature in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by statute as the Geographic Names Board for the State of Alaska. The commission coordinates the program to name physical features in the State with the United States Board on Geographic Names; and

WHEREAS, the feature is an unnamed prominent rock formation with an elevation of 6,850 feet and is located within Denali National Park & Preserve, east of Ruth Glacier, rising out of an unnamed glacier, locally known as Coffee Glacier; and

WHEREAS, according to the proposal, the proposed name has been used by local, American, and international climbers, as well as the American Alpine Journal, National Park Service Rangers, and

commercial glacial pilots in the area for an estimated 12 years;  
and

WHEREAS, the proposal included the name on photos, a slide show cover page, and written articles in mountaineering publications; and

WHEREAS, the proposal included articles published in The American Alpine Journal of 2009, 2010, and 2021 identifying the spire as Coffee Spire; and

WHEREAS, according to the proposal, the name is descriptive since the rock formation rises out of Coffee Glacier, the local name for an unnamed glacier east of Ruth Glacier; and

WHEREAS, in support of the United States Board on Geographic Names, the United States Geological Survey (USGS) maintains the Federal authoritative source of official geographic feature names, known as the Geographic Names Information System (GNIS); and

WHEREAS, according to the proposal and the GNIS, the rock formation is unnamed; and

WHEREAS, according to the proposal, no conflict is reported with the recommended name; and

WHEREAS, a search in the GNIS found no indication of the name Coffee or Coffee Spire used as a geographic feature in Alaska; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission is tasked to advise the assembly in identifying, protecting, preserving, and interpreting cultural resources within the borough that are of archaeological, historical, cultural, scientific, or geographic importance; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission held a public meeting on May 11, 2023; and

WHEREAS, by resolution, the Matanuska-Susitna Borough Historical Preservation Commission opposes the proposal to apply the name Coffee Spire on the basis that it is frivolous; and

WHEREAS, testimony or comments are provided to the Planning Commission for consideration; and

WHEREAS, notification of the hearing for the proposed name and a request for comments was posted at the Talkeetna Library and Talkeetna Post Office and advertised in the Frontiersman and on the Borough website; and

WHEREAS, the feature resides on federal land within the Denali National Park & Preserve and outside of any community council boundary; and

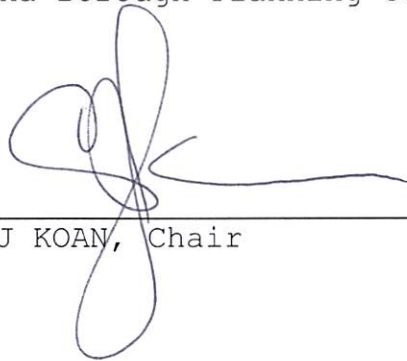
WHEREAS, there have been no public comments received as a result of the public noticing; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and


WHEREAS, the Planning Commission conducted a public hearing on June 5, 2023 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends approval of the proposed name of Coffee Spire for an unnamed geographic feature in the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 5th day of June, 2023.

  
\_\_\_\_\_  
CJ KOAN, Chair

ATTEST

  
\_\_\_\_\_  
KAROL RIESE, Planning Clerk

(SEAL)

YES: LE Allen, GLENN, KOHN, McCABE, FERNANDEZ, SCOGGIN

NO: Ø

RECEIVED  
JUN 06 2023  
CLERKS OFFICE

By:	Peggy Horton
Introduced:	May 15, 2023
Public Hearing:	June 5, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-15**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO NAME A GEOGRAPHIC FEATURE WITHIN THE MATANUSKA-SUSITNA BOROUGH AS MOCHA SPIRE, LOCATED WITHIN TOWNSHIP 33 NORTH, RANGE 7 WEST, SECTION 20, SEWARD MERIDIAN.

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WHEREAS, the Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal to make official the name Mocha Spire for an unnamed geographic feature in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by statute as the Geographic Names Board for the State of Alaska. The commission coordinates the program to name physical features in the State with the United States Board on Geographic Names; and

) )  
WHEREAS, The feature is an unnamed prominent rock formation with an elevation of 6,300 feet. It is located within Denali National Park & Preserve, east of Ruth Glacier, rising out of an unnamed glacier, locally known as Coffee Glacier; and

WHEREAS, according to the proposal, the name has been used by local, American, and international climbers, the American Alpine

Journal, NPS Rangers, and commercial glacial pilots for an estimated 12 years; and

WHEREAS, the proposal included the name on photos, a slide show cover page, and written articles in mountaineering publications; and

WHEREAS, the proposal included articles published in The American Alpine Journal of 2009, 2010, and 2021 identifying the spire as Mocha Spire; and

WHEREAS, according to the proposal, the name is descriptive since the rock formation rises out of Coffee Glacier, the local name for an unnamed glacier east of Ruth Glacier; and

WHEREAS, according to the proposal, the name is appropriate for the subject rock feature because it is a brown color that matches the color of mocha; and

WHEREAS, in support of the United States Board on Geographic Names, the United States Geological Survey (USGS) maintains the Federal authoritative source of official geographic feature names, known as the Geographic Names Information System (GNIS); and

WHEREAS, according to the proposal and the GNIS, the rock formation is unnamed; and



WHEREAS, according to the proposal, no conflict is reported with the recommended name; and

WHEREAS, a search in the GNIS found no indication of the name Mocha or Mocha Spire used as a geographic feature in Alaska; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission is tasked to advise the assembly in identifying, protecting, preserving, and interpreting cultural resources within the borough that are of archaeological, historical, cultural, scientific, or geographic importance; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission held a public hearing on May 11, 2023; and

WHEREAS, by resolution, the Matanuska-Susitna Borough Historical Preservation Commission opposes the proposal to apply the name Mocha Spire on the basis that it is frivolous; and

WHEREAS, testimony or comments are provided to the Planning Commission for consideration; and

WHEREAS, notification of the hearing for the proposed name and a request for comments was posted at the Talkeetna Library and Talkeetna Post Office and advertised in the Frontiersman; and

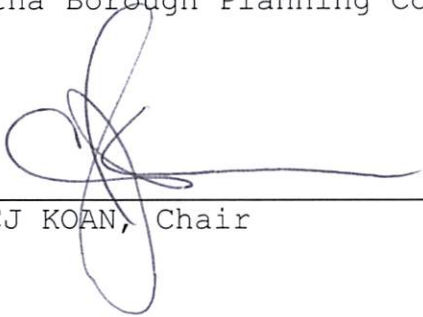
WHEREAS, there have been no public comments received as a result of the public noticing; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and

WHEREAS, the Planning Commission conducted a public hearing on June 5, 2023 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends approval of the proposed name of Mocha Spire for an unnamed geographic feature in the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 5<sup>TH</sup> day of June, 2023.



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CJ KOAN, Chair

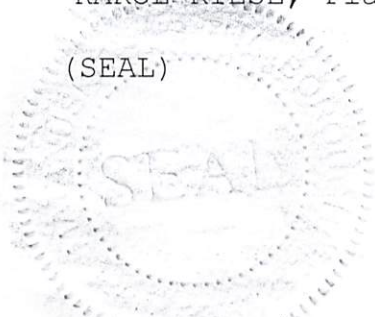
ATTEST



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KAROL RIESE, Planning Clerk

(SEAL)



YES: LE GLENN, ALLEN, KOAN, McCABE,

NO: Ø

RECEIVED  
JUN 06 2023  
CLERKS OFFICE

By:	Peggy Horton
Introduced:	May 15, 2023
Public Hearing:	June 5, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-16**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION  
RECOMMENDING APPROVAL TO NAME AN UNNAMED LAKE WITHIN THE MATANUSKA-  
SUSITNA BOROUGH LANGMAN LAKE

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WHEREAS, the Matanuska-Susitna Borough Planning Department  
received a request for comments from the Alaska Historical  
Commission regarding a proposal to make official the name Langman  
Lake for an unnamed lake in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by  
statute as the Geographic Names Board for the State of Alaska. The  
commission coordinates the program to name physical features in  
the State with the United States Board on Geographic Names; and

WHEREAS, the unnamed lake is roughly 89 acres in size and  
lies approximately 17 miles northwest of Willow, within the  
Kahiltna Flats Subdivision, Alaska State Land Survey 80-175, Plat  
#81-128, Talkeetna Recording District; and

WHEREAS, according to the proposal, the commemorative name is  
for James "Hank" Langman, a homesteader on the lake; and

WHEREAS, according to the proposal, Mr. Langman has been deceased for the minimum five years required for a commemorative name proposal; and

WHEREAS, according to the proposal, Langman Lake is the name known by locals for this lake for at least 25 years, primarily because Mr. Langman and his family were the first homesteaders to continuously occupy the lake since 1971; and

WHEREAS, according to the proposal, Mr. Langman came to Alaska in 1948 during his military service, was a member of Pioneers of Alaska, and retired from Operating Engineers Local 302 after 64 years; and

WHEREAS, according to the proposal, multiple local landowners in the Kahiltna Flats Subdivision, local air transport services, and realty companies use Langman Lake when referring to the area; and

WHEREAS, the proposal includes six letters of support for the name Langman Lake; and

WHEREAS, the proposal included evidence that the name Langman Lake was used in a real estate notice and on an online outdoor forum; and

WHEREAS, the properties surrounding the lake are owned by the State of Alaska or in private ownership; and

WHEREAS, in support of the United States Board on Geographic Names, the United States Geological Survey (USGS) maintains the Federal authoritative source of official geographic feature names, known as the Geographic Names Information System (GNIS); and

WHEREAS, according to the proposal, no conflict is reported with the recommended name; and

WHEREAS, according to the proposal and the GNIS, the lake is unnamed; and

WHEREAS, a search in the GNIS found no indication of the name Langman used as a geographic feature in Alaska; and

WHEREAS, according to the Willow Community Organization secretary, no objections to naming the lake Langman Lake were voiced at the Willow Community Organization's regular meeting on April 5, 2023; and

WHEREAS, according to the Willow Community Organization published minutes of the April 5, 2023 meeting, no motion for support or opposition was given; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission is tasked to advise the assembly in identifying, protecting, preserving, and interpreting cultural resources within the borough that are of archaeological, historical, cultural, scientific, or geographic importance; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission held a public meeting on May 11, 2023; and

WHEREAS, by resolution, the Matanuska-Susitna Borough Historical Preservation Commission opposes the proposal to apply the name Langman Lake on the basis that the lake has an older Den'ina traditional name, Uq'e Tsits'ełdatl'I Bena, and that being the first recorded Euro-American homesteader on the lake is an insufficient connection to justify a commemorative name; and

WHEREAS, testimony or comments are provided to the Planning Commission for consideration; and

WHEREAS, notification of the hearing for the proposed name and a request for comments was posted at the Willow Library and Willow Post Office and advertised in the Frontiersman and on the borough website; and

WHEREAS, planning staff requested comments from the borough and outside agencies, including Willow Community Organization, via email; and

WHEREAS, there have been no public comments received as a result of the public noticing; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and

WHEREAS, the Planning Commission conducted a public hearing on June 5, 2023, on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends approving the proposed name of Langman Lake for an unnamed lake in the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 5th day of June, 2023.

  
\_\_\_\_\_  
CJ KOAN, Chair

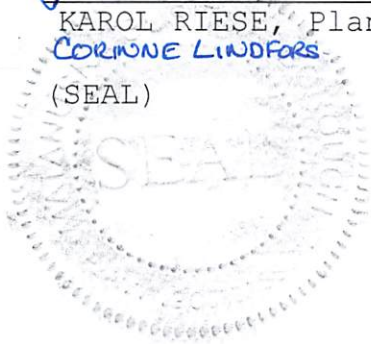
ATTEST



KAROL RIESE, Planning Clerk

CORINNE LINDFORS

(SEAL)



YES: 6 GIENNO, ALLEN, KOAN, McCABE, FERNANDEZ, SCOGGIN

NO: 0



RECEIVED

JUN 06 2023

CLERKS OFFICE

By:	Peggy Horton
Introduced:	May 15, 2023
Public Hearing:	June 5, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-18**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF THE PROPOSED NAME OF FEATHER LAKE FOR AN UNNAMED LAKE IN THE MATANUSKA-SUSITNA BOROUGH, LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 3 WEST, SECTION 7 AND TOWNSHIP 17 NORTH, RANGE 4 WEST, SECTIONS 12 & 13, SEWARD MERIDIAN.

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WHEREAS, the Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal to make official the name Coffee Spire for an unnamed geographic feature in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by statute as the Geographic Names Board for the State of Alaska. The commission coordinates the program to name physical features in the State with the United States Board on Geographic Names; and

WHEREAS, the lake is approximately 3,700 feet long and has an area of roughly 45 acres according to the proposal; and,

WHEREAS, the name is descriptive and suits the body of water's shape and abundant avian presence; and

WHEREAS, according to the proposal, the name commemorates all [avian] species; and



WHEREAS, according to the proposal, the name is a tribute to the local avian population that has called this area home for thousands of years; and

WHEREAS, the lake is surrounded by land owned by the State of Alaska Mental Health Trust Authority or in private ownership (Knikatnu, Inc.); and

WHEREAS, the land surrounding the lake is currently undeveloped; and

WHEREAS, according to the proposal, the name is not in local usage; and

WHEREAS, according to the proposal, an owner of land near the lake submitted the proposed name change to the Alaska Historical Commission; and

WHEREAS, in support of the United States Board on Geographic Names, the United States Geological Survey (USGS) maintains the Federal authoritative source of official geographic feature names, known as the Geographic Names Information System (GNIS); and

WHEREAS, according to the proposal and the GNIS, the lake is unnamed; and

WHEREAS, according to the proposal, no conflict is reported with the recommended name; and

WHEREAS, a search in the GNIS found no indication of the name Feather Lake used as a geographic feature in Alaska; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission is tasked to advise the assembly in identifying, protecting, preserving, and interpreting cultural resources within the borough that are of archaeological, historical, cultural, scientific, or geographic importance; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission held a public meeting on May 11, 2023; and

WHEREAS, by resolution, the Matanuska-Susitna Borough Historical Preservation Commission supports the proposal to apply the name Feather Lake; and

WHEREAS, testimony or comments are provided to the Planning Commission for consideration; and

WHEREAS, notification of the hearing for the proposed name and a request for comments was posted at the Big Lake Library and Big Lake Post Office and advertised in the Frontiersman and on the Borough website; and

WHEREAS, the Planning staff requested comments from the borough and outside agencies, including the Big Lake Community Council via email; and

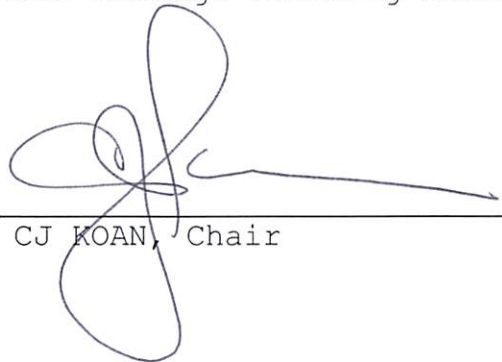
WHEREAS, there have been no public comments received as a result of the public noticing; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and

WHEREAS, the Planning Commission conducted a public hearing on June 5, 2023 on this matter.


NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends approval for the proposed name of Feather Lake for an unnamed lake in the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 5th day of June, 2023.

  
CJ KOAN, Chair

ATTEST



   
CAROL RIESE, Planning Clerk  
for  
(SEAL)

YES: 6 GILLEN, ALLEN, KOAN, McCABE, FERNANDEZ, SCOGGIN

NO: 0

RECEIVED

JUN 06 2023

CLERKS OFFICE

By:	J. Ortiz
Introduced:	May 15, 2023
Public Hearing:	June 5, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-21**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY EXEMPTING REMOTE AREAS OF THE BOROUGH FROM THE REQUIREMENTS OF MSB 8.55: SPECIAL EVENTS.

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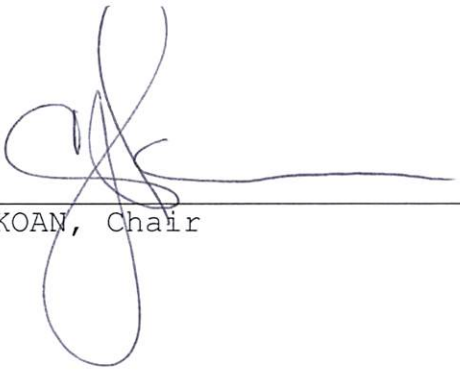
WHEREAS, The one-size-fits-all approach to regulation does not work for all areas of the Borough; and

WHEREAS, The 2023 Matanuska-Susitna Borough Strategic Plan identified adapting the code for urban/rural districts as a key objective; and

WHEREAS, The intent of the ordinance is to implement that objective by exempting remote areas of the Borough from the requirements of MSB 8.55: Special Events; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of an ordinance exempting remote areas of the Borough from the requirements of MSB 8.55.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this fifth day of June, 2023.

  
CJ KOAN, Chair

ATTEST

  
CORINNE LINDFORS, Planning Clerk

(SEAL)

YES: 6 COMMISSIONERS GLENN, ALLEN, KOAN, MCCABE, FERNANDEZ, & SCOGGIN

NO: 0



RECEIVED

MAY 30 2023

CLERKS OFFICE

**Regular Meeting of the Talkeetna Community Council**

**Monday, April 3, 2023 @ 7pm**

**Talkeetna Public Library w/ Zoom link**

Minutes

1. Call to order at 7PM. Establish a quorum: 5 attended: Krister B., Jon K., Jodi R., Maleia G.; Pam Y. on Zoom. 10 community members present, 4 on Zoom.
2. Jodi Rodwell/Pam Young will take the minutes
3. Approval of agenda - Jon requested 2 agenda additions: Christy Terry, "Out of Town guest" and 2 "Persons to be Heard" - Becky Long and Bill Fitzgerald. **Motion:** Krister moved: approve agenda with 2 additions; Maleia 2nded; No discussion. All approve. Motion passed.
4. Approval of Minutes from 3/6/2023  
**Motion.** Jodi moved to approve. Maleia 2nded. All approve. Motion passed.
5. Treasurer's Report  
Jon stated there were no notable expenditures as submitted by Frannie Christiansen, Treasurer. CAP fund disbursements to be discussed in this meeting.
6. Out-of-Town Guest(s)  
Christy Terry, Alaska Railroad's Director of External Affairs, announced Alaska Railroad's 100<sup>th</sup> Anniversary celebration in Nenana on July 15, 2023. Their Open House on May 6 from 11 AM - 3 PM will include food and short train rides at their historic Ship Creek Anchorage depot. Questions, comments, or concerns regarding AKRR's operations in and around Talkeetna are welcome.
7. Correspondence – See the Correspondence Packet.  
Jodi noted that the Fairview Conditional Use Permit application is not just a liquor license renewal; it's a request for an addition to their service via the building of a deck and expanded service outdoors. The application asks a number of questions, including if their business is compatible with community values.
8. Announcements: The MSB Bike and Pedestrian Plan Comment Period is open through 4/30/23. A Non-Profit Fair will be held on Earth Day, April 22, at the Denali Education Center. Nonprofits can join for free, highlight their respective services, and invite community participation. For details, email [kellie@dec.org](mailto:kellie@dec.org) The Fair includes eRecycling, food, and music.
9. Persons to be heard:

Margaret Stern, Susitna River Coalition (SRC): Riparian Planting Project

Following up on last year's riparian planting project near Big Lake, SRC will begin a riparian project with new partners at Montana Creek Bridge. With support from Fish & Wildlife, volunteers will plant over 300 specimens of native vegetation. This multi-year project includes education science for habitat enhancement. Come volunteer on June 3<sup>rd</sup>. Please dress for the weather and conditions ie gloves, boots, etc.

Becky Long, proposed Bike Ped Plan Project 56 Comsat Road

For the public record, Becky expressed concern about the location of a proposed path and questioned its benefit. The path may cut off motorized users who haul supplies to/from the bush. TCCI will follow up.

Billy Fitzgerald, Gravel extraction: Billy spoke to his concerns/frustrations with a recent contractor extracting gravel from the Beaver road Gravel pit in early March. Would like to see MSB have better outreach to residents affected by the work, and would also like to see greater oversight from MSB to make sure the contractor is in compliance in regards to the amount of gravel mined.

Rep. McCabe's wife, Linn – spoke to some highlights on what was going on in the current legislative session in Juneau. Made specific mention of house bill 142 – define village to population of 1500 instead of 1000; re eligible for funding village safe water act, and; HB 108 health care insurance policy to fill gap in coverage.

10. Fire Dept. Report – Eric C. – Spring season preparations include permitting for burn barrels. The public can stop by the fire station or go online and get a burn permit. Additional burn restrictions apply. Make sure to call and adhere to restrictions before burning. Do not burn during burn restriction times. Last year, the forestry department issued citations. The Fire Department is understaffed and seeks volunteers. Last month, they had 30 calls. Other communities are understaffed, too.
11. Talkeetna Water and Sewer Board – see the Consumer Confidence Report in the Correspondence Packet. Proposed improvements include increased storage capacity, well site relocation and upgrade, and funding for improvements. See the KTNA site for a news article with a recent interview and more information.
12. Talkeetna Road Service Area Report – See the Correspondence Packet report. With the loss of several Road Superintendents, a significant loss of experience and knowledge is a growing concern.
13. Committee/Board Reports
  - a. TPAC – See the Correspondence Packet.
  - b. Recycling – Cici S. – The reusable cup project has hot/cold liquid cups with carabiners. An artist's design will be printed on the cups. Local businesses will sell the cups and help reduce waste. The cardboard recycle program will resume in May but only on weekdays and needs cardboard volunteers. On April 22<sup>nd</sup> at DEC, e-waste will be collected. From Apr 23 – 25<sup>th</sup>, a recycling anniversary celebration will occur at the Glenn Massey Theater.
  - c. Community Assistance Program – Maleia G. See the Correspondence Packet reports - The committee had 13 applicants and prioritized funding for organizations that help provide basic human needs.
  - d. Comsat Quarry – Krister – no report.
  - e. CERT – See the Correspondence Packet reports.
  - f. Technology Committee – no report

14. Unfinished Business

- a. MSB Gravel Ordinance - Planning Commission Res. 23-11 approving Assembly Ordinance OR 23-033

The planning commission's stance is not yet known. TCCI's opposition stands and there is overwhelming opposition borough-wide. The code must consider general public's needs and concerns. TCCI will track it. Thanks, Frannie for attending the Assembly meetings. At minimum, continue to oppose this amendment. The next Assembly meeting is April 17. Jodi's **Motion**: Provide public testimony and write a letter to continue opposition. Maleia 2nded. No Discussion. All in favor. Motion passed. Krister can provide testimony.

15. New Business

- a. Friends of the Library Joint Resolution in Support of Pedestrian Crosswalk at TKA Library – Peg Vos

Make crossing Spur Road (a DOT road) to the library safe for kids. Contact Kelsey Anderson at MSB. See the email in the Correspondence Packet. The crosswalk can include a push button and flashing lights. Walkers need access from the bike path to the road. Warn drivers in advance - it's a 45 mph zone. TCCI can expect a draft resolution to send for public comment, MSB, DOT. Jodi's **Motion**: Write a joint letter of support. Krister 2nded. No discussion. Submit letter before May 1<sup>st</sup>. All approved. Motion passed.

- b. Community Assistance Program (CAP) Fund Disbursement – Maleia – See the Correspondence Packet reports. Jon's **Motion**: Approve the CAP Fund distribution. Krister 2nded. No discussion. All in favor. Motion passed.

- c. Non-Profit Fair – need a TCCI representative at the non-profit fair on April 22<sup>nd</sup> 11 – 3. Please bring a sign-up sheet and information about TCCI.

- d. MSB Waterbody Set-Back Ordinance, OR-23-002 – Jodi's **Motion**: Write a letter opposing OR-23-002 and support Fish Game's recommendations to strengthen the existing ordinance. Krister 2nded. Discussion. All in favor. Motion passed. Jon will write and submit the letter by the April 18<sup>th</sup> deadline.

16. Board Comments –

Pam thanks speakers and audience, thanks Jeffry for his above-and-beyond help overcoming technology problems, and thanks Jodi for help taking minutes.

Jodi thanks the audience and speakers and looks forward to Earth Day.

To add agenda items, go to the TCCI website, complete the form by Thursday.

Krister thanks presenters and the audience; enjoy the snow while it lasts.

Jon and Maleia thank presenters and audience for participating and attending.

17. **Motion**: Krister moved to adjourn. Jodi 2nded. No discussion. All approved. Motion passed. Adjourned at 9:25PM. Next meeting is May 1<sup>st</sup>.

Approved by: Jon Korta, Chair

Signed Jonathan Korta 5/18/23

Attested to: Pam Young, Secretary Signed \_\_\_\_\_

Pam Young





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**MEETING MINUTES/ GENERAL MEMBERSHIP MEETING**

**TUESDAY May 23, 2023**

**Location:** Curtis Menard Sports Center located at 1001 S Clapp St  
and/or via Zoom.com meeting ID: 898 6138 3709 or telephone 346-248-7799

**Called to order:** 7:03:pm AKST

**Attendees :** District 6 Assembly Dmitri Fonov, Corine Hickey, Rachel Lund, Will Hastings  
(Attend via Zoom), Peter Lyford, Sonja Kanark

- **Motion** to Approve Previous Meeting Minutes & Approval of Agenda as written Motion by Rachel Lund. and second Will Hastings
- **Guest Speaker and/or Assembly Representative:** Assembly member Dmitri Fonov
  - TCC meetings not showing up on the calendar
  - The Assembly has no police power.
  - Plan for the MSB to have a special meeting to create a plan/program to deal with these properties. Support of Assembly (including Brown and Yundt) Private property can be issued citations/fines by code compliance, then after the fines accumulate and go unpaid then file a judgment against the owner and foreclosure. He will follow through with attorney and code compliance on issuing tickets. Property in question will be 895 Heather Way.
  - Junk Car initiative
  - Alcantra Disc Golf improvement \$10,000
  - He wants what is Good for family and community.
- Corine commented she has been dealing Code Compliance for over 10 yrs (lost work, lost job interview, not being able to access her own property) related to neighboring property 895 Heather Way. Concern that Code Compliance will not issue frequent tickets because it would "look bad". Suggested code compliance needs to follow through with issuing tickets.
- Will requested the August special working group to include a policy maker from these different departments: Code Compliance, Tax Assessment, Health and Safety, Fire Marshal/EMS, AK Trooper supervisor/ policy, Assemble Fonov, Borough Attorney, solid waste, and community members. Purpose team to establish processes, see how their roles overlap, where holes exist. The team would establish criteria for property to be on a list such as (number of tickets) and meet quarterly.
- **Treasurer's Report:** Will Hastings will give at next meeting.

- **OLD BUSINESS**

- a. **Recap of Annual Clean-Up**

- How'd it go?
    - Prize
      - iPod (Mason Lund & Tyson Lagada)
      - Swimming gift cards (Aslee Cook & Natoma Richard)
      - Ice Skating gift cards (Joey Darrington & Lorra McQuown)
      - Little Miller gift cards (Aurelia Darrington & Easton Lund)
    - What went well?
      - Facebook maintenance/advertising drew many community members
    - Things to do different next year
      - package bags individually
      - More advertising Hatcher Pass Radio show
      - Get information to assembly member and he will have announced at MSB.

- b. **Follow-up from Assembly Meeting 5/16/23 presentation regarding Heather Way & other similar properties.**

- Response Media- interview with Frontiersman news

- **NEW BUSINESS**

- Next meeting Tuesday June 27<sup>th</sup>. Meetings are every 4<sup>th</sup> Tuesday in the month (per bylaws July & December are skipped each year)
    - Do we need a BOD meeting in July to prepare for the MSB August working group? - Tabled
  - Annual Picnic- Tabled
  - Possible Meeting areas for future meetings after this lease
    - Assembly member will check with Emmanuel Church N. Sushana & Schrock

- **Roundtable Discussion-as required**

- Sonja Kanark- discuss Heather way property. Her child is has disability and there is a big safety concern with drug house and children.
  - Peter Lyford- Safety concern. For EMS to respond to this property at 895 Heather Way only with armed Troopers support. The house has burned multiple times, there has been a homicide and drug deals. He has people from 895 Heather Way come to his house and ask to use his phone.

**8:24 Adjournment**

*Courtney Hickey* *Rachel Lund*