

RECEIVED
AUG 14 2017
CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 17-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING ADOPTION OF THE MATANUSKA-SUSITNA REGIONAL AVIATION SYSTEM PLAN STUDY, PHASE II INTO MSB 15.24.030.

WHEREAS, the Matanuska-Susitna Borough has received the Matanuska-Susitna Regional Aviation System Plan and Airport Study, Phase II, (RASP Phase II), from the development contractor, and

WHEREAS, RASP Phase II expands the original Regional Aviation System Plan and Airport Study, Phase I, adopted 2008 into MSB 15.24.030(B)(24), to include MSB seaplane needs and recommended solutions; and

WHEREAS, the RASP Phase II recommends reserving appropriate land for the future development of Sevenmile Lake Seaplane Base; and

WHEREAS, the Matanuska-Susitna Borough Aviation Advisory Board has reviewed the Matanuska-Susitna Regional Aviation System Plan, Phase II (RASP Phase II);

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board hereby recommends the adoption of the Matanuska-Susitna Regional Aviation System Plan Study, Phase II into MSB 15.24.030;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board strongly supports reserving available lands for the future development of Sevenmile Lake Sea Plane Base as recommended in the RASP, Phase

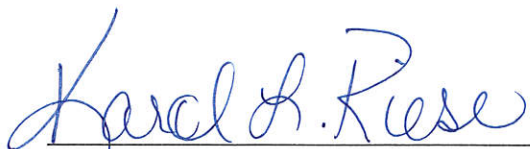
II.

ADOPTED by the Matanuska-Susitna Borough Aviation
Advisory Board this 25 day of May,
2017.



David Palmer, AAB Chair

ATTEST:



Karl L. Riese, AAB Clerk

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BIG LAKE RSA 21 QUARTERLY BOARD MEETING MINUTES

Wednesday March 8th 2017 6:30PM

Big Lake Lions Recreation Center

Meeting Called to order 6:35PM

Board Members:

Present:

Bill Haller

Mike Kangas

Absent:

Bill Kramer

MSB Staff:

Mike Lachelt

Other attendees:

See attached attendance sheet.

Absent: Maintenance Contractor McKenna Brothers

A quorum was present and due notice had been published.

Agenda Item 1: Approval of Minutes.

Prior meeting minutes not available for approval. Will discuss approval at next meeting.

Agenda item 2: Staff Report

Mike Lachelt reported Maintenance Balance of \$185,206 and Capitol fund Balance of \$132,464.

Mike also updated Board on current RSA21 Projects.

Horseshoe Lake road bid of \$403K for 1.8 miles of upgrading and pavement expected to be completed by June 30th

Ryans Creek Drive design 65% complete and wetlands permits and property have been obtained.

Henry Aaron Drive 35% design will begin this Spring.

Agenda item 3: Old Business

Board members received Lidar drawings and electronic files per request

Guard Rails on Beaver Lake Road at Lucille Creek were discussed and board agrees with multiple Engineers assessment that guard rails are unnecessary.

Agenda item 4: New Business

Board requested funds used to date on Old Yacht Club Road.

Board discussed ROW on Diane Road and concluded there was no feasible means to increase ROW.

Board discussed dust control and decided with limited funds and high cost of dust control funds once allocated for dust control should be used for pavement maintenance.

Election of officers:

Bill Kramer Primary

Mike Kangas Secretary

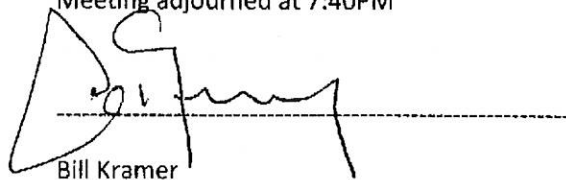
Bill Haller Member

New Board member Mike Kangas was seated.

Board comments:

Board members present and RSA superintendent agreed that the new contractor was fulfilling all contract obligations at a saving to the RSA of approximately \$150K annually.

Meeting adjourned at 7:40PM



A handwritten signature in black ink, appearing to read 'Bill Kramer', is written over a horizontal dashed line.

Bill Kramer

RSA21 Primary Board Member



A handwritten signature in black ink, appearing to read 'Mike Kangas', is written over a horizontal dashed line.

Mike Kangas

RSA 21 Secretary

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Big Lake May 9, 2017
RSA 21 board meeting minutes

6:35 call to order.

Pledge of Allegiance.

We have a quorum with Bill Kramer and Bill Haller present, Mike Kangus excused .

Acknowledge staff and guest.

Move to approve 10/5/16 and 3/8/17 minutes and approved.

Staff update Mike Lachelt.

Horseshoe Lake Rd paving to start first part of June 2017.

Old Yacht Club Rd project scaled back to work within existing right of way for pull ditches, crown, and compact project only, due to right of way problems.

Ryan's Creek Rd project going out to bid with hopes of starting in fall 2017.

Henry Aaron Dr in design .

Update on new parts of contract added in for this new contractor.

Added roundabout maintenance, Northshore bike path sweeping, and brushing all roads every year.

Introduce Allen Hill superintendent for McKenna Brothers Contracting, the new contractor.

Public comment Jake Snedker lives off of Thompson Rd and Pond Lilly, he is concerned Thompson is a safety issue in the spring due to the fact it has 3-5 weeks of almost impassable condition, would like the board to add to the CIP list for upgrades.

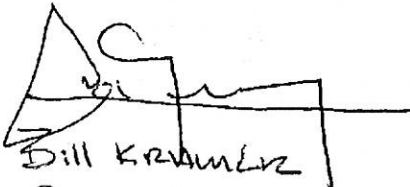
Assembly Member Mayfield commented that this year in the budget they kept fund 265 down to approximately \$200,000 with those additional cost shard by all the RSA's purchase is drastically down from previous years. Also commented that he had many positive comments about the new contractor over the winter.

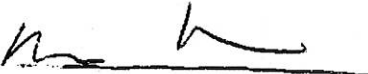
Motion and approved to have a board ride along on June 19 at 9AM for board members and RSA superintendent to look at condition of roads and ask question of what can be done with them for next years projects. We will meet at the Big Lake Lions Club

Close meeting 8:00 PM

In Attendance:

Bill Haller, Bill Kramer, Mike Lachelt, Allen Hill, Dan Mayfield, Steve Hawk, Jake Snedker


Bill KRAMER
RSA Primary Board Member


MIKE KANGAS
RSA Z1 ALT

8-11-17

BIG LAKE

RSA 21 Special Drive Around Board Meeting

June 19th 2017 9AM

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Present

Board Members:

Bill Kramer

Bill Haller

Mike Kangas

MSB Staff:

Mike Lachelt

Mike Lachelt took board members for a drive around RSA 21 to assess the overall condition of the roads and observe improvements made by the new contractor.

On the agenda was the assessment of the 5 miles of roads the contractor was authorized to Ditch.

Board members were satisfied with the work and authorized Mike Lachelt to negotiate with contractor for a price per mile with an additional budget of \$100,000. ~~54,000~~ 54,000


Board members also viewed the problem roads of RSA 21 and were satisfied with the improvement on these roads made by the new contractor.

Meeting was adjourned at 11:50AM



Bill Kramer

RSA21 Primary Board Member

 8-3-17

Mike Kangas

RSA 21 ALT

Caswell Fire Service Area Board of Supervisors Minutes RECEIVED
July 12, 2017

AHA 17 2017
CLERKS OFFICE

The regular meeting of the Caswell Fire Service Area Board of Supervisors was called to order at 6:38 pm, Caswell Station 13-1, Willow, Alaska.

Board of Supervisors in attendance: Chairperson, Cheryl Newsome and Board Member Larry Cline. Ken Eggleston was not present. Roll was called, a quorum was present, due notice had been published.

Also present: Rich Boothby, Chief, Caswell Fire Department; Garret Davidson, Captain, Caswell Fire Department; Jerry Laubhan, Dona Laubhan, Caswell Fire Department; Tiffany Davidson, DES Admin. Assistant, Caswell/Willow/Talkeetna FSA's; Linda Cline, Board Secretary.

APPROVAL OF AGENDA

MOTION: Larry Cline moved to approve the agenda, Chairperson, Newsome seconded the motion.

MINUTES OF PRECEEDING MEETING

Minutes of the May 10, 2017 meeting were reviewed.

MOTION: Larry Cline moved to accept the minutes, Chairperson, Newsome seconded the motion.

PERSONS TO BE HEARD

None

UNFINISHED BUSINESS

None

AGENDA TRACKING REPORT

- A) Search for replacement fire engine. Rich Boothby reported- Russ Kraftt with the MSB Purchasing Department has been in contact with Grubstake Auction that is handling the auction for the 4-Wheel Drive, 2004 KME Engine being retired by the Anchorage Fire Department. All equipment for auction is presently listed on the Grubstake website. Auction is scheduled for Saturday, July 29, 2017. Russ Kraftt is working with the Purchasing Department on a payment method if Caswell Fire Department receives the winning bid. Any legislation to move

Caswell Fire Service Area Board of Supervisors Minutes
July 12, 2017

NEW BUSINESS

None

OTHER BUSINESS

A) Lightning Strike/power outage damage and status. Rich Boothby reported -

Well pump controller burned out. Assess/repair	\$3,200
Fire pump controller computer board/power supply replace	\$4,000
Air Breather machine low voltage relays	\$300
Turn out extractor low voltage supply	<u>\$2,000</u>
	\$9,500

Caswell station fire insurance deductible is \$25,000, thus the repairs are not covered. A complete compilation of expenses for repair of damage will be submitted per MEA claim form. The MEA claim form was printed and available for meeting attendees. Rich Boothby has asked Borough Maintenance electrical staff for a price to install a protection system for future lightning strikes and power surges. He will check the Howdie Construction building specs for Caswell 13-1 to see if a protection system was possibly omitted in construction.

BOARD COMMENTS

Next Board of Supervisors Meeting will be Wednesday, August 9, 2017 at 6:30pm, Caswell Fire Station, 19631 E. Deep Woods Way, Hidden Hills, Willow, Alaska.

ADJOURNMENT

Meeting adjourned at 7:10 pm.

ATTEST:


Linda Cline, Secretary


Cheryl Newsome, Chairperson

MINUTES

I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:40 pm at the Caswell Fire Station, Willow, Alaska by Chairperson, Larry Cline.

II. ROLL CALL-DETERMINATION OF QUORUM

Board of Supervisors in attendance: Chairperson, Larry Cline and Board Member, Phil Johnson. Dave Korpi was not present. Roll was called, a quorum was present, due notice had been published.

Also present: Alex Senta, MSB Operations/Maintenance; James Ross, JA Spain & Sons; Marvin Elving, Ken Eggleston, D.J. McBride, Shawn McBride, Willow residents; Linda Cline, Secretary.

III. APPROVAL OF AGENDA

MOTION: Chairperson, Larry Cline moved to accept the Agenda, Phil Johnson seconded the motion.

IV. APPROVAL OF MINUTES

Minutes of the January 4, 2017 meeting were reviewed.

MOTION: Chairperson, Larry Cline moved to accept the Minutes, Phil Johnson seconded the motion.

V. PERSONS TO BE HEARD

Ken Eggleston complemented the road maintenance operators for their efforts to not plow driveways shut with snow when clearing the roads.

VI. STAFF REPORTS

- A) Spain and Sons, Inc. Road Maintenance update – James Ross reported- Light blade equipment will now be used to maintain the road surfaces, as the heavy equipment will do too much damage.
50% Load limits north of Willow and Caswell will be enforced beginning in the next day or two.
Brush cutting will begin within the next 2 to 3 weeks as soon as the snow is gone and should be completed by August. Brush size is not too large and the project should go well.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
April 5, 2017

- B) Reports on CIP Projects – Alex Senta reported-
- Susitna Circle, small \$50,000 upgrade off Wilderness Rim. Waiting for road to dry out before work begins.
 - Dog Sled, Homestead, and Haida Roads upgrade. Design has been done. No project funds are available.

VII. REPORTS OF OFFICERS

- A) Budget Report –Alex Senta reported
Notation of an open P.O. for \$10,000 to use for winter emergencies.

VIII OLD BUSINESS

- A) Status of Upper Caswell Lake Fish Passage Project – Alex Senta
This is one of 3 projects included in the Fish Passage Grant. DNR has State codes regulating what is considered a dam. Upon completion of the survey along with information gathered to develop a design for the fish passage, it became clear the design must be changed as the project met the criteria of a dam which is:

At the highest point, if the drop is over 10 feet to the toe of the fill on the downhill side and open water on one side, it is considered a dam. Engineering found there to be about 15 feet of drop from the road on the downhill side to the toe of the fill with open water on one side.

Numerous considerations are involved in the design, i.e., how to mitigate flood hazard in the event of a 100-year flood, determination of the type of fill to use, designing a channel with 2-4% slope and not too steep for fish passage. The project has been stalled for a year to complete the design.

Two additional grant funded projects remaining on schedule for summer are:

- Replacement of the undersized fish passage to a larger passage plus 4 ft. overflow culvert, Silver Salmon Drive, Middle Caswell Lake.
- A Fish passage in the Wasilla area.

IX NEW BUSINESS

None

X BOARD COMMENTS

None

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
April 5, 2017

XI NEXT MEETING

Next scheduled meeting, August 2, 2017, 6:30pm at Caswell Fire Station, 19631 E. Deep Woods Way, Willow, Alaska.

XII ADJOURNMENT

Meeting adjourned at 7:20 pm.


Larry Cline, Chairperson


Linda Cline, Secretary

Knik Road Service Area 17

Board of Supervisors

Art and Boot Scates Public Safety Building
Station 6-4
Mile 4, Point MacKenzie Rd., Wasilla, AK 99623

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Minutes

April 12, 2017

The meeting was called to order at 6:30 p.m. by the board chair, Toby Riddell. Meeting notice was advertised as required and also posted on the Point MacKenzie Community.

Roll call was taken and a quorum was established.

Attendance: Toby Riddell, Board Chair, Primary
Dan Huttunen, Board Member, Alt. 1
Debby Foster, Board Member, Alt. 2
Scott Sanderson, MSB Road Supervisor RSA 17
Dan Mayfield, Borough Assembly District 5
Stephanie Foley, Phenix Drive resident
Pete Lyford, Phenix Drive resident
Gary Foster, PMCC Vice-President
Darlene Kearney, Ayrshire Rd. resident
Anne Winckler, President Settlers Bay Homeowner Association

The Pledge of Allegiance was led by Mr. Riddell.

Agenda was approved as amended and the January 11, 2017 general meeting minutes were approved as written.

Correspondence report:

Sent: Knik RSA 17 to MSB; White Birch LID Board approval

Received:

MSB Platting; PH Singing Bay Woods Add. 1 Subd.
MSB Platting; PH CP Estates, Flag lot modifications
MSB O&M; Project Updates
MSB O&M; Budget Report Example

Toby Riddell, Chair

Board of Supervisors
Dan Huttunen, Alternate 1

Debbie Foster, Alternate 2

MSB O&M; Budget Report 3/7/17
MSB O&M; Speed Hump Request; Clayton Street

Reports:

MSB Road Supervisor Scott Sanderson reported that our area contractor, Northern Asphalt has been performing in accordance with the contract and doing a good job and keeping up with road maintenance. They have started sweeping and brushing in our area.

Work on Hazel has started by Valley General.

Cormorant/Phalarope/Carillon upgrades are stalled due to ROW acquisition. Scott suggested we drop Carillon from the planned upgrades until ROW is settled. This will allow Cormorant and Phalarope upgrades to be addressed this year.

Carmel design is 65% complete and should be ready to bid by this fall.

Completion of the paving on Ayrshire to the landing access road will be completed this summer.

Foothills fish passage project will be completed this summer and we will have to include upgrading Foothills with CIP funding.

DOT will not start upgrades on KGB until 2020 due to financing and design issues but the new intersection for Clapp/Fairview Road will be done this summer.

Scott reported that the Dusk to Dawn Lake Loop eyebrow cul-de-sac will become part of the contractor's maintenance responsibility at the direction of the borough manager even though it is not a certified road and does not meet borough design standards. This is the second time RSA taxpayer funds have been utilized to upgrade or maintain non-certified roads.

Scott provided a list of roads that will receive dust control application this summer.

Road Service Area Board Meetings – Dan Huttunen reported the board discussed requests to reduce the allowable snow berm depths from 12" to 6". The board stated the public needs to be informed of the borough 12" standard and any reduction would be too expensive.

Residents complained about snow removal in front of cluster type mailboxes. Currently the contract requires no berm exceeding 12" and snow must be removed within a foot of the units.

Gravel excise tax was discussed and Dan Mayfield reported the assembly is looking to change the excise tax from .75 to .45 and proceeds would go into the general fund instead of the affected RSA. The amendment has been postponed until the May 16th assembly meeting.

Dan Mayfield also stated that he is proposing a special RSA task force towards strengthening local RSA boards voice in decisions.

Persons to be Heard

Pete Lyford, Phenix resident expressed concerns over speeders on Hollywood and requested something be done to slow down traffic. Scott reported that is too early to place our speed cart out but will see how soon we can get one put on Hollywood. He will also research an additional street light.

Stephanie Foley, Phenix resident, wants a speed hump on Hollywood due to increased traffic. Scott reported the grade is too steep for the installation of a speed hump and it could cause accidents. The board suggested she get license numbers, photos, and contact the troopers.

Anne Winckler, President, Settlers Bay HO Assoc., wanted advice on how to deal with a lot with a high water table the owner wants to build on. Scott suggested the owner contact an engineer to come up with a way to deal with the water table without draining into the public ROW.

Unfinished Business

- A. Title 43 Revision for subdivision roads. O&M worked on drainage issues and road structure last month. The assembly is also working on the revisions.
- B. Calista Drive – O&M is still expending resources dealing with water draining into our road ROW requiring many hours of pumping, thawing, and ice removal from the ditches and road way. The problem appears to be from a high water table but this is the first time in several years there has been a problem. Several homeowners have sump pumps in their crawl space that drain out onto the ground and there are also several French drains that drain to our ditches. Alaska Rural Utilities tested the water services and mains and determined the problem stems from a high water table. The only thing that has changed since last year was DOT changing run-off

from KGB down to the swamp at the bottom of Settlers Bay Drive. Scott is looking into a new culvert on Borgeo Drive to assist in getting the water off the road.

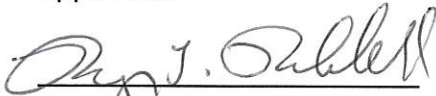
C. Phenix Drive – See persons to be heard.

New Business

- A. Clayton Street speed hump – No speed hump will be installed.
- B. Budget Reports – Discussion on how to read the budget report.
- C. Resolution for fund balance transfer was approved.
- D. LID Advertising – The board requested a mailing list for residents on unpaved/non-certified roads in our RSA so we can prepare a mailer explaining the benefits and procedures of forming an LID.

Meeting was adjourned at 8:01 p.m. Next meeting will be at 6:30 p.m., July 12, 2017.

Approved:



Toby Riddell, Board Chair



Dan Huttunen, 1st Alt.

7-12-17

Date

7/12/17

Date

MATANUSKA-SUSITNA BOROUGH LIBRARY BOARD

Chair – Janel Gagnon - Palmer
Vice Chair – Marci Hawkins - Sutton
Secretary – Deena Carlos – Wasilla

VACANT – Trapper Creek
Maire Rhode - At Large 2
Carol Goltz - Willow

Bonnie Cavanaugh - At-Large 1
Diane Holl-Rambo - Talkeetna
Jennifer Rinaldi - Big Lake

MINUTES

REGULAR MEETING Owl Meeting

RECEIVED

February 18, 2017

AUG 21 2017

10:00 A.M.

CLERKS OFFICE

I. CALL TO ORDER

Meeting was called to order at 10:02 am

II. ROLL CALL-DETERMINATION OF QUORUM

- A. Members present and establishing a quorum were: Janel Gagnon, Marci Hawkins, Carol Goltz, Bonnie Cavanaugh, Jen Rinaldi, Maire Rhode
Members Absent and Excused: Deena Carlos, Diane Holl-Rambo
Staff Present: Eric Phillips, Community Development Director
Hugh Leslie, Recreation Services Manager
Jo Cassidy, Big Lake Librarian
Jennie Earles, Trapper Creek Librarian
Julie Mitchell, Willow Librarian
Ann Yadon, Talkeetna Librarian
Gerri Denkwalter, Talkeetna Assistant Librarian
Guest Present: Beth Skow, Palmer Librarian

III. APPROVAL OF AGENDA

MOTION: Ms. Hawkins motioned, Ms. Goltz 2nd, to approve the agenda. Agenda approved as written.

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETING

A. January 21, 2017

MOTION: Ms. Goltz motioned, Ms. Cavanaugh 2nd, to approve the minutes.

VI. BOROUGH STAFF REPORT

- Mr. Leslie reported
 - Septic issues have presented problems that are currently being worked on at the Trapper Creek Library.
 - Talkeetna Librarian, Ann Yadon, will be retiring. There is a qualified applicant pool and a new librarian hopefully will be in place prior to Ann's departure.
 - The Mat-Su Health Foundation is interested in helping the Willow Library with funding, although securing state and MSB funding remains challenging, as do all revenue streams. The MSB Budget should be approved by the 3rd

week of May. Talkeetna leftover funds may be able to be used for the Willow Library.

- Mr. Phillips reported: Most financial issues are state issues that are impacting MSB finances.
- Ms. Cassidy reported:
 - The Big Lake Library has a new program for 3rd through 5th grade students called STEAM Kids.
 - The Big Lake Library will be having their 15 Anniversary Celebration this summer, and plans are pending.
- Ms. Yadon reported
 - the state budgeted will be looking at things like OWL. This is a good place for advocacy. Colorado is a good example of library advocacy, and suggested board members look up "BHAG".
- Ms. Earles thanked everyone for their work.
- Ms. Mitchell reported that the Willow Library was gearing up for PJ story time.

VII. PERSONS TO BE HEARD

- Melinda Dale - Willow resident, thanked Mr. Leslie and Mr. Phillips for their efforts to make libraries better. She then thanked everyone who is serving on the board for their advocacy. She would like to see a strategic plan move forward, and be reviewed by the Library Board if drafted by librarians. She requested a letter or resolution by the board to help move the Willow Library project forward. Also, she made a personal request to address the number of holds available to library patrons. She would like to see an increase from the current allowable number of three. Following Melinda's request, there was discussion regarding a letter of support for the Willow Library project, with an agreement to ensure the letter of support became an agenda item at the March meeting.

VIII. UNFINISHED BUSINESS

A. MSLN Participation

- Ms. Gagnon thanked both Mr. Leslie and Mr. Phillips for joining today's meeting.
- Mr. Leslie recapped the issue surrounding MSLN participation, and stated the position for non-duplication of efforts.
- Librarians stated they would work together no matter what, just as they have in the past.
- MOTION: Ms. Rinaldi motioned that the board support the elimination of the formalized title of "network", and support all seven librarians as they continue to work together. Ms. Cavanaugh 2nd. All in favor

B. MSLN Strat Plan 2014 Update

- The Borough librarians have decided to pursue an ILC grant to draft a Borough Library Strategic Plan.
- MOTION: Ms. Hawkins moved that the 2014 Strategic Plan be "scrapped", motion did not carry.
- MOTION: Ms. Cavanaugh moved that the board wait to let things resonate, Ms. Hawkins 2nd. All in favor.

C. Library Board Handbook:

MOTION: Ms. Hawkins moved to table. Ms. Goltz 2nd. All in favor

IX. NEW BUSINESS

- A. Resolution 17-01 - A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH LIBRARY BOARD RECOMMENDING THE ASSEMBLY APPROVE THE NON-AREAWIDE FISCAL YEAR 2018 RECOMMENDED BUDGET FOR THE LIBRARY BOARD, BIG LAKE, SUTTON, TALKEETNA, TRAPPER CREEK, AND WILLOW LIBRARIES.

MOTION: Ms. Goltz moved, Ms. Cavanaugh 2nd. Discussion

- Mr. Leslie provided a brief overview of where the Borough Library Budgets stood for the upcoming fiscal year, and explained funding sources.
- Mr. Leslie thanked the Borough Librarians for spending the great amount of time that they do preparing these budgets and making the most of their fiscal resources.
- Ms. Gagnon echoed Mr. Leslie's sentiments.

MOTION: Ms. Goltz moved, Ms. Cavanaugh 2nd. Resolution 17-01 passed.

X. CORRESPONDENCE

XI. MEMBER COMMENTS

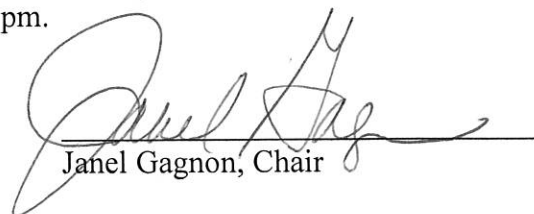
- Ms. Cavanaugh shared that, per Ms. Irsik, we can add the word "may" to the Library Board Handbook.
- Ms. Hawkins suggested that we give another presentation in front of the Assembly.
- Ms. Gagnon had a similar thought as Ms. Hawkins, and would like to have an agenda item added to next month's meeting to discuss.
- Ms. Goltz asked if we could audio conference in calls if physical participation isn't an option. The board responded affirmatively.
- Ms. Rinaldi shared that she was pleased with the retirement of the MSLN participation discussion, and is looking forward to next month's conversation on the MSLN Strategic Plan.

XII. FUTURE MEETING


- A. March 18, 2017 - Palmer Public Library

XIII. ADJOURNMENT

- Meeting was adjourned at 12:06 pm.


Janel Gagnon, Chair

ATTEST:



Jennifer Rinaldi, Acting Board Secretary

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MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD
RESOLUTION NO. 17-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH LIBRARY BOARD RECOMMENDING THE ASSEMBLY APPROVE THE NON-AREAWIDE FISCAL YEAR 2018 RECOMMENDED BUDGET FOR THE LIBRARY BOARD, BIG LAKE, SUTTON, TALKEETNA, TRAPPER CREEK, AND WILLOW LIBRARIES.

WHEREAS, the Matanuska-Susitna Borough Library Board reviewed the proposed Non-Areawide fiscal year 2018 operating budgets for the Library Board, Big Lake, Sutton, Talkeetna, Trapper Creek, and Willow Libraries; and

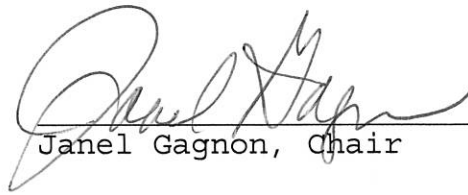
WHEREAS, each community's library provides unique and critical services to the community it serves; and

WHEREAS, the proposed fiscal year 2018 operating budgets are the minimum needed to continue the level of service currently provided to each community; and

WHEREAS, a decrease in funding will affect the library patrons through potential loss in services, circulation materials, and hours of operation.

NOW THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Library Board hereby recommends the Matanuska-Susitna Borough Assembly adopt the Non-Areawide fiscal year 2018 proposed operating budgets for the Library Board, Big Lake, Sutton, Talkeetna, Trapper Creek, and Willow Libraries.

ADOPTED by the Matanuska-Susitna Borough Library Board
this 18th day of February, 2017.



Janel Gagnon, Chair



Jennifer Rinaldi, Acting Secretary

MATANUSKA-SUSITNA BOROUGH
LOCAL EMERGENCY PLANNING COMMITTEE MINUTES

RECEIVED
AUG 18 2017
CLERKS OFFICE

April 19, 2017

The regular meeting of the Local Emergency Planning Committee (LEPC) was called to order by Chairman Cook at 7:00 p.m. in the Central Mat-Su Public Safety Building.

LEPC members in attendance, establishing a quorum:

Bea Adler,	Ray Hollenbeck,
Kevin Munson,	Bill Morrow,
Don Warble,	DJ DesJardin,
Casey Cook,	Louis Friend,
Alyssa Farrar,	Norman Straub,
Micah Weinstein,	Cole Justice, and
Mike Chmielewski.	

Also present were Kathy Watkins and Brenda McCain, Willow CERT; Brian Ritchie, pending member; and Michael Knazovich, interested citizen.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: By general consent, the minutes of February 15, 2017 were approved as presented.

PERSONS TO BE HEARD

Willow CERT

Ms. Watkins stated that:

1) On May 6th they are hosting a Fire Safe / Fire Smart event from 10 a.m. to 12 p.m. They have received a \$500 grant from NFPA for this event. Various agencies will be present and there will be door prizes given away. They are focusing on Willow and up north.

2) The borough asked them to participate in the Orion damage assessment software training. 5 CERT members have completed the training and will be available as backups in the event of an emergency

Chairman Cook stated that: Orion now has a citizen report form and we can put a link out to the public and anyone can make damage reports from their mobile devices. This may speed up the disaster recovery process in the future.

Ms. McCain stated that: they went to a Tsunami Warning Center tour in Seward. They also took NIT (traffic control) training and WACO provided a grant to fund that training.

REPORTS

MSB Emergency Management

Chairman Cook stated that: He provided a written report, and asked if there were any questions. There was brief discussion on the dispatch transition and call center training.

Public Health

Chairman Cook stated that: We received an extra \$24,000 to pay for wages and supplies toward the POD Medical Countermeasures. Two staff members went to POD training last month.

2017 Emergency Preparedness Expo

Ms. Adler stated that: The next meeting is Tuesday, April 25th. They have two teachers to take on the poster contest. September 30th is the event date and will be held at the Menard Center.

LEPCA/SERC Meeting April 7th

Ms. Adler stated that: She represented our group at the LEPCA meeting and informed them what we are up to.

1) There was conversation regarding a number of LEPC's around the state not meeting quorum for their meetings. They suggested adding alternate positions to boost the numbers. She asked if that might be a need for our group. After brief discussion it was determined that our group doesn't need to pursue member alternates at this time.

2) She asked if we had any feedback regarding the levels of funding announced for the upcoming grant period. It was announced to the group that we are doing okay at our level.

3) The state plans to grow the CERT program back to where it was and "blossom" it statewide.

4) At the SERC meeting, Heather Ridge did a presentation on the state of the CERT program around the state.

OLD BUSINESS

None

NEW BUSINESS

State Fair Planning

Ms. Laughlin stated that: Bill Morrow has secured the Booth for the fair, and the LEPC pays half the cost and shares in the manning of the booth throughout the fair. We will need volunteers to fill the various shifts and the fair schedule will be e-mailed out soon.

Planning Software

Chairman Cook stated that: The state has approved our grant funding re-allocation request from the City of Houston. Once approved and accepted by the borough assembly, we will begin the purchasing process on the COOP/COG software.

Mr. Chmielewski asked if we work with Eric Wyatt in regards to our emergency planning software. Chairman Cook agreed that yes, we work closely with our IT department regarding all software purchases. He agreed to see if Mr. Wyatt would be interested in coming to the LEPC to give information on public reporting software.

INFORMATIONAL ITEMS

Ms. Adler stated that: Shaw Elementary School had a Health and Safety Day for the 4th and 5th grade students. She attended and spent the day telling them about emergency preparedness. She said they were very up to speed on the topic.

NEXT MEETING DATE

Chairman Cook announced that the next meeting would be June 21, 2017 and held at the Central Mat-Su Public Safety Building at 7:00 p.m.


ADJOURNMENT

Chairman Cook adjourned the meeting at 8:15 p.m.



Casey Cook, Chairman

ATTEST:



Casey Laughlin, Secretary

MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD

Chairperson - David Palmer – At Large 4
Vice Chair — Ed Strabel - District 6
Amy O'Connor– District 1
Stuart Leidner – At Large 1

George Brown – District 2
Kenny Barber – At Large 2
Sonya Walden - District 3
Scott Lapiene – At Large 3

VACANT – District 4
Cindy Bettine - District 5
Tomas Phillips – District 7

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MINUTES

REGULAR MEETING Assembly Chambers

June 26, 2017
6:00 P.M.

- I. CALL TO ORDER
Meeting called to order by Mr. Palmer at 6:01 P.M.
- II. ROLL CALL – DETERMINATION OF QUORUM
 - A. Members present: David Palmer, Sonya Walden, Ed Strabel, Scott Lapiene, Stuart Leidner, Cindy Bettine, Tom Phillips
Members Absent:
Members Absent and Excused: Kenny Barber, George Brown, Amy O'Connor
 - B. Staff Present: Hugh Leslie, Recreation Services Manager
Jill Irsik, CD Admin Spec.
- III. APPROVAL OF AGENDA
MOTION: Mr. Strabel moved, Mr. Leidner 2nd. Mr. Palmer moved to move Staff Report after New Business. Mr. Strabel 2nd. All in favor. Agenda approved as amended.
- IV. PLEDGE OF ALLEGIANCE
Mr. Palmer led the Pledge of Allegiance.
- V. MINUTES OF PRECEDING MEETING
 - A. April 24, 2017
MOTION: Mr. Phillips moved, Mr. Leidner 2nd. Minutes approved as written
- VI. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION
Chris Mannix – spoke in support of the Talkeetna Ridge Trail Plan
Ruth Wood – spoke in support of the Talkeetna Ridge Trail Plan
John Strassenburgh – spoke in support of the Talkeetna Ridge Trail Plan
- VII. UNFINISHED BUSINESS
 - A. Alaska LNG project – www.alaska-lng.com
 - Project is ongoing
- VIII. PUBLIC NOTICES
 - Board would like the individual public notices listed as agenda items starting in July.
 - Staff will talk to legal about consequences of submitting board comments after the public comment period has ended.

- 46 • Staff will also talk with Land Management staff regarding public notice
47 processes.

48
49 IX. NEW BUSINESS

50 A. Draft Talkeetna Ridge Trail – Trail Development Plan and Land Classification

51
52 B. PRTAB Reso 17-04 - A RESOLUTION OF THE MATANUSKA-SUSITNA
53 BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD
54 RECOMMENDING ASSEMBLY ADOPTION OF THE TALKEETNA RIDGE
55 TRAIL – TRAIL DEVELOPMENT PLAN AND ASSEMBLY APPROVAL OF
56 THE LAND CLASSIFICATION OF TWO BOROUGH PARCELS (MSB TAX
57 #26N04W16C001 & 26N04W17D001), BEING THE SOUTH ONE-HALF (S1/2),
58 SECTION 16, AND THE SOUTH ONE-HALF (S1/2) SECTION 17, TOWNSHIP
59 26 NORTH, RANGE 4 WEST, S.M., ALASKA, AS “PUBLIC RECREATION
60 LANDS” CONTAINING APPROXIMATELY 544.00 ACRES, TO BE KNOWN AS
61 THE RIDGE TRAIL SYSTEM.

62 MOTION: Ms. Bettine moved, Mr. Strabel 2nd. Discussion.

- 63 • Ms. Bettine asked how far of a walk the trailhead was from downtown
64 Talkeetna. She also had questions regarding parking. Is there a mechanism
65 for monitoring the sites?
- 66 • Mr. Lapiene had concerns regarding reclassifying the land from resource to
67 recreation. Would like to see other lands classified as resource to offset the
68 potential loss of revenue that reclassifying these lands to recreation might
69 cause.
- 70 • Ms. Bettine spoke to the amount of revenue that Talkeetna brings in from
71 recreation and believes that reclassifying these lands would be beneficial to
72 the community.
- 73 • Mr. Strassenburgh spoke to the community involvement in regards to the plan.
74 Also commented on an error in the BIF. He made sure to let Mr. Krueger
75 know about it.
- 76 • Mr. Leidner called for the question.
- 77 • PRTAB Reso 17-04 passed with six in favor, one opposed.

78
79 C. Draft Herning Trail Concept Plan

80
81 D. PRTAB Reso 17-05 - A RESOLUTION OF THE MATANUSKA-SUSITNA
82 BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD
83 RECOMMENDING ASSEMBLY ADOPTION OF THE HISTORIC HERNING
84 TRAIL CONCEPT PLAN.

85 MOTION: Mr. Lapiene moved, Mr. Strabel 2nd. Discussion.

86 Mr. Lapiene wanted to recognize that there was motorized use of the north part of
87 the trail.

88 Mr. Leidner noted that the plan only covers the trail north to Houston. The
89 northern part of the trail is not part of this concept plan.

90 Mr. Leidner called for the questions. All in favor.

91
92 E. Draft Government Peak Recreation Area Master Plan

93 Board comments regarding this plan:

- 94 • Mr. Lapiene – it seems more of a developmental plan, not a master plan.
95 Would like to see more than a two-page document. Would like to see a little
96 more meat in the content.

- Ms. Bettine – Would like to see the public comments prior to the board taking action. Is there any room for housing on the borough property? Maybe review the Ron Swanson plan.
- David Palmer – When will be Borough draft CIP for this? Where are the management controls for the different areas/groups? How do we manage the process?
- All comments will be forwarded to Mr. Krueger.

MOTION: Ms. Bettine moved to extend the meeting to 8:30 pm. Mr. Lapiene 2nd. All in favor.

F. Bed Tax History write-up

- The board asked staff if there is a list of projects or a need for more money.
- The point was brought up the maybe now was not the best time to ask for more money given that the rec bond was just approved.
- Staff recommended that the board ask the Assembly for a response to their letter dated March 24, 2017.

X. BOROUGH STAFF REPORTS

Mr. Leslie reported –

- All facilities, with the exception of the pools, have full staffing.
- Pools at 10% completion
- Ice rink at 35% (which is all mechanical)
- Park's Shop ready to proceed within the next two weeks
- West Butte parking lot – grubbing out parking lot later this week
- Jim Creek campground – design is finished, waiting for bid to go out. There will be 26 campsites
- Trails Foundation is moving out of the Chalet
 - Different options for managing the chalet are as follows:
 - Go out to bid for a concessionaire
 - Have volunteer groups manage it
 - Have borough employees manage it.
 - The electronic gate is moving forward through the permitting process
- Alcantra soccer field #2 going out to bid

XI. VOLUNTEER NOMINATIONS

A. Dr. Dave Werner – Mat-Su Ski Club
All in favor.

XII. CORRESPONDENCE

XIII. MEMBER COMMENTS

- Ms. Bettine:
 - Highly recommends bidding out the management of the Chalet.
 - Asked about the Borough facilities at the Deshka.
- Ms. Walden:
 - Asked about a dog park at GPRA, maybe where the sledding hill is

XIV. NEXT MEETING

A. Next regularly scheduled meeting is July 24, 2017, Lower Level Conference Room, DSJ Building, Palmer.

XV. ADJOURNMENT

Mr. Palmer adjourned the meeting at 8:32 p.m.



David Palmer - Chairperson

ATTEST:



Jill Irsik, Comm. Div. Admin. Specialist

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on July 17, 2017, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Vice Chair Mary Anderson.

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

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice Chair
Ms. Patricia Chesbro, Assembly District #3
Mr. Chris Elder, Assembly District #5
Mr. Stafford Glashan, Assembly District #6
Mr. Vern Rauchenstein, Assembly District #7

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Planning Commission members absent and excused were:

Mr. Thomas Healy, Assembly District #2
Ms. Colleen Vague, Assembly District #4, Chair

Staff in attendance:

Mr. Alex Strawn, Development Services Manager
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Mark Whisenhunt, Planner II
Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Eugene Carl Haberman, a member of the audience.

IV. CONSENT AGENDA

A. Minutes

1. June 19, 2017, regular meeting minutes

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 17-29**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 4520 N. Field of Dreams Street (Tax ID# 18N01W21D003); within Township 18 North, Range 1 West, Section 21, Seward Meridian. Public Hearing: August 7, 2017. (*Applicant: Jay Murray on behalf of Emerald City Organics, LLC, Staff: Taunnie Boothby*)
2. **Resolution 17-30**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility, located at 13856 N. Glenn

Highway (Tax ID# 19N03E28B007); within Township 19 North, Range 3 East, Section 28, Seward Meridian. Public Hearing: August 21, 2017. (*Applicant: Chad and Lynette Kudlacek, on behalf of Hilltop Premium Green, Staff: Mark Whisenhunt*)

3. **Resolution 17-31**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 7978 W. Scarlet Circle (Tax ID# 4122000L003); within Township 17 North, Range 2 West, Section 4, Seward Meridian. Public Hearing: August 21, 2017. (*Applicant: Garret Smith on behalf of Alaska Horticultural Arts, Staff: Mark Whisenhunt*)

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 17-32**, recommending further amendments to MSB Title 43 Subdivisions, concerning Substantial Items previously approved by PC Resolution 17-01, which was adopted on March 6, 2017. Joint Planning Commission/Platting Board Public Hearing: July 31, 2017. (*Staff: Eileen Probasco and Fred Wagner*)
2. **Resolution 17-34**, recommending Assembly adoption of the Talkeetna Ridge Trail – Trail Development Plan and Assembly approval of the Land Classification of two Borough Parcels (MSB Tax ID# 26N04W16C001 & 26N04W17D001); being the south one-half (S1/2) Section 17, Township 26 North, Range 4 West, Seward Meridian, Alaska, as “Public Recreation Lands” containing approximately 544 acres, to be known as The Ridge Trail System. Public Hearing: August 7, 2017. (*Staff: Emerson Krueger*)
3. **Resolution 17-35**, recommending the Assembly adopt the Herning Trail Concept Plan. Public Hearing: August 7, 2017. (*Staff: Emerson Krueger*)
4. **Resolution 17-28**, recommending Assembly approval of an ordinance amending MSB 17.61 Core Area Conditional Use Permit Requirements to prohibit private landfills within the core area. Public Hearing: August 7, 2017. (*Staff: Alex Strawn*)

Vice Chair Anderson read the consent agenda into the record.

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

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

(The meeting recessed at 6:08 p.m., and reconvened at 6:15 p.m.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearings not to begin before 6:15 P.M.)*

Commission 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 17-26**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility located at 3361 W. Machen Road (Tax ID# 2420B02L001); within Township 17 North, Range 1 West, Section 7, Seward Meridian. *(Applicant: Sean Tower, on behalf of Rosebuds Shatter House, Staff: Mark Whisenhunt)*

Vice Chair Anderson read the resolution title into the record.

Vice Chair Anderson:

- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- whether the property owners signature acknowledging the application for a CUP on their property is a code requirement or part of the CUP; and
- whether the application is complete without the signature of the property owner.

Vice Chair Anderson invited the applicant or their representative to provide an overview of their application.

Mr. Sean Tower, applicant, stated that he had nothing further to add.

Commissioners questioned the applicant regarding clarification of the ventilation system.

Vice Chair Anderson opened the public hearing.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

Mr. Whisenhunt responded to questions and statements from a member of the audience.

Vice Chair Anderson invited the applicant to respond to questions and statements from the audience.

Mr. Tower responded to questions and statements from a member of the audience.

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

MOTION: Commissioner Chesbro moved to approve Resolution 17-26. The motion was seconded.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. **Resolution 17-27**, recommending Assembly approval of an ordinance amending MSB 17.55 Setbacks and Screening Easements, amending definitions, clarifying which structures are exempt from waterbody setbacks, and eliminating unnecessary language. (*Staff: Alex Strawn*)

Vice Chair Anderson read the resolution title into the record.

Mr. Alex Strawn provided a staff report:

- staff recommended approval of the resolution with conditions.

Vice Chair Anderson opened the public hearing.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

MOTION: Commissioner Glashan moved to approve Resolution 17-27. The motion was seconded.

MOTION: Commissioner Glashan moved a primary amendment to insert “and below ground structure” after “water mark” in the first WHEREAS statement of the resolution. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Elder moved a primary amendment to accept the changes recommended by Commissioner Glashan in an email dated July 17, 2017. The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

XI. CORRESPONDENCE AND INFORMATION

(There was no correspondence and information.)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glashan:

- acknowledged that budgets are tight, but opined that there is a lot of borough code that is in serious need of updating to newer standards and better definitions;
- applauded staff for find the time to do this;
- noted that the Assembly passed the biosolids prohibition ordinance despite the fact that the Planning Commission did not pass a resolution in support of the ordinance;
- opined that as a body, the commission can do better to remind the public that on legislative items they are advisory only to the Assembly;
- stated that after the Assembly adopted the ordinance prohibiting the land application of biosolids within the borough, he got comments from several people that had thought that the issue was dead since the PC did not approve a resolution;
- many of these people did not show up to the Assembly public hearing;
- suggested that in the future the commission should draft a resolution that better outlines their position; and
- opined that the Planning Commission's position was not adequately conveyed to the Assembly.

Vice Chair Anderson:

- thanked Mr. Haberman for coming out tonight and sharing his comments;
- thanked staff for putting together well written packets and for responding to commissioner questions;
- reminded the commission that the joint special meeting with the Platting Board is scheduled for 6:00 p.m. on July 31st;

- noted that the August 7th meeting will be a big one and urged the commission to come prepared; and
- reminded commissioners to let the clerk know if they will not be able to attend so that she can determine whether or not there will be a quorum.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:00 p.m.



MARY ANDERSON, Planning Commission
Vice Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: August 7, 2017

The special meeting of the Matanuska-Susitna Borough Planning Commission and Platting Board was held on July 31, 2017, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Planning Commission Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

- Ms. Mary Anderson, Assembly District #1
- Mr. Thomas Healy, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3
- Ms. Colleen Vague, Assembly District #4, Chair
- Mr. Chris Elder, Assembly District #5
- Mr. Stafford Glashan, Assembly District #6
- Mr. Vern Rauchenstein, Assembly District #7

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Platting Board members present and establishing a quorum:

- Mr. Jay Van Diest, Chair
- Mr. LaMarr Anderson, Vice Chair
- Mr. Jordan Rausa
- Mr. Dennis Vau Dell
- Mr. Marty Van Diest, Alternate #1
- Mr. Gregory Pugh, Alternate #2

Staff in attendance:

- Ms. Eileen Probasco, Planning & Land Use Director
- Mr. Fred Wagner, Platting Officer
- Mr. John Aschenbrenner, Deputy Borough Attorney
- Ms. Peggy Horton, Platting Technician
- Ms. Sloan Von Gunten, Platting Board Clerk
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Gary LoRusso, a member of the audience.

IV. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding concerns with the public process for city meetings, and the proposed areawide sales tax to support education: Mr. Eugene Carl Haberman.

V. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution 17-36**, recommending Assembly approval of an ordinance amending MSB 17.17 Denali State Park Special Land Use District, MSB 17.18 Chickaloon Special Land Use District, and MSB 17.19.045 Sheep Mountain Subdistrict to revise minimum lot size requirements. Public Hearing: August 7, 2017. (*Staff: Sandra Swanger-Jensen*)

Chair Vague read the introduction for public hearing into the record.

RECESS SPECIAL MEETING

Chair Vague asked for a motion from the Planning Commission to recess the Special Meeting and enter into a Committee of the Whole.

MOTION: Commissioner Anderson moved to recess the Special Meeting and enter into a Committee of the Whole. The motion was seconded.

VOTE: The motion passed without objection.

Chair Vague:

- reviewed the guidelines for a Committee of the Whole;
- the meeting will be chaired by the Planning Commission Chair;
- there will be informal, but facilitated discussion/dialogue between the Planning Commission and Platting Board;
- Commissioners and Board members will be recognized by the Chair prior to speaking;
- the boards will focus only on items in the draft PC Resolution 17-32;
- participation by members of the public will be allowed upon recognition by the PC Chair; and
- public participation should be concise, and non-repetitive.

VI. COMMITTEE OF THE WHOLE

Chair Vague invited Ms. Eileen Probasco, Director of Planning and Land Use, to provide an overview of the request from the Assembly.

Ms. Probasco provided an overview of the request from the Assembly.

- A. Facilitated discussion and worksession on Resolution 17-32.

Proposed Change #1

Discussion ensued regarding Proposed Change #1:

- why the Platting Board did not include the language in the Proposed Change #1 in their resolution as recommended by staff;
- the Platting Boards concern that the language could be used to either approve or disapprove a subdivision; and

- Mr. Rausa suggested that the Platting Board would prefer substituting language from state statute.

Mr. Pio Cottini and Mr. Jess Hall, members of the audience, spoke in opposition to the proposed language in Proposed Change #1.

Staff stated that this is a statement stating the purpose of the code and should not be used to either approve or disapprove a subdivision.

Ms. Probasco suggested substituting the following language from state statute:

- A. This title is to promote the common good and welfare with regard to platting of subdivisions. This title establishes consistent minimum guidelines for the regulation of the subdivision and platting of lands within the borough. The purpose of this title is to incorporate Alaska Statutes AS 29.40.070, which includes but is not limited to the control of:
- 1) form, size, and other aspects of subdivision, dedications, and vacations of land;
 - 2) dimensions and design of lots;
 - 3) street width, arrangement, and rights-of-way, including requirements for public access to lots and installation of street paving, curbs, gutters, sidewalks, sewers, water lines, drainage, and other public utility facilities and improvements;
 - 4) dedication of streets, rights-of-way, public utility easements and areas considered necessary by the platting authority for other public uses.

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed to the language change as proposed by Ms. Probasco.

Proposed Change #2

Ms. Probasco stated that the Platting Board prefers not to include subsections 4, 5, and 6 under Section B, and staff does not object.

Discussion ensued regarding Proposed Change #2:

- clarification of Title 11;
- why the Platting Board does not want to include items 4, 5, and 6 under (B);
- clarification of whether Platting Staff refers to Title 11, 15, and 17 when making staff recommendations;
- whether keeping the 3 items in code will provide additional tools for the Platting Board; and
- Mr. Cottini stated his concern that the Platting Board will get bogged down with land use issues which is the purview of the Planning Commission and not the Platting Board.

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed not to include subsections 4, 5, and 6 under (B).

Proposed Change #3 and #4

Ms. Probasco stated that staff prefers to strike these items, but does not object to keeping them in.

Discussion ensued regarding Proposed Change #3 and #4:

- why the Platting Board wished to keep these items in the ordinance,
- why the Planning Commission wished to strike these items; and
- why staff recommended striking these items.

The following people spoke in favor of keeping the language from 43.15.005 (A)(1) (referenced in Proposed Change #3) and 43.15.005 (B)(2) (referenced in Change #4) in the ordinance: Mr. Jess Hall and Mr. Pio Cottini.

The following people spoke in favor of removing the language from the ordinance as proposed in Changes #3 and #4: Mr. Rausa, Mr. Johnson, Mr. Vau Dell, Mr. Anderson, and Commissioners Glashan and Healy.

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed to strike MSB 43.15.005 (A)(1) and MSB 43.15.005 (B)(2) from the ordinance eliminating the need for Proposed Changes #3 and #4.

(The meeting recessed at 8:11 p.m., and reconvened at 8:20 p.m.)

Proposed Change #5

Ms. Peggy Horton, Platting Technician:

- stated that the next series of amendments negated the need for the Proposed Change #5;
- the language in this section of code was reworded because it was so odd;
- the new language clearly spells out what needs to be shown on the plat, what needs to be shown on the plat inside the boundary, and what needs to be shown on the plat outside the boundary;
- this new language has already passed the Planning Commission; and
- opined that the Proposed Change #5 is null and void.

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed to eliminate the Proposed Change #5.

Proposed Change #6

Ms. Horton:

- provided an overview of staff's position on this item;
- stated that this section is already included in another section of code; and
- opined that the Proposed Change #6 is not necessary.

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed to eliminate the Proposed Change #6.

Proposed Change #7

Ms. Horton:

- provided an overview of this item; and
- stated that staff already does this, but it's not included in code.

Mr. John Aschenbrenner, Assistant Borough Attorney, stated his concerns that the language in the Proposed Change #7 might cause either the Platting Board or borough staff to be the final judge as to whether or not a specific federal or state permit is necessary for a development.

Discussion ensued regarding:

- whether the Platting Board had previously seen the Proposed Changes #7 and #8;
- ensuring that the Platting Officer and Platting Staff are not responsible for determining if and what federal and state permits must be obtained;
- how does Platting Staff know if all state and federal permits have been obtained;
- substituting "approval" with "recordation" to read "prior to final plat recordation;"
- substituting "final plat approval" with "construction" to read "prior to construction;"
- removing "prior to final plat approval;"
- substituting "prior to the approval to record the subdivision plat" for "prior to the final plat approval;" and
- acknowledging that this is something that staff is asking for and respecting their request.

Ms. Horton requested confirmation that after further discussion, the Planning Commission and the Platting Board agreed to:

- keep and amend the Proposed Change #6 by striking "prior to final approval" to read: "if road construction is proposed, all permits and approvals from federal, state, or other municipal regulatory agencies applicable to the construction of the road shall be submitted to Platting staff;" and
- keep and amend the Proposed Change #7 by substituting "recordation" for "approval to read: "Prior to final plat recordation, all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff."

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed to the changes to Proposed Change #6 and Proposed Change #7 as stated by Ms. Horton.

Proposed Change #8

Ms. Probasco:

- stated that this item was recommended by an Assemblymember;
- noted that Mr. Hall has some concerns; and
- suggested that this is probably redundant and opined that staff does not have any heartburn if (C) is removed.

The following person spoke in favor of adding 43.20.020 (C) to the ordinance: Commissioner Anderson.

The following people spoke in favor Proposed Change #8 by not adding 43.20.020 (C) to the ordinance: Mr. Rausa, Mr. Marty Van Diest, Mr. Jay Van Diest, Mr. Hall, Mr. Pugh, and Mr. Cottini.

Mr. Eugene Carl Haberman stated his concern regarding the ambiguity of the language “reasonably possible.”

GENERAL CONSENSUS: The Planning Commission and Platting Board agreed to the removal of (C) from Proposed Change #8.

Chair Vague asked for a motion from the Planning Commission to exit the Committee of the Whole and to reconvene the Special Meeting.

MOTION: Commissioner Chesbro moved to exit the Committee of the Whole and reconvene the Special Meeting. The motion was seconded.

VOTE: The motion to exit the Committee of the Whole and to reconvene the Special Meeting passed without objection.

RECONVENE SPECIAL MEETING

VII. PUBLIC HEARING: LEGISLATIVE MATTERS

A. **Resolution 17-32**, recommending further amendments to MSB Title 43 Subdivisions, concerning Substantial items previously approved by PC Resolution 17-01, which was adopted on March 6, 2017. (*Staff: Eileen Probasco and Fred Wagner*)

Chair Vague read the resolution title into the record.

Ms. Probasco provided a staff report:

- staff recommended approval of the resolution per the discussion between the Planning Commission and Platting Board.

Chair Vague opened the public hearing.

The following person spoke regarding concerns with commissioners and board members stating their opinions prior to opening of the public hearing: Mr. Eugene Carl Haberman.

Mr. Jess Hall thanked the Assembly, Planning Commission, and Platting Board for scheduling this joint meeting and allowing for this discussion.

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

Chair Vague invited staff to respond to questions/statements from the public.

Staff responded to questions and statements made by members of the public.

MOTION: Commissioner Anderson moved to approve Resolution 17-32. The motion was seconded.

Proposed Change #1

MOTION: Commissioner Anderson moved to amend the Proposed Change #1 by replacing 43.05.015(A) with the following language:

This title is to promote the common good and welfare with regard to platting of subdivisions. This title establishes consistent minimum guidelines for the regulation of the subdivision and platting of lands within the borough. The purpose of this title is to incorporate Alaska Statutes AS 29.40.070, which includes but is not limited to the control of:

- 1) form, size, and other aspects of subdivision, dedications, and vacations of land;
- 2) dimensions and design of lots;
- 3) street width, arrangement, and rights-of-way, including requirements for public access to lots and installation of street paving, curbs, gutters, sidewalks, sewers, water lines, drainage, and other public utility facilities and improvements;
- 4) dedication of streets, rights-of-way, public utility easements and areas considered necessary by the platting authority for other public uses.

The motion was seconded.

Commissioner Glashan stated his support for the changes to the Proposed Change #1.

VOTE: Proposed Changes #1 passed as amended without objection.

Proposed Change #2

MOTION: Commissioner Healy moved to approve Proposed Change #2 to strike (B)(4), (5), and (6). The motion was seconded.

VOTE: Proposed Change #2 passed without objection.

Proposed Change #3 and #4

MOTION: Commissioner Rauchenstein moved to eliminate Proposed Changes #3 and #4 and, therefore, strike MSB 43.15.005 (A)(1) and MSB 43.15.005 (B)(2) from the ordinance. The motion was seconded.

VOTE: The motion to eliminate Proposed Changes #3 and #4 passed with Commissioners Glashan, Anderson, and Vague in opposition.

Proposed Change #5

MOTION: Commissioner Healy moved to strike Proposed Change #5. The motion was seconded.

VOTE: The motion to strike Proposed Change #5 passed without objection.

Proposed Change #6

MOTION: Commissioner Chesbro moved to amend Proposed Change #6 to strike “prior to final approval” to read: “(D) If road construction is proposed, all permits and approvals from federal, state, or other municipal regulatory agencies applicable to the construction of the road shall be submitted to Platting staff.” The motion was seconded.

VOTE: Proposed Change #6 passed as amended without objection.

Proposed Change #7

MOTION: Commissioner Rauchenstein moved a primary amendment to Proposed Change #7 to substitute “recordation” for “approval” to read: “(H) Prior to final plat recordation, all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff.” The motion was seconded.

MOTION: Commissioner Anderson moved a secondary amendment to Proposed #7 to strike “prior to final plat recordation.”

VOTE: The secondary amendment died for lack of a second.

VOTE: Proposed Change #7 passed as amended without objection.

Proposed Change #8

MOTION: Commissioner Healy moved to approve Proposed Change #8 to strike 43.20.020 strike (C). The motion was seconded.

VOTE: Proposed Change #8 passed with Commissioner Anderson in opposition.

VOTE: Resolution 17-32 passed as amended without objection.

**XV. DIRECTOR, PLANNING COMMISSIONER, AND PLATTING BOARD
COMMENTS**

Mr. Johnson thanked staff and the Planning Commission for setting up this meeting.

Commissioner Healy stated his appreciation for the participation of staff, board members, and the audience.

Commissioner Rauchenstein stated that he is reminded that patience is a virtue.

Commissioner Chesbro thanked everyone for participating and opined that the meeting was a very congenial and productive struggle.

Commissioner Anderson:


- thanked the Platting Board for coming out tonight and providing their insight;
- opined that knowing more about what the Platting Board does will help the Planning Commission do their job better; and
- thanked staff for all of the information provided including all of the background.

Chair Vague:

- opined that this joint meeting was informative, productive, and that she enjoyed it;
- noted that they learn a lot from the joint Assembly/Planning Commission meetings as well;
- enjoyed including the public in the discussion and being able to incorporate some of their suggestions; and
- thanked Ms. Probasco and Ms. Brodigan for all of the work that went into making this meeting run smoothly acknowledging that it was a lot of additional work.


XVI. ADJOURNMENT

The special meeting adjourned at 9:57 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: August 21, 2017

RECEIVED

AUG 22 2017

CLERKS OFFICE

By: Alex Strawn
Introduced: July 17, 2017
Public Hearing: August 7, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-28**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.61 CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS TO PROHIBIT PRIVATE LANDFILLS WITHIN THE CORE AREA.

WHEREAS, while MSB 17.60 Conditional Uses has general standards which protect public, health, safety and welfare, it does not have specific standards which address private landfills; and

WHEREAS, the core area is the most densely populated area within the Borough; and

WHEREAS, ordinance 17-096 protects water resources within the core area; and

WHEREAS, ordinance 17-096 will reduce land use conflicts arising from odor, windblown debris, and aesthetic impacts; and

WHEREAS, ordinance 17-096 is consistent with the Borough Comprehensive plan (2005), the Core Area Comprehensive Plan (2007), and the MSB Economic Development Plan (2010); and

WHEREAS, the Planning Commission reviewed the ordinance and held a public hearing on __, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Ordinance 17-096.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of August, 2017.



COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Vague, Anderson, Healy, and Rauchenstein*

NO: *Glaxham and Elder*

RECEIVED

AUG 03 2017

CLERKS OFFICE

By: Taunnie Boothby
Introduced: July 17, 2017
Public Hearing: August 7, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-29**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA CULTIVATION FACILITY AT 4520 FIELD OF DREAMS STREET, LOCATED WITHIN TOWNSHIP 18 NORTH, RANGE 1 WEST, SECTION 21; TAX ID# 18N01W21D003, SEWARD MERIDIAN.

WHEREAS, an application has been received from Jay Murray, on behalf of Emerald City Organics, LLC for a conditional use permit for the operation of a marijuana cultivation facility at 4520 North Field of Dreams Street, located within Township 18 North; Range 1 West, Section 21; Tax ID# 18N01W21D003, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(4) requires a conditional use permit for the operation of a marijuana cultivation facility; and

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

WHEREAS, according to the application material, the proposed use is set back approximately 212 feet from the east lot line, 353 feet from the west lot line, 179 feet from the north lot line, and 267 feet to the 60' x 60' temporary turnaround easement line to the south; and

WHEREAS, several large parcels, ranging from approximately 30 acres to 80 acres in size surround the subject property on all

sides completely encompassing Township 18 North Range 01 West Section 21; and

WHEREAS, the owner of the subject property also owns adjacent lands to the north, east and west sides totaling approximately 80 acres; and

WHEREAS, land uses within the 1,200 foot public notice area consists of three residential structures, agricultural and undeveloped lands; and

WHEREAS, access to the premises is via an established road named Faith Road which joins to a private road known as N. Field of Dreams Street; and

WHEREAS, according to the applicant, the proposed conditional use operation, after the structure renovations, will include two employees traveling to and from the facility twice a day, septic truck once a month for wastewater removal, and one product delivery per month. The estimated average traffic impact is 4.13 vehicular trips (2.06 round trips) per day; and

WHEREAS, the closest residential structure is approximately 1,352 feet away from the proposed use facility; and

WHEREAS, the proposed conditional use operation will be wholly contained within the subject structure; and

WHEREAS, other than enclosing the existing garage and stable doors, the exterior appearance of the structure will not change; and

WHEREAS, according to the application material, no business signs associated with the cultivation facility will be located at the site or visible from off site; and

WHEREAS, according to the application material, the proposed use has a robust security plan in place; and

WHEREAS, according to the security plan, a combination of security card access for employees, video surveillance (internal and external), motion detectors, and an alarm system on all doors and windows will be used to monitor all activities at the facility; and

WHEREAS, according to the application material, no loitering will be allowed at the facility; and

WHEREAS, the closest school (Twindly Bridge Charter School) is approximately 6,700 feet away from the proposed use, and

WHEREAS, according to the application material, waste material will be ground up, stored, and monitored in a fenced compost area. When the compost is matured it will be transferred to the property owner for use on the hay fields; and

WHEREAS, according to the applicant's wastewater and waste material disposal plan, all water waste will be collected in storage tanks and removed by a licensed water waste disposal company. The applicant is exploring alternative wastewater disposal methods such as application as a fertilizer. Any

wastewater disposal shall comply with applicable Alaska Department of Environmental Conservation wastewater regulations; and

WHEREAS, according to the odor mitigation plan, the building's HVAC system will be fitted with carbon filters to remove marijuana odors; and

WHEREAS, persons under the age of 21 are prohibited from entering the premises of the proposed use; and

WHEREAS, consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any building or outdoor cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405 (c)(2); and

WHEREAS, the applicant is required to submit plans for approval by the State Fire Marshal to ensure the facility meets all fire and life safety standards in the State of Alaska commercial building codes; and

WHEREAS, the State of Alaska Fire Marshal is still processing the applicant's request for plan review; and

WHEREAS, all of the required site plans and operational information have been provided by the applicant; and

WHEREAS, according to the odor mitigation plan, employees will be responsible for odor control; including work clothes stored at the facility. When work clothes are transported for cleaning to and from the facility, they will be stored in odor proof bags; and

WHEREAS, according to the application material, noise will not be heard more than 50 feet away from the facility and should only consist of a low hum sound from the ventilation system and occasional grinding of plant waste during working hours; and

WHEREAS, there are no outdoor speakers or public announcement systems associated with the proposed use; and

WHEREAS, there are no outdoor industrial equipment or processes that generate noise associated with the proposed use; and

WHEREAS, according to the State of Alaska Alcohol & Marijuana Control Office, the application for the applicant's marijuana cultivation facility is under review; and

WHEREAS, the State of Alaska Alcohol & Marijuana Control Office will not activate The applicant's cultivation license until the State Fire Marshal issues an approved plan review for the facility; and

WHEREAS, according to the applicant, only natural pesticides, such as neem oil, will be used as part of its operation; and

WHEREAS, according to the applicant, nutrient additives and natural pesticides will be stored within the facility in accordance with manufacturers specifications for safe use; and

WHEREAS, according to the application material, all employees will be educated on all security measures; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150 and 17.60.160; and

WHEREAS, the Planning Commission conducted a public hearing on August 7, 2017 on this matter.

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 17-29:

1. The proposed use, with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).

7. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant must provide a copy of the documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The State of Alaska Fire Marshal State of Alaska Fire Marshal is still processing The applicant's request for plan review to obtain full compliance with all applicable fire code (MSB 17.60.150(D)(2)). The plan review number is 2017anch1375.
11. The wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).
12. The odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).
13. Storage of fertilizers will comply with all local, state, and federal laws (MSB 17.60.160(C)).
14. A security plan which includes education for employees on security measures has been provided (MSB 17.60.160(D)).

15. The proposed use meets the minimum setback requirements for marijuana cultivation facility (MSB 17.60.160(E)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana cultivation facility, with the following conditions:

1. The owner and/or operator shall comply with all applicable state and local regulations.
2. 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.
3. Any deviation from the wastewater plan submitted as part of the application shall be in accordance with applicable Alaska Department of Environmental Conservation (ADEC) wastewater regulations. Documentation of compliance with ADEC regulation shall be submitted to the Borough prior to implementing alternative disposal methods.
4. 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.

5. The gate with fencing located within Faith Road right of way shall be relocated out of the right-of-way prior to operating.
6. A copy of all licenses issued by the State of Alaska Marijuana Control Board shall be provided the MSB Development Services Division prior to operating.
7. A copy of the approved plan review which shows full compliance with the applicable fire code, issued by the State Fire Marshal shall be provided to the MSB Development Services Division prior to operating.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of August, 2017.



COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk
(SEAL)

YES: *Vague, Anderson, Healy, Chubro, Elder, Glashan, and Rauchensteier*
NO:

RECEIVED
AUG 22 2017
CLERKS OFFICE

By: Mark Whisenhunt
Introduced: August 7, 2017
Public Hearing: August 21, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-30**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 13856 N. GLENN HIGHWAY, LOCATED WITHIN TOWNSHIP 19 NORTH, RANGE 3 EAST, SECTION 28; TAX ID# 19N03E28B007, SEWARD MERIDIAN.

WHEREAS, an application has been received from Chad & Lynette Kudlacek, dba Hilltop Premium Green, for a conditional use permit for the operation of a marijuana retail facility at 13856 North Glenn Highway, Township 19 North, Range 3 East, Section 28, Seward Meridian; Tax ID# 19N03E28B007, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(4) requires a conditional use permit for the operation of a marijuana retail facility; and

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

WHEREAS, the proposed structure is a single story commercial structure approximately 1,120 square feet in size with the proposed retail facility occupying 504 square feet of the structure; and

WHEREAS, the applicant is proposing to construct the commercial structure in full compliance with fire and life

safety standards of the State of Alaska commercial structure codes; and

WHEREAS, the proposed operation is wholly contained within the proposed commercial structure; and

WHEREAS, the Glenn Highway has many different uses on its frontage, including residential, commercial, and industrial; and

WHEREAS, the surrounding parcels range from 6 to 40 acres in size and are heavily forested. One is undeveloped, three have residential homes, including the applicant's, and one is a Tesoro gas station which abuts the proposed use to the east; and

WHEREAS, the closest residential structure is approximately 310 feet from the proposed use; and

WHEREAS, consumption of marijuana is prohibited at the site; and

WHEREAS, persons under the age of 21 are prohibited from entering the proposed facility; and

WHEREAS, according to the application material, loitering will not be allowed; helping to ensure noise and odor will not be an issue; and

WHEREAS, the closest school (Sutton Elementary School) is approximately 8,400 feet away from the proposed use; and

WHEREAS, the proposed use accesses the Glenn Highway via a section line easement on the west side of the property; and

WHEREAS, the applicant has submitted a request to Alaska Department of Transportation to upgrade the existing driveway to commercial standards; and

WHEREAS, the applicant has received approval from the Matanuska-Susitna Borough to construct access through the section line easement on the west side of the property; and

WHEREAS, the Glenn Highway is classified as a Highway, which is capable of accommodating traffic generated by several commercial retail businesses; and

WHEREAS, according to the application material, the proposed use has a robust security plan in place; and

WHEREAS, according to the security plan, security cameras, motion detectors, and lighting will be used to monitor all activities at the facility; and

WHEREAS, the State Fire Marshal Office has issued Full Plan Review #2017Anch1293, for the proposed commercial structure; and

WHEREAS, the applicant has provided a copy of the approved Full Plan Review #2017Anch1293; and

WHEREAS, after proper notification of the State of Alaska Alcohol & Marijuana Control Office, all marijuana products deemed unusable will be ground up and mixed with compostable material and sealed in a container. As approved by the State of Alaska Alcohol & Marijuana Control Office, the compost will then

be removed and used as soil for the applicant's private garden;
and

WHEREAS, according to the application material, the proposed commercial structure will be located more than 55 feet from the Glenn Highway right-of-way, 51 feet from the section line easement to the west, 158 feet from the south side lot line, and 42 feet from the east side lot line; and

WHEREAS, the proposed structure meets all applicable setback requirements required by MSB 17.55 - Setbacks and Screening Easements; and

WHEREAS, all of the required site plans and operational information have been provided by the applicant; and

WHEREAS, there is no industrial equipment or processes that generate noise associated with the proposed use; and

WHEREAS, according to the application material, all marijuana will be stored in sealed containers reducing odor from inventory; and

WHEREAS, according to the application material, the building's HVAC system will be fitted with charcoal based filters to remove marijuana odors; and

WHEREAS, according to the application material, all areas adjacent to the proposed commercial building and parking lot which were disturbed during construction will be planted with grass; and

WHEREAS, on July 13, 2017, the State of Alaska Marijuana Control Board voted to approve Hilltop Premium Green Marijuana Retail Facility, License # 12635 with delegation; and

WHEREAS, the proposed use is approximately 504 square feet in size; and

WHEREAS, the minimum parking spaces required for a facility 504 square feet in size is 2 spaces; and

WHEREAS, according to the site plan, 9 customer parking spaces will be provided; and

WHEREAS, according to the site plan, each space will be 20 feet in length and ten feet wide; and

WHEREAS, according to the applicant, there are no vertical clearance limitations on site; and

WHEREAS, ADA guidelines require one van accessible parking space, 11 feet wide with a five foot wide parking isle, for every 1 to 25 spaces; and

WHEREAS, according to the site plan, one van accessible parking space, 11 feet wide with a five foot wide parking isle will be provided; and

WHEREAS, the subject parcel is within the Sutton Special Land Use District; and

WHEREAS, the Sutton Special Land Use District does not identify the proposed use as a conditional use or a prohibited use; and

WHEREAS, as per MSB 17.27.050, those uses not identified as conditional uses or prohibited uses are permitted; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150 and 17.60.170; and

Whereas, the Planning Commission conducted a public hearing on August 21, 2017 on this matter.

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 17-30:

1. The proposed use, with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers and other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).

6. Measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant must provide a copy of the documents demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60150(D)(1)).
10. The proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).
12. The proposed use meets the minimum number of parking space for retail facilities (MSB 17.60.170(B)).
13. The proposed use complies with current ADA parking space guidelines (MSB 17.60.170(C)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana retail facility, with the following conditions:

1. The owner and/or operator shall comply with all applicable state and local regulations.

2. 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.
3. The operation shall comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 - Noise, Amplified Sound and Vibration.
4. The hours of operation shall not exceed 12:00 p.m. - 8:00 p.m., daily.
5. 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.
6. Prior to operating, a copy of all licenses issued by the State of Alaska Marijuana Control Board shall be provided the MSB Development Services Division.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of August, 2017.



COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Vague, Anderson, Healy, Elder, Glashan,*
and Raucherstein
NO:

RECEIVED
AUG 22 2017
CLERKS OFFICE

By: Mark Whisenhunt
Introduced: August 7, 2017
Public Hearing: August 21, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-31**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA CULTIVATION FACILITY AT 7978 WEST SCARLET CIRCLE, LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 4; TAX ID# 41220001003, SEWARD MERIDIAN.

WHEREAS, an application has been received from Garrett Smith, dba Alaska Horticultural Arts, LLC for a conditional use permit for the operation of a marijuana cultivation facility at 7978 W. Scarlet Circle, located within Township 17 North, Range 2 West, Section 4; Tax ID# 41220001003, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(4) requires a conditional use permit for the operation of a marijuana cultivation facility; and

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

WHEREAS, according to the application material, the proposed use will be set back approximately 513 feet from the S. Scarlet Circle right-of-way, 543 feet from the north lot line, approximately 300 feet from the section line easement along south lot line, 101 feet from the west lot line, and approximately 327 feet from the east side lot line; and

WHEREAS, access to the premises is from S. Scarlet Circle via an established driveway; and

WHEREAS, the proposed conditional use operation will be wholly contained within the subject structure; and

WHEREAS, according to the application material, the proposed use has a robust security plan in place; and

WHEREAS, according to the application material, a five foot tall chain link fence with vehicle gate exists across the driveway and along portions of the north and east sides of the property; and

WHEREAS, according to the security plan, a combination of cameras, lighting, and fencing will be used to secure the site and monitor all activities at the facility; and

WHEREAS, according to the application material, no loitering will be allowed at the facility; and

WHEREAS, according to the application material, no business signs associated with the cultivation facility will be located at the site or visible from off site; and

WHEREAS, the closest residential structure is approximately 307 feet away from the subject structure; and

WHEREAS, residential developments are located southeast of the subject parcel and range from .93 acres to 5 acres; and

WHEREAS, three large lots, ranging from 320 acres to 16 acres in size surround the subject property on the northeast, north, and west sides; and

WHEREAS, land uses within the 600 foot public notice area consist of residential, commercial, and undeveloped lands; and

WHEREAS, other than enclosing the existing garage doors, the exterior appearance of the structure will not change; and

WHEREAS, the subject structure is not visible from W. Scarlet Circle or the neighboring homes; and

WHEREAS, the closest school (Midnight Sun Charter School) is approximately 5,000 feet away from the proposed use; and

WHEREAS, consumption of marijuana is prohibited at the site; and

WHEREAS, persons under the age of 21 are prohibited from entering the premises of the proposed use; and

WHEREAS, according to the application material, waste material will be ground up and mixed with equal parts of compostable material to render it unusable, then disposed of at the Borough landfill; and

WHEREAS, the State of Alaska Alcohol & Marijuana Control Office will not activate a license for a marijuana related facility until the operation is in full compliance with ADEC regulations; and

WHEREAS, the State of Alaska Alcohol & Marijuana Control Office will not activate the applicant's marijuana cultivation license until the State Fire Marshal issues an approved plan review for the facility; and

WHEREAS, the State of Alaska Fire Marshal is still processing the applicant's request for plan review; and

WHEREAS, all of the required site plans and operational information have been provided by the applicant; and

WHEREAS, there is no outdoor industrial equipment or processes that generate noise associated with the proposed use; and

WHEREAS, all exhaust vents from the building have been fitted with carbon filters to remove marijuana odors; and

WHEREAS, according to the applicant's odor mitigation plan, the ventilation system will create a negative pressure to ensure all air leaving the facility will first pass through carbon filters; and

WHEREAS, no planted berms or landscaping is proposed or required; and

WHEREAS, on July 13, 2017, the State of Alaska Marijuana Control Board voted to approve Alaska Horticultural Arts Marijuana Cultivation Facility, License # 12659 with delegation; and

WHEREAS, a copy of the delegated approval for the applicant's marijuana cultivation facility must still be provided to the MSB Development Services Division; and

WHEREAS, when wastewater occurs, it will be collected to a holding tank and applied to the lawn or garden on the property as weather permits. In the event wastewater is not able to go on the lawn or garden, the application material stated a state licensed wastewater company will properly dispose of the wastewater; and

WHEREAS, according to the applicant, the operation will use a hydroponic system as a growing method, resulting in an estimated 300-1,000 of wastewater a month; and

WHEREAS, according to the applicant, only natural pesticides will be used as part of its operation; and

WHEREAS, according to the applicant, nutrient additives and natural pesticides will be stored within the facility; and

WHEREAS, according to the applicant, nutrient additives and natural pesticides will be stored according to each manufacturer's recommendations; and

WHEREAS, according to the applicant, all employees will be educated on all securities measures; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150 and 17.60.160; and

WHEREAS, the Planning Commission conducted a public hearing on August 21, 2017 on this matter.

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 17-31:

1. The proposed use, with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).

8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant must provide a copy of the documents demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The State of Alaska Fire Marshal is still processing the applicant's request for plan review to obtain full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).
12. The odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).
13. Storage of nutrients will comply with all local, state, and federal laws (MSB 17.60.160(C)).
14. A security plan which includes education for employees on security measures has been provided (MSB 17.60.160(D)).
15. The proposed use meets the minimum setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana cultivation facility, with the following conditions:

1. The owner and/or operator shall comply with all applicable state and local regulations.
2. 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.
3. 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.
4. Prior to operating, a copy of all licenses issued by the State of Alaska Marijuana Control Board shall be provided the MSB Development Services Division.
5. Prior to operating, a copy of the approved plan review which shows full compliance with the applicable fire

code, issued by the State Fire Marshal shall be provided to the MSB Development Services Division.


6. Prior to operating, a copy of the signed approval by ADEC showing the wastewater and waste material disposal plan is fully compliant with ADEC shall be provided to the MSB Development Services Division.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of August, 2017.



COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk
(SEAL)

YES: *Vague, Anderson, Healy, Elder, Stashaw,*
and Raucherstein
NO:

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By: S. Swanger-Jensen
Introduced: August 7, 2017
Public Hearing: August 21, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-33**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT (CUP) IN ACCORDANCE WITH MSB 17.67 - TALL STRUCTURES INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS (WECS), AND OTHER TALL STRUCTURES, FOR A 250-FOOT TALL TELECOMMUNICATION TOWER (AK100 TALKEETNA TRAVERSE), LOCATED AT 20372 S. PARKS HIGHWAY, MILE POST 117, TAX ID# 26N05W17B004; WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 17, SEWARD MERIDIAN.

WHEREAS, an application for a Conditional Use Permit was submitted by InSite Towers Development 2, LLC to construct a 250-foot tall telecommunication tower at 20372 S. Parks Highway, Mile Post 117, (Tax ID# 26N05W17B004); within Township 26 North, Range 5 West, Section 17, Seward Meridian; and

WHEREAS, it is the purpose of MSB Chapter 17.67 to establish regulations for the siting of telecommunication facilities, WECS, and other tall structures; and

WHEREAS, it is the intent of MSB 17.67 to enable the orderly build-out of wireless telecommunication infrastructure, WECS, and other tall structures while promoting the health, safety, and general welfare of the public; and

WHEREAS, the Planning Commission has reviewed this application, associated materials, and the staff report, with

respect to standards set forth in MSB 17.67; and

WHEREAS, the proposed telecommunication tower is a self-standing 250-foot tall lattice structure which requires a conditional use permit; and

WHEREAS, the subject parcel is not within a borough special land use district; and

WHEREAS, the subject parcel is undeveloped; and

WHEREAS, the application agent held a public meeting on May 17, 2017, at the Trapper Creek Park Building to address public concerns of the proposed cell tower; and

WHEREAS, a public hearing notice was mailed on April 26, 2017, to property owners within one-half mile from the subject property boundary line, including the Trapper Creek Community Council; and

WHEREAS, the notification included a legal description and map of the parcel, a description of the proposed development, the date, time, and location of the informational meeting, contact name, telephone number, and address of the applicant, and comment form created by the borough with a deadline to submit comments and submittal options; and

WHEREAS, exhibit F of the application material contains a copy of a notification letter, mailing list, certified mail document, meeting sign in sheet, and meeting summary; and

WHEREAS, exhibit G of the application material contains a summary page & written public comments; and

WHEREAS, the application agent conducted a citizen participation meeting at Trapper Creek Park Building on Wednesday, May 17, 2017, to address public concerns of the proposed cell tower; and

WHEREAS, exhibit C of the application material illustrates a balloon test for visual appearance was conducted using a paracord of 250-feet in height with a seven-foot balloon attached located at the proposed tower site; and

WHEREAS, the visual balloon tests conducted from the proposed tower site were from offsets of 500-feet, 1000-feet, 2000-feet, half a mile, and one mile; and

WHEREAS, the balloon test conducted from the proposed tower site was visible from four areas: the S. Parks Highway east of the subject parcel, Watkins Road located in T. 26 N., R. 05 W. Section 20, and at a distance of 1.8 and 2.0 miles north of Petersville Road off the S. Parks Highway; and

WHEREAS, the balloon test conducted from the proposed tower site was not visible from seven areas: McKinley View B&B, North Country B&B, and north of the Petersville Road and the S. Parks Highway at 1.5, 2.0, 2.34, 2.5, and 3.0 miles; and

WHEREAS, the overall site plan illustrates the telecommunication tower site is located 450-feet away from the

S. Parks Highway right-of-way line; and

WHEREAS, the overall site plan illustrates the telecommunication tower site is located 255-feet from the northern boundary line that abuts borough-owned land, and the northern boundary line is a section line with a 50-foot wide section line easement; and

WHEREAS, the overall site plan illustrates the telecommunication tower site is located 255-feet from the west boundary line that abuts two privately owned parcels, and the western boundary line is a section line with a 50-foot wide section line easement; and

WHEREAS, the overall site plan illustrates the telecommunication tower site is located 963-feet from the southern boundary line that abuts borough-owned land, and the southern boundary line has a recorded 30-foot wide right-of-way; and

WHEREAS, the telecommunication tower site is located on the highest ground elevation on the subject parcel in the northwest corner between 460 to 470-feet above mean sea level; and

WHEREAS, the ground elevation of the S. Parks Highway lying east of the subject parcel is 420-feet; and

WHEREAS, there is a vegetative buffer surrounding the telecommunication tower site of 255-feet to the northwest, 450-

feet to the east, and 963-feet to the south of the subject parcel boundary line; and

WHEREAS, the telecommunication tower site location will fill the network gap in cellular and wireless broadband service coverage; and

WHEREAS, access to the subject parcel is "dog-legged" to reduce the direct line of sight to the telecommunication tower site from the S. Parks Highway; and

WHEREAS, the Federal Aviation Administration requires towers over 200-feet tall to be marked and lit in accordance with Advisory Circular 70/7460-1 L, Change 1 to ensure the safety of air navigation; and

WHEREAS, the topography of the S. Parks Highway in relation to the tower site, combined with the height of the surrounding trees, will help conceal the telecommunication tower from the highway and surrounding properties; and

WHEREAS, the Matanuska-Susitna Trail Plan does not identify any trails within the public hearing notice one-half mile perimeter from the subject parcel boundary lines; and

WHEREAS, the MSB database did not identify any public parks within the public hearing notice one-half mile perimeter from the subject parcel boundary lines; and

WHEREAS, a computer model using topography and surface interference data has been provided for proposed tower heights

at 150-feet, 200-feet, and 250-feet to identify the best locations for the selected tower site; and

WHEREAS, co-locating on existing telecommunication towers was considered, but determined the available spaces on existing towers did not provide coverage for the identified gaps in service; and

WHEREAS, there are two trails approximately one-mile away from the subject property that is not part of the MSB Trail Plan; however, the Chulitna Bluff Trail is approximately two-thirds of a mile east that is part of the proposed MSB Trail Plan as a winter use only; and

WHEREAS, the borough database of registered airports and landing strips indicate there are no existing airports or airstrips within two and a half miles from the subject parcel; and

WHEREAS, the nearest airport is a state-owned public airstrip east of the subject parcel across the Chulitna River located in Talkeetna within Township 26 North, Range 4 West, Section 19 & 30, Seward Meridian (Source: Alaska Central Region Location Map); and

WHEREAS, the Federal Aviation Administration DETERMINATION OF NO HAZARD TO AIR NAVIGATION issued on June 6, 2017, determined the proposed tall structure will not be hazardous to air navigation; and

WHEREAS, the telecommunication tower to be constructed will be within a designated 100-foot by 100-foot leased area surrounded by a six-foot tall chain link fence with a locked gate all topped with three strands of barb wire for a total height of seven-feet; and

WHEREAS, signs will be posted that contain: a contact number, owner information, federal antenna structure registration number, and a "No Trespassing" notice; and

WHEREAS, the telecommunication tower will require 240 volts to operate and a "HIGH VOLTAGE-DANGEROUS" sign will be located at the base of the facility as required; and

WHEREAS, the telecommunication tower is engineered in accordance with all state and federal regulations; and

WHEREAS, the overall site plan illustrates the telecommunication tower conforms to the Industries Alliance/Telecommunication Industries Association's (TIA) EIA/TIA-222G structure standards; and

WHEREAS, the telecommunication tower and transmission equipment will operate within radio frequency levels deemed safe by the Federal Communications Commission; and

WHEREAS, the subject parcel is surrounded rights-of-way (ROW) and section line easements (SLE). The designated proposed equipment compound has a setback of 205-feet from the north and west SLE boundary line, 395-feet from the S. Parks Highway ROW,

and 933-feet from the 30-foot wide ROW boundary line. MSB 17.55.010(A) requires a 25-foot setback from the right-of-way line of any public right-of-way; therefore, the proposed tower site conforms to MSB 17.55; and

WHEREAS, the overall site plan illustrates the base of the telecommunication tower has a setback of approximately 457-feet from the S. Parks Highway ROW, and 969-feet from the 30-foot wide right-of-way boundary line; and

WHEREAS, the overall site plan illustrates the base of the telecommunication tower has a setback approximately 241-feet from the 50-foot wide section line easement boundary lines; and

WHEREAS, the section line easements and the 30-foot wide right-of-way are undeveloped; and

WHEREAS, there are no structures or developed roads within the fall radius of the telecommunication tower; and

WHEREAS, the telecommunication tower site will have two parking spaces provided; and

WHEREAS, the telecommunication tower site will have posted a 24-hour emergency contact number and the owner information.

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 17-33:

1. The telecommunication tower use meets the criteria to

- qualify for a conditional use permit to construct a self-standing lattice 250-foot tall structure (MSB 17.67.040(A)(2)); and
2. The application agent has met the pre-application requirements for the proposed telecommunication tower that requires a conditional use permit (MSB 17.67.050); and
 3. The telecommunication tower site is such that its negative effects on the visual and scenic resources of all surrounding properties have been minimized (MSB 17.67.080(B)(1)); and
 4. The visibility of the telecommunication tower from any public parks and trails have been minimized (MSB 17.67.080(B)(2)); and
 5. The telecommunication tower will not interfere with the approaches to any existing airports or airfields that are identified in the borough's regional aviation system plan or by the Alaska State Aviation System Plan (MSB 17.67.080(B)(3)); and
 6. The telecommunication tower will not be harmful to the public health, safety, convenience, and welfare (MSB 17.67.080(B)(4)); and

7. The telecommunication tower use meets the minimum setback from all the property lines in accordance with MSB 17.55 (MSB 17.67.090(A)(1)); and
8. The applicant agent has demonstrated there is no risk to the public health, safety, or welfare of adjacent property owners (MSB 17.67.090(A)(2)(a)); and
9. Adequate vehicle parking has been provided (MSB 17.67.090(B)(1)); and
10. Adequate signage will be provided (MSB 17.67.090(C)(1)(a)); and
11. a "HIGH VOLTAGE-DANGEROUS" sign will be provided (MSB 17.67.090(C)(1)(b)); and
12. a 24-hour emergency contact number and owner information will be posted at telecommunication facility (MSB 17.67.090(C)(1)(c)); and
13. A chain link fence no less than six-feet tall with a locked gate topped with barb wire for a total height of seven-feet surrounding the telecommunication site will be installed (MSB 17.67.090(C)(2)).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.67 and does hereby approve the conditional use permit for the construction of a

250-foot tall lattice telecommunication tower with the following conditions:

1. The installation and operation of the 250-foot tall telecommunication tower known as AK100 Talkeetna Traverse shall comply with all applicable federal regulations, state statutes, and Borough codes.
2. Prior to commencement of any work on the leased parcel, a State of Alaska driveway permit shall be obtained to construct an access approach from the S. Parks Highway.
3. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this conditional use permit. An amendment to the conditional use permit shall be required prior to any expansion of the conditional use.
4. Authorized representative of the borough shall be allowed to inspect the site and related records at reasonable times for the purpose of monitoring compliance to all permit conditions. The permittee shall assist and cooperate with authorization inspections upon reasonable notice from the borough (MSB 17.67.300(D)).


5. If the facility is no longer in operation for a continuous 12-month period, the tower shall be removed at the owner's expense within 90-days after abandonment (MSB 17.67.130(A)(1)).
6. The six-foot tall chain link fence with a locked gate all topped with three strands of barb wire for a total height of seven-feet shall be installed and maintained in good condition. The fence shall surround the base of the telecommunication tower and support equipment as illustrated on the certified overall site plan dated May 4, 2017.
7. The telecommunication facility shall conform to the standards as described in MSB 17.67.090(C).

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of August, 2017.



COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Vague, Anderson, Healy, Eldor, Ghoshari, and Rauberstein*
NO:

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 6, 2017, 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 Jay Van Diest.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Jay Van Diest, District #1 (Chair)
Mr. LaMarr Anderson, District #2
Mr. Jordan Rausa, District #4 (Vice Chair)
Mr. Dennis Vau Dell, District #5
Mr. Patrick Johnson, District #6
Mr. Gregory Pugh, Alternate 2

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Platting Board member excused or absent:

Mr. Roger Purcell, District #7 - **Absent**
Mr. Marty Van Diest, Alternate 1 - Excused

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by LaMarr Anderson.

C. APPROVAL OF THE AGENDA

Chair Jay Van Diest inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

A. Chair Jay Van Diest inquired if there were any changes to the minutes for June 1, 2017.

GENERAL CONSENT: The minutes for June 1, 2017 were approved without objection.

3. UNFINISHED BUSINESS

None

4. PUBLIC HEARINGS

A. ASLS 2015-11

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 18 public hearing notices were mailed out on September 14, 2016 from the Platting Board meeting of October 6, 2016 and January 5, 2017 that was continued.

Cheryl Scott, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2016-110.
- The Petitioner would like to continue the case for 6 months until January 18, 2018 due to a re-write and revisions to the lot layout of the subdivision.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, kept the public hearing open.

The Petitioner or the Petitioner's Representative was not present.

MOTION:

- Anderson moved to approve the continuance for 6 months until January 18, 2018 for ASLS 2015-11. The motion was seconded.

VOTE:

- The motion passed with all in favor.

TIME: 1:09 P.M.

CD: 0:08:02

B. N. CHICKALOON AVE. VACATION

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 48 public hearing notices were mailed out on June 14, 2017.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-056.
- Need to modify finding #4 and recommendation #1.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, kept the public hearing open.

Jerry Lewis (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Rausa moved to approve the partial vacation of N. Chickaloon Avenue. The motion was seconded. Modify finding #4 and recommendation #1.

DISCUSSION:

- Clarified on what the vacation will do to the lots and how it will look.

RECOMMENDATIONS:

- Modify #1: Obtain approval from the Assembly for the vacation of a portion of the 60' wide right-of-way.

FINDINGS:

- Modify #4: One objection was received from the general public in response to the Notice of Public Hearing; one non-objection was received.

VOTE:

- The motion passed with all in favor. There are 14 Findings.

TIME: 1:31 P.M.

CD: 0:29:22

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

5. ITEMS OF BUSINESS & MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- There are 3 cases to be heard at the next Platting Board Meeting.
- There will be a joint meeting with the planning commission on July 31, 2017 starting at 6:00 p.m. in the Assembly Chambers.

8. BOARD COMMENTS

- Johnson appreciates having a joint meeting with the planning commission.

9. ADJOURNMENT

- With no further business to come before the Platting Board, Chair Jay Van Diest adjourned the meeting at 1:50 p.m. (CD: 0:47:41)

Attest:


Sloan Von Gunten, Administrative Specialist


Jay Van Diest, Chair

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 20, 2017, 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 Jay Van Diest.

• **CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

- Mr. Jay Van Diest, District #1 (Chair)
- Mr. LaMarr Anderson, District #2
- Mr. Jordan Rausa, District #4 (Vice Chair) - **Late**
- Mr. Dennis Vau Dell, District #5
- Mr. Patrick Johnson, District #6
- Mr. Gregory Pugh, Alternate 2

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Platting Board member excused or absent:

- Mr. Marty Van Diest, Alternate 1 - Excused

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Gregory Pugh.

C. APPROVAL OF THE AGENDA

Chair Jay Van Diest inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

• **APPROVAL OF MINUTES**

A. Chair Jay Van Diest inquired if there were any changes to the minutes for June 15, 2017.

GENERAL CONSENT: The minutes for June 15, 2017 were approved without objection.

• **UNFINISHED BUSINESS**

None

• **PUBLIC HEARINGS**

A. FALL CREEK ESTATES

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 70 public hearing notices were mailed out on June 28, 2017.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-058.

Jordan Rausa arrived at the platting board meeting.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Ben Owens (Petitioner)

- Agrees with all the recommendations.

MOTION:

- Johnson moved to approve the preliminary plat for Fall Creek Estates. The motion was seconded.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 1:10 P.M.

CD: 0:08:54

B. CANADAY

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 52 public hearing notices were mailed out on June 28, 2017.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-059.
- Modify finding #3.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Ann Canaday (Petitioner)

- Agrees with all the recommendations.

MOTION:

- Rausa moved to approve the preliminary plat for Canaday. The motion was seconded. Modify finding #3.

FINDINGS:

- Modify #3: No objections were received from the general public in response to the Notice of Public Hearing; one concern and two non-objections were received.

VOTE:

- The motion passed with all in favor. There are 9 Findings.

TIME: 1:21 P.M.

CD: 0:20:26

C. MAIN STREET COUPLET

Chair Jay Van Diest read the case description into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 98 public hearing notices were mailed out on June 28, 2017.

Cheryl Scott, Platting Technician, provided a staff report:

- Gave an overview of the case, # 2017-061.
- Remove recommendation #2 and finding #5.

Chair Jay Van Diest

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Dayna Rumfelt (Surveyor)

- Answered questions regarding the ROW.
- Agrees with all the recommendations.

SECONDARY MOTION:

- Vau Dell moved to continue the preliminary plat for Main Street Couplet to September 7, 2017 platting board hearing. The motion was seconded by Johnson.

Discussion on the Right-of-Way

The Motion was withdrawn by Vau Dell due to invalid motion as:

- The preliminary main motion must be made before a secondary motion can be made per Roberts Rules of Order.
- The petitioner is not present to agree to a continuance per Roberts Rules of Order.

PRELIMINARY MOTION:

- Rausa moved to approve the preliminary plat for Main Street Couplet. The motion was

seconded by Anderson. Remove recommendation #2 and finding #5.

More discussion on the Right-of-Way.

MOTION TO LAY ON THE TABLE:

- Johnson moved Lay on the table Main Street Couplet to September 7, 2017. The motion was seconded by Vau Dell.

More Discussion on the Right-of-Way.

VOTE ON MOTION TO LAY ON THE TABLE:

- The motion to Lay on the Table failed. 3 in favor and 3 against.

RECOMMENDATION:

- Remove #2

FINDINGS:

- Remove #5.

VOTE ON PRELIMINARY MOTION:

- The primary motion passed with 4 in favor (Anderson, Rausa, Johnson, and Van Diest) and 2 against (Pugh and Vau Dell). There are 9 Findings.

TIME: 2:06 P.M.

CD: 01:03:55

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

- **ITEMS OF BUSINESS & MISCELLANEOUS**
- **RECONSIDERATIONS/APPEALS**
- **PLATTING STAFF & OFFICER COMMENTS**
 - There are no cases to be heard at the next Platting Board Meeting. The meeting for August 3 is canceled.
 - There will be a joint meeting with the planning commission on Monday, July 31, 2017 starting at 6:00 p.m. in the Assembly Chambers.
 - Mr. Purcell has resigned from District 7 Seat due to his busy schedule and unable to make the meetings.
- **BOARD COMMENTS**
 - Pugh is thankful to other board members for their comments.
 - Johnson commented on the City's process in doing a plat.
 - Anderson wanted to know more information on roadways and construction for future cases and development.

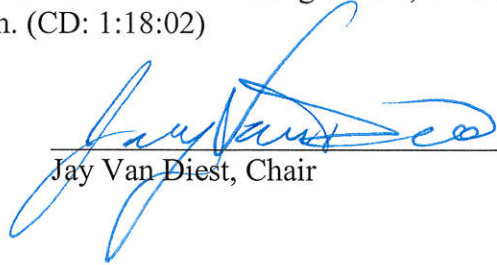
- **ADJOURNMENT**

- With no further business to come before the Platting Board, Chair Jay Van Diest adjourned the meeting at 2:19 p.m. (CD: 1:18:02)

Attest:



Sloan Von Gunten, Administrative Specialist



Jay Van Diest, Chair

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Wastewater and Septage Advisory Board was held on Friday, May 19, 2017, at the MSB Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 2:03 p.m. Acting Chairman, Mr. Mike Campfield, chaired the meeting.

II. ROLL CALL AND DETERMINATION OF A QUORUM

Wastewater and Septage Advisory Board members present and establishing a quorum were:

Mike Campfield, P.E.
Archie Giddings, P.E.
Gina Jorgensen
Chris Nall
Ronald Phillips

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Wastewater and Septage Advisory Board members absent and excused were:

Helena Munoz
Thomas Stoelting

Staff and Agency Representatives in attendance were:

Debbie Passmore, Board Administrative Support
Alex Strawn, MSB Development Services Manager
Assembly Member Jim Sykes

III. APPROVAL OF AGENDA

Today's agenda was reviewed by the Board and approved by all.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ron Phillips.

V. AUDIENCE INTRODUCTIONS

Will O'Malley, AWWU
James Skinner
Gabriel St. Pierre, PDC

VI. NOMINATION & ELECTION

A. CHAIR

- a. Mr. Archie Giddings nominated Mr. Mike Campfield, P.E.; seconded by Ms. Gina Jorgensen. No other nominations were received.

VOTE: no objections and Mr. Mike Campfield, P.E. is the elected Chair.

B. VICE CHAIR

- a. Mr. Archie Giddings volunteered as Vice Chair; seconded by Ms. Gina Jorgensen. No other nominations were received.

VOTE: no objections and Mr. Archie Giddings is the elected Vice Chair.

VII. APPROVAL OF MINUTES OF PRECEDING MEETING

- A. Minutes for the February 9, 2017 meeting were reviewed by the Board.

MOTION: Mr. Archie Giddings moved to accept; Mr. Ron Phillips seconded.
VOTE: The minutes were approved without objection.

VIII. PRESENTATIONS

- A. Alex Strawn, MSB Development Services Manager
 - i. Planning Commission Ordinance No. 17-029 prohibiting the land application of Biosolids within the Borough.

IX. AUDIENCE PARTICIPATION (*Three minutes per person*)

James Skinner is a member of the Ag Board but today is speaking as a private citizen. Spoke on how natural biosolids are and that they are part of the cycle of life. Every country in the world is using biosolids to help grow crops, as is every state in the United States, including Alaska. We are lucky that we can use these because there is very little that can be grown or manufactured in Alaska. Spoke on how we are exposed daily to toxins. We have not had one test of biosolids in this Borough except what he got from AWWU. He said he'll give Mike Campfield some of the information that he has, including links to audio that explain how it's done in other communities. Suggests that we do some research before we make any definite decisions on what we are going to do with this. Also, right now a farmer has to go to Alaska Mill & Feed to get fertilizer to the tune of about \$100,000 a year for his farm and that's for only three months out of the year. In California, they pay farmers a bit to take the biosolids to sell to people for their gardens, including on their food. This has been going on for at least 55 years and he didn't get sick when he was there. For the farmers' sake, they need a break instead of penalizing them; at least give them the choice to be able to buy it if they want it.

X. AGENCY AND STAFF REPORTS

- A. City of Wasilla – Mr. Archie Giddings, P.E., Public Works Director

We finally are making some progress in Wasilla. We bought 80 acres to try to utilize the wetlands for disposal and treatment. We got bogged down for about a year on our hydrology analysis and we finally got that nailed down. We had a meeting this week with DEC to permit a pilot project. As early as 2018, we could be piping some of our treated lagoon effluent over a 30-acre wetland and test to see how it is for nitrate removal. Obviously we're going to have to test to prove up a lot of other things – we do have drinking water wells in the area - but what the ground water modeling shows that the hydraulic loading is much better spreading it out than what we currently do under our drain fields. Just that by itself, even if we have to treat it to a much higher level, the disposal aspects of it are fantastic. We'll possibly have a pilot study in 2018 which would mean we'd basically be constructing an outfall and fencing area and having consultants crawl all over it, monitoring background and monitoring monthly – all kinds of parameters.

- B. City of Palmer – Mr. Chris Nall, City Manager

I can give you a quick update on our Wastewater Treatment Facility. We do have a contract for the installation of the wastewater treatment facility – the NBBR system. We will have the first pre-construction meeting on Tuesday with that contractor and our engineer firm and our granting agency, which is USDA. Once that's done, we hope to have a groundbreaking within the next couple of weeks. Then we still will have initial operational capability by the end of July of next summer.

C. City of Houston – Ms. Gina Jorgenson, City Council Member

We now have a Three Bears and a gas station in Houston! Just opened on Wednesday and it's pretty awesome so come out and see us.

D. Anchorage Water & Wastewater Utility – Mr. Will O'Malley, Project Manager

AWWU is working on their two Septage Receiving Station upgrades: Turpin and King Street. We just sent an RFP to Purchasing to select a designer to facilitate the upgrades to both receiving stations. Hope to have the design contract in September, then have the design done and start construction towards the end of summer 2018.

Addressing the rate increases question that Ron had during our last WSAB meeting. Will researched and found that the rate increase was across the board for all of AWWU's sewer customers, not just septage haulers. Everyone got a 9.5% rate increase. That was because of some of the recent projects we've done at the wastewater treatment plants and the increased operations costs. Water rates didn't get an increase.

Mr. Will O'Malley: Has a question for the WSAB. Did we select somebody yet for our facility?

Mr. Mike Campfield, P.E.: yes, we had two RFP's that we put out and we have just recently selected both. The first was for the design (Clark Engineering out of Minnesota), the second was for technical advice and construction management (HDR). Those contracts are just in the finishing touches and will be finalized soon.

Mr. Will O'Malley: When do you hope to start construction on the facility?

Mr. Mike Campfield, P.E.: probably in 2019 but maybe 2018. We still need to get a permit for a new discharge.

Mr. Will O'Malley: Are you doing a phased approach to the construction or will we do the whole thing?

Mr. Mike Campfield, P.E.: We plan to build the whole thing basically at once. It was advertised as possibly phased because of the uncertain growth projections and the volumes of treatment. We don't want to overbuild it and not have the number of customers to pay for it. We'll see what the new data shows; so far the data AWWU recently sent us seems like it's grown over the last couple of years – 100,000 gallons more of septage just at Turpin Street. That's probably mostly coming from the Valley and that makes sense since we've seen a continued population growth in the Valley over the last couple of years although it's slower than it was 10 years ago.

Mr. Will O'Malley: Do the Valley haulers do business in Anchorage, Eagle River or Peters Creek? If so, that could skew the results.

Mr. Mike Campfield, P.E.: When we get with Clark Engineers, they're going to do a capacity analysis using the numbers that you've provided and talking with the haulers to make sure that we don't overbuild the thing.

Mr. Will O'Malley: We might give you some data that has the time and date of when they dump so we can get the peak days and weeks that they mostly dump so we can get the distribution of when they're dumping.

Mr. Mike Campfield, P.E.: Okay, yeah.

Mr. Will O'Malley: So it sounds like maybe 2020 that will be online?

Mr. Mike Campfield, P.E.: That's what we're hoping for. Maybe earlier if we're lucky but that's a pretty realistic date.

Mr. Mike Campfield, P.E.: The rates went into effect in 2017?

Mr. Will O'Malley: Yes.

Mr. Mike Campfield, P.E.: The number that always gets tossed around is \$0.08 cents per gallon.

Mr. O'Malley: Well I think it was about \$22.50 every 1,000 gallons and now it's like \$24.75 every 1,000 gallons.

Mr. Ron Phillips: I think mine is \$87 for 3,400 gallons.

Mr. O'Malley: Okay, so right now it's about \$24.50 every 1,000 gallons. So, basically it went up 9.5%.

Mr. Mike Campfield, P.E.: Okay, well thank you very much.

E. Matanuska-Susitna Borough – Mr. Mike Campfield, P.E., Environmental Engineer

We'll have our kickoff meeting in June with the designers from Clark Engineering and the technical advisers from HDR.

XI. UNFINISHED BUSINESS

None

XII. NEW BUSINESS

A. WSAB Resolution 17-01, requesting that the Assembly take no action on the proposed moratorium on soil application of biosolids until after the preliminary engineering plans for the proposed Septage & Leachate Treatment and Disposal Facility are complete and the WSAB has had an opportunity to review them and provide its recommendation to the Assembly.

MOTION: Mr. Archie Giddings moved to adopt; Mr. Ron Phillips seconded.

DISCUSSION: Seems to be that food and feed are the concerns, wherever consumption takes place.

The potential for someone to place biosolids say next to residential or a school, that would be a problem because there's no regulations like a land use permit necessary right now but that's probably a good idea. In Fairbanks there was a lawsuit that took years to resolve because of this. There would be value in making a land use permit part of the process. We have had some information from HDR in the past regarding biosolids, at some of our Board meetings about three or four years ago, and at that time that sounded like a promising option for a way to make something positive with our wastewater treatment. I know that they are producing Class A biosolids in at least two communities that I've personally visited (Fairbanks and Kodiak), spread biosolids. Not sure what they do in Anchorage. Anchorage incinerates and they are looking at _____. Like pyrolysis? Yes, something like that. Okay, so there are some other options out there besides land application and these things will be considered in our upcoming study by Clark and HDR

that will give us some guidance on how we should proceed with the disposal or reuse of the biosolids.

Mr. Ron Phillips: Technically, biosolids are cow manure, correct? So if this ordinance passes, a farmer couldn't use that, is that right?

Mr. Mike Campfield, P.E.: Believes that biosolids are only sludge from a wastewater treatment process.

Mr. Ron Phillips: Well, I would change your definition in your amendment to say "sludge from a treatment facility" because you're going to bite some farmers and I understand "Alaska Grown" has quite a market and everything else and I don't think that technically, you know, if you want to push the button calling something biosolids – that is manure. That needs to be addressed.

Mr. Mike Campfield, P.E.: Believes that biosolids and manure are two separate things and I know that some people throw around – even when referring to sludge – you know, that is actually different than just human feces. Some people throw around the term "putting feces on fields" as if that's what biosolids is but it's not that at all. I think there's a lot of education that still needs to happen here at the Borough. We don't have any wastewater treatment facilities so we really don't know about it and that's why ... I look forward to working with the engineers who do have a lot of experience and hearing their side of the story.

Mr. Ron Phillips: I all in favor of our proposition to hold the Borough off for just a little bit.

Mr. Archie Giddings: I would like to share a couple of examples that might help the audience. In Wasilla, we have two different kinds of sludge or biosolids. When you clean a lagoon, that's a sludge; that's an odor problem and you can't put that sludge anywhere without a State permit. That's a very different kind of animal. Now we take septic pumpings, we put it in a digester and we put those in drying beds and dry it up for a year, that's some pretty safe stuff to put on a field of grass. It's not necessarily for consumption without testing for heavy metals or any other chemicals in it. It doesn't leave our sight so anything at the proposed Borough facility is going to be treated before anything is done with it. You certainly want to dewater it as much as you can and once you do that, the odor problem starts getting knocked down and then it's a much more easy product to deal with. We're using a lot of broad terms here but we're not going to apply anything anywhere on anything but it needs to be dissected down a little bit.

VOTE: all in favor and Resolution 17-01 passes.

XIII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

- A. Letter from the MSB to Mr. Eugene Haberman
- B. Updated WSAB contact list

XIV. COMMENTS FROM THE BOARD

Ms. Gina Jorgensen: I'm good. Enjoy your summer.

Mr. Ron Phillips: I think the definition of biosolids needs to be stated as Archie so well provided for us.

Mr. Archie Giddings: Congratulations to Mike.

Mr. Chris Nall: It was shorter than I thought it would be. Thanks for the welcome. I look forward to working with everyone.

Mr. Mike Campfield, P.E.: Yeah, I want to thank everybody for coming today and sharing with us this information. I think as a Board and as a Borough this is an issue that we need to study a lot further. Knowing that it's an issue of concern, you know, this whole episode has heightened our awareness of the issue and that's a good thing. I want to thank Alex for coming and everyone else. We'll see you guys the next time in August. This meeting is adjourned.

XV. NEXT MEETING

A. Thursday, August 10, 2017, 2:00 p.m. in the MSB Assembly Chambers

XIV. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 2:55 pm.


Mr. Mike Campfield, P.E. Chair

ATTEST:


Debbie Passmore, Board Administrative Support

**WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

**West Lakes Public Safety Building – Station 73
1250 Spring Drive
Meadow Lakes, Alaska 99623**

July 10, 2017

MEETING MINUTES

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I. CALL TO ORDER

The meeting of the West Lakes Fire Service Area Board of Supervisors was called to order at **6.02** at West Lakes Public Safety Building Station 73 at 1250 Spring Drive in Meadow Lakes, Alaska by Chairman William Browne on **July 10, 2017**.

II. ROLL CALL AND DETERMINATION OF QUORUM

Board Members present and establishing quorums:

West Lakes FSA: Bill Browne, Chairman, Cathi Kramer, Corky Matthews, Rae Arno, Vice Chair, and Steve Simpson

Central Mat-Su FSA: James Keel

Also present:

From West Lakes: Chief John Fairchild, and Admin Theresa Elliott

From Central MatSu: Tina Kennerson

Also: Deputy Director of Fire Ken Barkley

III. PLEDGE OF ALLEGIANCE

Mr. Browne asked Chief Fairchild to lead “The Pledge of Allegiance”.

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. MOTION: Ms. Kramer moved, Mr. Simpson seconded to approve West Lakes FSA minutes as written. VOTE: the motion passed unanimously.

V. REPORTS

Chief Fairchild reported for West Lakes:

- **Runs**

We did get Red Alert running again, finally got all information needed to finish up our red report for the month. 30 runs for the month of June, one structure fire call, one brush call, two rubbish calls, thirteen rescue and medical calls, one false alarm, one mutual aid call, one hazmat call, one hazardous condition call, and nine other calls (smoke etc.).

**WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

Prevention

- The WLFD facilitated the presentation of the Canine Search and Rescue Team for the Big Lake Library Summer reading program. This event was very well attended with 57 children and 35 adults. The SAR team and their dogs did an excellent job. They also provided outdoor survival training.
- WLFD will also facilitate the Dive Rescue Presentation for the Big Lake Teens in August.
- WLFD is scheduled to attend the Sutton Preparedness event on July 15, 2017 at the request of DES to promote the House Sign Program.
- WLFD assisted in the production of a Public Service Announcement at the request of DES concerning the House Sign Program.
- WLFD did smoke alarm and CO monitor installs in two residences.

Training

- ISO training in Tanker support and fold-a-tank operations for the month,

Mechanic

- New Transmission in SV-82.
- Assisting in the pumper testing and repairing as needed.
- Helping fleet due to one mechanic out for the next 12 to 20 weeks with a shoulder injury.
- Will be starting Annual PMs on the apparatus for this year.

General Operational Notes and Information

- Station 73 progress report, cement is being poured and the steel is starting to come in, on schedule.
- New budget is in service, confirming the PO numbers and getting lists together for the building support workers and other as needed.
- Picked up 1 Argo from Sutton to be stationed at WLFD Station 81, 2nd one will be received later when Sutton gets their new ATV.
- Received 5 new Thermal Imagers for replacement of the older Thermal imagers that are at end of life for the units.
- Received 5 Auto Rae 2 for use at WLFD. These are from area wide to replace the older Auto Raes
- Had issues with Emergency Generators at 81 and 73, Cummins repaired and both are back on line.
- Hired the shared Admin position that is cost shared between WLFD and Fleet.

**WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

- Completed Pumper and hose testing for the current year.
- All SCBAs are caught up and in-service. BC Swett and the MSA techs have done a great job getting the older packs repaired and back in service. We will be making a decision on our path forward on replacing the air packs with what type later this year.
- Continue working the specs for the all-wheel drive engine for St-72
- WLFD thanks James and Megan Hundley and Terry Robertson for the July 4th family fun day. 73 people attended the get together.
- Last year's insurance premium was \$483,399, under the new program it will be \$186,700. This will include some writers but basically we are going to a catastrophic insurance policy.

Chairman Bill Browne: Anything for anyone else?

Director 2 - Ken Barkley:

- **MATCOM**
The transition is going very well for a one this big. There have been a few hiccups but we are not losing any calls. I met this morning with the dispatch supervisor, The length of the time when a call comes in and the time a call is dispatched has been over 10 minutes on some calls. I showed him the documents and the CAD reports and they were alarmed by this. Some of the dispatchers have never done this before and are nervous making sure they are getting everything. Certain calls you need to push the alarm buttons and get everybody going and then get the information. If you have ever been in a dispatch center at this magnitude it is nerve racking for some. They are listening, learning, and willing to learn and moving forward. We are ahead of where I thought we would be. We haven't missed any calls and we have made some changes that we've wanted for a while. One thing we had done until this week is a supervisor from EMS, Fire or Rescue had been in there with them 24/7 incase questions pop up. This week we have pulled 12pm-8pm. If something critical happens at night they will call me and I will be there in about 5 minutes.
- **Awards program**
Since I've been with the Borough, I've gone to the quarterly awards meetings, but the paid on-call time is not recognized. This has bothered me for a long time. I started a program with Mr. Moosey that would allow the paid on-call time to count. Here is an example: 3 months ago Rich Boothby was presented an award at the assembly chambers for 10 years of service, but he is actually just under his 30 years of service. Chief Boothby's time as paid on-call was not recognized. This has now been corrected; we now have a 1 year, 5 year, 10, 15, 20, 25, 30, to the point that Benny Cottle just received his 55 year award. Depending on how many years, they get a plaque, a certificate, and a pen with the years on it. The reason why I'm mentioning this is the 25th of this month we are having a "Years

**WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

of Service “ recognition ceremony and would like to have some board members come to this.

- **Willow ISO Rating**

We went from 810-610 ISO rating, which was our goal. This is good because a year or 2 ago we were raising the MIL rate to save money on the other end, now we can show that we knew what we were talking about. We spoke with ISO and that rating did not count Station 12-4 and the new tanker, and the roster has doubled since then. With those 3 things we are sending the paperwork back in and I’m hoping it will bring them into a “5” rating, if not it will be real close to a 5.

Chairman Bill Browne: Anyone else want to say anything?

Cathi Kramer:

- I was going to mention that I heard from the Community Council and they are sending more grant money on top of the grant from last year for the signs, CO detectors and smoke detectors, and since then we have had a lot of CO detectors and smoke detectors donated. There is about enough money to buy a box of signage, so I’m going to go ahead and order them. The deal with Roy is that any of the signs that Fire Dept. helped me with in the winter, \$10 of the proceeds go back to ASFA.

Chairman Bill Brown: Does anyone else have anything? If nothing else I adjourn the meeting.

VI ADJOURNMENT

Chairman Browne adjourned the meeting at **6:35**.

WEST LAKES FSA
BOARD OF SUPERVISORS MEETING

William B. Browne

WILLIAM BROWNE, Chairman, West Lakes FSA B.O.S.

ATTEST:

Theresa Elliott

THERESA ELLIOTT, Admin Assistant, West-Lakes FSA B.O.S.

Minutes approved on: 8/14/17 (West Lakes FSA B.O.S)

Joe Irvine FHCC Secretary

**Minutes for February 2, 2017 General Meeting
Fishhook Community Council (FHCC)
7 PM Thursday at the GPRA Community Chalet**

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Call to Order: 7:05 by Vice Pres. Earl Almdale

Establishing a Quorum: Yes, 29+

Approval of the Agenda: Approved without objection

Approval of Minutes for the Oct. 27, 2016 Annual Meeting: Approved without objection.

Approval of Minutes for Feb. 2, 2017 General Meeting: Approved without objection at Feb. 23, 2017 General Meeting.

Treasure's Report: Community Revenue Sharing Grants - \$53,861.72,
General Funds - \$724.99

Announcements and Correspondence:

• **Sign In Table** - Be sure to sign in and check your contact information. **Note:** We are asking for a physical address on the sign in sheets to aid in determining residency in the Fishhook Community Council area.

• **2016 FHCC Board Officers & Board Members:** Kim Sollien - President (abs.); Earl Almdale - VP; Joe Irvine - Secretary; Bryan Cherry - Treasurer; Sheri Musgrave; Shane Turner (abs.); & Chuck West,

• **2017 Schedule of FCHH Meetings & Events**

Thursday, February 2, 2017 FHCC General Meeting

Thursday, April 20, 2017 FHCC General Meeting

Saturday, May 6, 2017 FHCC Community Clean Up Day

Thursday, July 20, 2017 FHCC General Meeting

Thursday, October 26, 2017 FHCC Annual Meeting

• **Request to Please Join Facebook page for Fishhook Community Council** so that we can use it as a tool to communicate with community members about general community information.

• **Methods Used for Notification about FHCC Meetings: i.e. Feb. 2, 2017**

1. FHCC emails, 2. FHCC Facebook Page, 3. Fishhook Community Road Signs,
4. Mat Su Borough Web Page, 5. Mat Su Borough page in the Frontiersman,
6. Nextdoor "Hatcher View" Web Page, 7. FM Radio Station 95.5 "The Pass".

Reports and Presentations:

1. The Mat Su Borough Planning Commission will discuss the Fishhook Comprehensive Plan on Monday Feb. 6 at 6 PM at the Mat Su Borough Building.
2. MEA's Utility Corridor Clearing Update, Julie Esty. NA
3. Open Burning – what is allowed In the MSB- Kirsten Pedersen. Mat Su Borough does not allow for open burning of hazardous materials. Contact the MSB at 745-4801 for more info.

4. Community Revenue Sharing Grants (CRS):

If you interested in championing a project, you can pick up a copy of the RFP from the FHCC secretary. A Request for Proposals (RFPs) may be submitted to a FHCC Board member any time during the year.

a. FHCC Board approved Hatcher Alpine Experience's (HAX) request of \$5066.43 for overage costs for the storage shed foundation. This was allowed according the FHCC Feb. 4, 2016 Resolution, "Allow up to an additional 30% of the approved funds for a CRS project to be used as a contingency fund for unforeseen costs".

b. A \$5000 check was given to MY HOUSE for 2017 general operating expenses to support Mat Su Valley homeless youth. This action was approved at the 2016 FHCC Annual Meeting on Oct. 27.

5. Information updates related to the FHCC area:

a. GPRA Trail Lighting - Lights will go on daily at 8 AM & turn off when it gets light & turn on again when it gets dark. Lights will turn off at 9PM.

b. New local FM radio station at 95.5 "The Pass".

c. The natural gas line is now beyond the Little Su River on Edgerton Parks Rd. Contact FHCC resident Deb Hanson at 745-5306 for more information if you are interested in getting the gas line up Edgerton Parks Rd.

6. Reports to the Mat Su Borough, State of Alaska and Federal IRS are up to date.

Unfinished Business:

New Business:

Four Community Revenues Sharing Grant Requests:

1. Mat Su Recycle Coalition (Plastic Bag Committee) – Media costs for education about problems associated with using plastic bags. \$1000
Motion by Liz Jackson to approve \$1000; seconded.
Passed 25 to 4.
2. Mat Su Trails & Parks Foundation – Snow blower for Chalet. \$1800
Motion by Tim Ivanitskiy to approve \$1800 for a snow blower; seconded.
Passed 19 to 4.
3. Fishhook Fire Hall- new snow machine for mountain rescue. \$14,000
Motion to end debate. Seconded. Passed without objection.
Motion by Tim Ivanitskiy to approve \$14,000 for snow machine for mountain rescue.
Passed 28 to 3.
4. Hatcher Pass Avalanche (HPAA) weekly forecasting. \$5000.00
Motion to end debate. Seconded. Motion passed without objection.

Motion by Stuart Leidner to approve \$5000 to Hatcher Pass Avalanche (HPAA) for weekly avalanche forecasting.

Passed 29 to 2.

Motion to use the exception allowed in Bylaw Article 5 Section F that the approved motion for weekly avalanche forecasting can be considered when it is first introduced instead of waiting until the next FHCC meeting because the motion can't wait until the next meeting. Seconded.

Motion failed 11 to 21.

Motion by Joe Irvine to have a FHCC Special Meeting on Thursday February 23 to take up the approved motion of \$5000 for HPAA weekly avalanche forecasting under Unfinished Business.

Passed 25 to 4.

Other:

Ban Trapping in GPRA South.

Motion by Dave Musgrave to send a resolution from the FHCC to the Mat Su Borough in support of banning trapping in the southern section of the Govt. Pk. Rec Area (GPRA). Seconded.

Passed 22 to 2

Motion by Dave Musgrave to add this to the FHCC Special Meeting's agenda on February 23 under Unfinished Business. Seconded.

Passed without objection.

Persons to Be Heard: opportunity for comments (5 minute limit).

Adjournment: 9:30 PM

Joe Irvine FHCC Secretary

**Minutes for February 23, 2017 Special FHCC General Meeting
Fishhook Community Council (FHCC)
7 PM Thursday at the GPRA Community Chalet**

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Call to Order:

Establishing a Quorum: Yes. 30+

Approval of the Agenda: Approved without objection.

Approval of Minutes for February 2, 2017 General Meeting: Approved without objection.

Treasure's Report: Community Revenue Sharing Grants - \$53,861.72,
General Funds - \$724.99

• **Sign In Table** - Be sure to sign in and check your contact information. Pick up the meeting agenda & the minutes of the last meeting. Copies of the By-Laws are also available at the Sign-In table or from the Secretary.

• **2017 FHCC Board Officers & Board Members:** Kim Sollien - President; Earl Almdale – VP (abs); Joe Irvine - Secretary; Bryan Cherry – Treasurer(abs); Sheri Musgrave; Shane Turner(abs); Chuck West.

Announcements and Correspondence:

• **2017 Schedule of FCHH Meetings & Events**

Thursday, February 23, 2017 FHCC Extra General Meeting

Thursday, April 20, 2017 FHCC General Meeting

Saturday, May 6, 2017 FHCC Community Clean Up Day

Thursday, July 20, 2017 FHCC General Meeting

Thursday, October 26, 2017 FHCC Annual Meeting

• **Fishhook Community Council Facebook Page**

Info about FHCC, announcements, agendas, meeting minutes, information from the Borough like Platting notices, etc....

Reports and Presentations:

1. The Mat Su Borough Assembly at their Assembly meeting on Tuesday, March 7 at 6 PM at the Mat Su Borough Building will introduce the Fishhook Comprehensive Plan. On March 21 at 6 PM the Mat Su Borough Assembly will hold a public hearing about the Fishhook Comprehensive Plan and will vote on the adoption.

2. Community Revenue Sharing Grants (CRS):

If you interested in championing a project, you can pick up a copy of the RFP from the FHCC secretary. A Request for Proposals (RFPs) may be submitted to a FHCC Board member any time during the year.

3. Information updates related to the FHCC area:

- a. New local FM radio station located at 95.5 "The Pass".
- b. Nextdoor is an app that lets neighbors in the Fishhook Community communicate easily about local news & events.

c. The natural gas line is now beyond the Little Su River on Edgerton Parks Rd. Contact FHCC resident Deb Hanson at 745-5306 for more information if you are interested in getting the gas line up Edgerton Parks Rd.

Unfinished Business:

1. Motion to approve \$5000 of CRS funding to Hatcher Pass Avalanche (HPAC) for weekly avalanche forecasting for the 2016/17 season. Moved to approve by Daryl Farrens. Seconded. Motion passed 29-1.
2. Motion to send a resolution from the FHCC to the Mat Su Borough in support of banning trapping in the southern section of the Govt. Pk. Rec Area. Moved to approve by Jeremiah Millen. Seconded. Motion passed 21-9.

Persons to Be Heard: opportunity for comments (5 minute limit).

Adjournment:

Meadow Lakes Community Council, Inc.

Minutes – July 12, 2017 - Meeting – Birch Creek Villas (Senior Housing) 1210 N. Kim Drive
Board ~ Quorum= 3: Pres: Patricia Fisher _ Vice Pres: Rae Arno Treasurer: Cindy Michaelson
__ Sec: Janet Henkel Council Coordinator: Tim Swezey (3 = Yes)
Committee Chairs ~ Quorum = 3: Education: Cally Leader _ CIP: Terry Boyle
 Bylaw: Linda Conover Mem: Lacey Harris Trail: Lori Benner-Hanson
 Safety: Larry Michaelson Gaming: Ariel Cannon (6 = Yes)
10 Members of the Meadow Lakes Community: (Yes)

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1. **Call to Order:** The meeting was called to order at 7:00 pm by President Patti Fisher. A quorum was determined to be present.
2. **Pledge of Allegiance:** Recited.
3. **Approval of:**
 - a. **Agenda** – Linda Conover moved to approve agenda. Motion seconded by Cindy Michaelson. Motion passed.
 - b. **Minutes** – Approval of Meeting Minutes. Linda Conover motioned to approve the June 10, 2017 meeting minutes, and was seconded by Lacey Harris. Approved.
 - c. **Treasurers Report** – Cindy Michaelson presented the Treasurers report. Sherri Rusher moved to accept report. Lacey Harris seconded motion. Report accepted.

4. **Reports:**

President – President Patti Fisher asked for volunteers for a Sports Field work day.

Gaming – Ariel Cannon reported Bingo is held once a month here at seniors, usually on the third Friday. It is still just breaking even.

Community Safety – Larry Michaelson reported that this is an excellent safety summer so far. DOT met the deadlines they had given us on the road construction at Pittman/Parks.

Parks & Recreation – No report

CIP – No report

Education – Cally Leader reported she is just starting and will have more information later.

Membership – No report

Bylaws – Linda Conover reported no activity.

Council Coordinator – A joint meeting was held with Trails and MLCD. It was approved to apply to add trails to the Park.

5. **Presentations:**

Sean Towers – Rosebuds Shatter House – Applying for a MSB Conditional Use Permit

A Power Point presentation explaining Rosebuds Shatter House was shown. This included pictures of all the state requirements. This building was a prior tire shop. The grow will be hydroponic. He still has a couple of issues to resolve with the state requirements. This will be a grow and retail operation.

Borough Mayor Vern Halter – Proposed area wide sales tax

Presentation Points

- The Mat Su School District requested an Ordinance to support education through a borough wide sales tax to be put on the ballot in October.
- The Ordinance is written at 3%. Mayor Halter felt that 2% is more realistic. The borough accounting department is preparing scenarios of sales tax at 2.5% - 1.5% etc.
- A possible addition to the Ordinance will cap the funding from property tax at \$50,000,000.00, which should result in a reduction in property taxes.
- Vern vetoed taking the short fall of \$1.8 million out of the reserve fund. He feels the issue of school funding is not going away, with student population continuing to grow. Another revenue source needs to be developed to support education.
- Question – are there any restrictions on how the School District spends the funds. The Assembly funds

the schools, but by state law cannot manage how the funds are spent.

- Our mill rate went above 10 for the first time in years.
- The CAP requirement will be a companion ordinance.
- The Ordinance will be titled "Sales Tax in Support of Education".
- Borough taxes cannot be dedicated to a specific fund.
- The sales tax ordinance is written to be capped at a \$1000.00 purchase. This will be changed to \$500.00.
- A sales tax must go on the ballot.
- Want to get it on the October ballot or a special election in December.

6. **Correspondence:** Correspondence links were listed on the agenda.

- a. Proposed Areawide Sales Tax to Support Education – Mayor Vern Halter gave presentation
- b. Rosebuds Shatter House – Retail MSB Conditional Use Permit – Sean Towers gave presentation
- c. Alaska Horticultural Arts – Standard Cultivator MSB Conditional Use Permit – no comment
- d. Parking Lot Paving Meadow Lakes Park will be closed between July 18th and July 31st

7. **Old Business:** None

8. **New Business:**

- a. Change of the Registering Agent on our Biennial Report – Cally Leader moved to change the Registering Agent on our Biennial Report with the State of Alaska to President, Patricia S. Fisher. Cindy Michaelson seconded motion. Motion passed.

9. **Agency Reports:** **Assemblyman Randall Kowalke** – The Ordinance requesting a sale tax was requested by the School District. The intention is to fund schools through another source and to reduce the dependency on property tax for schools. The schools are growing which creates the need to continue to ask for more money. A question was asked about the Borough pursuing a Bond Package to complete the Seldon Extension to Pittman. The past Bonds have been 50/50 match with the State. That situation no longer exists with bonding being at 100% on residents. The question of squatters was brought up asking what the Borough could do. We are a 2nd Class Borough and do not have police powers to correct a squatter problem. It was suggested to contact the owner. It was revealed the owner of the property is incarcerated himself. Could try to contact Code Compliance in regards to a junk issue on the property.

10. **Persons to be heard:**

- a. **Chief John Fairchild** – It has been slow and quiet on as far as fires are concerned. Have had several wrecks and medical assists. These were not due to the construction. July 4th and a family day for volunteers of West Lake Fire Departments. The new fire station is in progress with the foundation being poured. Plumbing and steel will go up next with and November opening scheduled. The Hot Shots are outside and now some of the local volunteers are being sent to the lower 48 to help with fires.

- b. **Larry Michaelson** read into the minutes a letter he received from Lane and Amanda Wraith.

It read -

"July 8, 2017
Amanda Wraith
2455 N Pittman Road
Wasilla, AK 99623

Meadow Lakes Community Council

To Whom It May Concern,

We are landowners on Island Lake and want to write to express our appreciation for the Mat-Su Borough in their efforts to develop the park and lake access at the north end of Island Lake. This property has been designated as a Borough park for many years and we are happy that the Borough is providing access to the lake for our community on this property.

This will serve community needs for clear access for peaceful recreation and enjoyment of this lake. It is in accordance with our lake management plan and will alleviate much of the uncertainty about access to

the lake that has caused many to trespass on private property in order to access the lake year round.

We support the Borough in their work to make recreational access and opportunities available to our community in a way that wisely utilizes resource at the disposal. Thank you to those who are making this park possible on Island Lake.

Lane and Amanda Wraith”

Donna Hartman, Charlie Center, Bernie Moffitt objected to this park and road and the process in which they have been built and handled. They are going to meet and continue the discussion on their concerns.

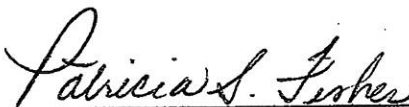
- c. **Jasmine Martin**, staff member for Senator David Wilson, introduced herself and offered to talk to anyone having questions or comments after the meeting.
- d. **Motion** was made by Sherri Rusher to extend the meeting until 9:15. Cindy Michaelson seconded motion. Motion passed.
- e. **Eugene Haberman** commented on projects not having proper notice prior to decisions being made. He referred to a situation with the Palmer City Council.
- f. **Rich Nevitt** questioned why Eugene Haberman had been buzzed at three minutes and no one else was. Tim Swezey answered that others had not gone three minutes or ignored the buzzer.
- g. **Joe Schlanger** – Commented that something needs to be done at the State level about SB91, the PFD, and the thought of a State Income Tax.

11. **Approve Meeting Location:** Cally Leader moved to approve with Lacey Harris seconding motion. Approved.

Birch Creek Villas (Senior Housing – center of building)
1210 N. Kim Drive
Meadow Lakes

Wednesday, August 9, 2017
Sign In: 6PM to 7PM
Meeting: 7PM – 9PM

12. **Adjournment:** Sherri Rusher moved to adjourn meeting. Cally Leader seconded motion. Meeting adjourned.


Patricia S. Fisher, President 8/9/2017 Date


Janet Henkel, Secretary 8/9/17 Date

July 8, 2017
Amanda Wraith
2455 N Pittman Road
Wasilla, AK 99623

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Lane and Amanda Wraith

Draft

CLERKS OFFICE

AUG 17 2017

RECEIVED

Talkeetna Community Council, Inc.

The Regular Monthly Meeting of the Talkeetna Community Council, Inc

Monday, July 3, 2017 at 7:00 pm @ the Talkeetna Public Library

DRAFT MINUTES

Agenda

1. Call to Order 7:02PM.

Quorum Established: Paul Button, Mary Farina, Chris Grabowski, Jeff Lebegue, Christi Seay, Peg Vos.
Ed O'Connor was absent.

2. Peg Vos will take the minutes.

3. Approval of agenda. Chris made the motion to approve the agenda; Paul seconded. The motion passed unanimously.

4. Approval of minutes: Mary made the motion to approve the minutes of June 5, 2017. Peg seconded. The motion passed unanimously.

5. Treasurer's Report. Given by Christi Seay.

6. Out-of-town guest(s). None

7. Correspondence: Paul gave an update on this past month's electronic correspondence.

8. Announcements:

- a. Sunshine Community Health Center is recruiting board members.
- b. Alaska Historical Commission/naming of a lake to commemorate Sam Kimura.
- c. FERC determination on Susitna Watana.
- d. MSB is looking for election workers.
- e. Sunshine Community Health Center Picnic Aug. 12th.

9. Persons to be heard:

- a. Brian Okonek: regarding bear proof trash containers.

10. Assembly Update. Given by Randal Kowalke

11. Committee/Board Reports

- a. TPAC: Jeff read Iris' email

b. Recycling: Given by Whitney

c. RSA : Given by John S.

d. Revenue Sharing: Given by Robert G.

e. Skatepark: No report

f. Safe River Access : no report

12. Unfinished Business: None

13. New Business

a. Stop sign needed at intersection of Main and B street.

Chris made a motion that TCCI write a letter to RSA asking that traffic calming techniques or improvements be ascertained for downtown Talkeetna. Mary seconded the motion. Passed unanimously. Chris will write the letter.

b. Concerns regarding MSB response to TCCI correspondence. Paul made a motion that TCCI write a letter to MSB manager asking that MSB staff comply with MSB code Chapter 2.76 and response to correspondence therein. Mary seconded the motion. Passed unanimously. Paul will write the letter.

c. Membership vote/ Bylaws Amendment for new TCCI district boundary.

Passed 10 yea to 1 nay.

14. Adjourn: Mary made a motion to adjourn the meeting at 8:41. Chris seconded the motion. Passed unanimously.

Approved by:



8/7/17

Attested to:



Trapper Creek

COUNCIL MEETING MINUTES

Regular Meeting 6:30 PM Thursday, July 20, 2017

- I. Meeting called to order 6:39 pm
- II. Determination of Quorum
- III. Board Members in Attendance: Glenka, Grelson and Miller; Members present: Marc & Mary Nitzorski; Guests present: Randall & Karen Kowalke and Eugene Haberman
- IV. Reading and approval of minutes from June 15, 2017
- V. Borough Assembly Report: Assemblyman Kowalke stated that changes are to be proposed regarding the proposed sales tax. Expect resolution from school district re 17-093.
- VI. TCCSA CIP Report: CIP#4: Currently has a balance of \$6,588.53 remaining.
- VII. Treasurer's Report: Expenditures this period: None. Checking: \$1,390.47 & Savings: \$25.33 = \$1,415.80
- VIII. Revenue Sharing Project Updates:
 - A. FY2012: Oral History – No expenditures. \$98.27 remaining
 - B. FY2013: TCCSA Conex – No expenditures. \$1,366.54 remaining
 - C. FY2014: TCCC Operating Costs – Expenditures: None. \$154.19 remaining
 - D. FY2015: TCCSA Operating Costs – Expenditures: This project is now completed.
 - E. FY2016:
 - TCCSA Operating Costs - \$13,500, spent \$646.25, \$12,853.75 remaining.
 - Upper Susitna Food Pantry - \$3,900 remaining
 - TCCC Operating Costs - \$1,000 remaining
 - Winter trail Grooming - \$600 remaining
 - Nordic Ski Club - \$300 remaining
- IX. Correspondence/Current Mail: E911 Street Addressing – Info on Post Office

- X. Public Forum: Eugene Haberman spoke on the borough sales tax. He does not agree with the procedures taken by the borough.
- XI. Unfinished Business:
 - A. Village Safe Water Program (VSW): Contractor still working on 65% draft Preliminary Engineer Report (PER). When it comes out, we will be sent the draft for review and comment.
 - B. FY16 Revenue Share: Funds were received and being disbursed.
 - C. **Planning Commission will conduct a public hearing concerning the Application for a Conditional Use Permit on Monday, August 21, 2017 at 6:00 p.m. in the Borough Assembly Chambers, 350 E. Dahlia Avenue, in Palmer, AK**
- XII. New Business: *NONE*
- XIII. Date of next meeting scheduled for **August 17, 2017, 6:30 pm.**
- XIV. Meeting adjourned at 7:25pm

(Minutes taken by Council Treasurer, Levi Miller)

Approved: *Paula G. Gerdan* ^{8/17/17} *Levi Miller* ^{8/17/17}
 Chairperson Date Secretary Date

Trapper Creek Community Council
 PO Box 13021, Trapper Creek, AK 99683-0321 (907) 733-7370 Teleconference