

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 1, 2023, at the Matanuska-Susitna Borough, in Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:45 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

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

RECEIVED

FEB 01 2023

CLERKS OFFICE

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. BOGARD ROAD AT ENGSTROM ROAD RIGHT-OF-WAY ACQUISITION** The request is for the approval of a Right-of-Way Acquisition Map for **Bogard Road at Engstrom Road and Green Forest Drive Intersection Improvements, Project No. 001630/CFHWY00453**. Located within Sections 27 & 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly Districts #1.3.4 & 6. (*Petitioner/Owner: State of Alaska – Department of Transportation, Staff: Fred Wagner, Case # 2022-180*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 28 public hearing notices were mailed out on January 11, 2023.

Platting Officer, Fred Wagner gave an overview of the case.

- Stated we had an error in advertisement and after talking with Law, we will proceed with this case today, then continue this meeting to February 8, 2023.
- Opened the public hearing for public testimony.

TIME: 8:47 am

Break for public to look over project drawings

Reconvene: 8:53 am

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

The following persons spoke:

- Neil Nardini - owns the shop at Green Forest Drive and Bogard Road, prefers they move the road over to not lose his shop.
- Rod Hanson - North Lakes Community Council recently formed Road and Safety Committee and they did not have time to hold a meeting before comment period.
 - Concerns about long Range plan for Bogard.
 - Ideally would ask for a little more time to respond
 - Encourages this project to go forward as quickly as possible

- Strongly supports the project
 - Top concern of North Lakes Community Council is the 3 mile stretch of Bogard Road; the road is going to need to be improved.
 - DOT and Borough need to take a view at the future to widen and expand bike paths and lighting.
 - Let's not be short sighted of the future of this road in the long run.
- Franci Havenmeister - has a homestead at Engstrom and Bogard Road and has concerns about the project

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

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

The petitioner, Chris Bentz with Department of Transportation said he was happy to have conversations with individuals concerns.

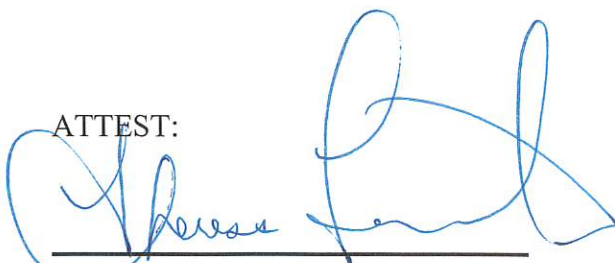
Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to continue the Bogard Road at Engstrom Road ROW Acquisition and leave the public hearing open to the next meeting, February 8, 2023.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 9:07 a.m.

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist



FRED WAGNER, PLS
Platting Officer

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1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

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

RECEIVED

FEB 08 2023

CLERKS OFFICE

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **BOGARD ROAD AT ENGSTROM ROAD RIGHT-OF-WAY ACQUISITION** This case is continued from February 1, 2023. The request is for the approval of a Right-of-Way Acquisition Map for **Bogard Road at Engstrom Road and Green Forest Drive Intersection Improvements, Project No. 001630/CFHWY00453**. Located within Sections 27 & 34, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly Districts #1.3.4 & 6. (*Petitioner/Owner: State of Alaska – Department of Transportation, Staff: Fred Wagner, Case # 2022-180*)

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

- This case was continued from February 1, 2023, due to advertising error.
- The public hearing was left open at that time.

Ms. Theresa Taranto provided the mailing report.

- Stated that 28 public hearing notices were mailed out on January 11, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve the Bogard Road at Engstrom Road ROW Acquisition with 3 conditions. There are 11 findings of fact.

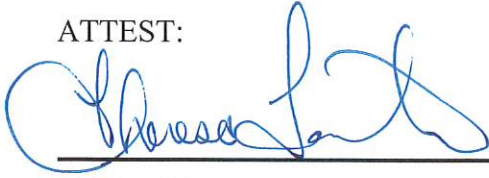
4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:47 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist

Big Lake RSA #21 Board Meeting Minutes
Wednesday, January 11, 2023
6:30 pm, Big Lake Lions

RECEIVED
FEB 10 2023
CLERKS OFFICE

Primary Supervisor Pat Daniels called the meeting to order at 6:30 pm. Supervisors Jill Parson, Pat Daniels, Garland Morrison, and Andrew Traxler were present, representing a quorum. Bill Haller was absent.

Also in attendance: Assemblyman Tew, Tyler Blazejewski, PW(Public Works) Road Superintendent, Dustin Spidal, PW Projects, and four participants.

Meeting notice was published timely in the Frontiersman and in the MSB calendar.

Agenda was approved as presented. Minutes from the RSA21 December 14, 2022 meeting were approved as presented.

TYLER'S ROAD UPDATE: met with Tom Tomasi re snow storage issues. Followup meeting planned.

DUSTIN'S PROJECT UPDATE: provided updated draft RIP list and addressed questions. Reported on projects in process: Jolly Creek, Papoose Twins. Birch Lake paving proposal from Nana to be considered.

PERSONS TO BE HEARD -none

UNFINISHED BUSINESS

Pavement maintenance, striping, and crack sealing are needed to be done next summer.

Resolution 23-01 requesting the Assembly to ask State DOT to prioritize Lucille Creek drainage issues followed by Big Lake Road and Hollywood Road paving was read. Approval unanimous.

NEW BUSINESS

Pat Daniels re-elected as Primary/meeting chair.

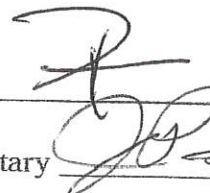
Future meetings will be moved to the Big Lake Family Restaurant during hockey season, due to noise and lack of meeting space at Lions, and scheduled weekly to work on RIP, other issues.

BOARD ANNOUNCEMENTS and BOARD COMMENTS - none noted

Next meeting February 1, 2023, 5-6pm, Big Lake Family Restaurant. Meeting adjourned at 8:35 pm.

Respectfully submitted, Pat Daniels, Primary

Jill Parson, Acting Secretary


02-08-2023

Big Lake RSA #21 Special Board Meeting Minutes
Wednesday, February 1, 2023
5:00 pm, Big Lake Family Restaurant

RECEIVED
FEB 10 2023
CLERKS OFFICE

Primary Supervisor Pat Daniels called the meeting to order at 5:05 pm. Supervisors Jill Parson, Pat Daniels, Garland Morrison (via phone), and Andrew Traxler were present, representing a quorum. Bill Haller was absent.

Also in attendance: Assemblyman Tew, PW(Public Works) Projects Dustin Spidal, and four participants.

Meeting notice was published timely in the Frontiersman and in the MSB calendar.

Agenda was approved as presented.

PERSONS TO BE HEARD -none

UNFINISHED BUSINESS

Pat stated the approximate 2023 annual budget amount has been updated to \$1,493,305.81 with additional funds pending audit. Dustin is reviewing and closing out all previous completed projects and finding unspent funds, to be included in RSA21 fund totals.

NEW BUSINESS

Individual RIP nominations were included in a draft RIP list which Dustin will distribute to all Supervisors for presentation at the February 8 meeting.

Resolution 23-02 requesting the Assembly and the Manager to accept the Task Force recommendations was introduced and unanimously approved.

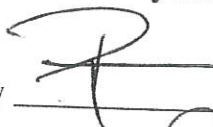
Resolution 23-03 requesting the Assembly and the Manager to approve and fund a Low Volume Road test project was introduced and unanimously approved.

The individual Weekly Winter Road Report form was distributed by Pat who explained its use and purpose. Supervisors agreed to use this report to provide ongoing documentation of road maintenance issues, to be discussed at future meetings.

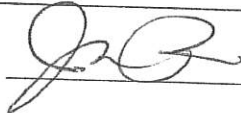
BOARD ANNOUNCEMENTS and BOARD COMMENTS - none noted

Next meeting February 8, 2023, 6:30pm, Big Lake Family Restaurant. Meeting adjourned at 7:16 pm.

Respectfully submitted, Pat Daniels, Primary



Jill Parson, Acting Secretary



02-08-2023

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING

6:30 PM

November 16, 2022

MINUTES

- I. CALL TO ORDER: Meeting was called to order at 6:38 PM
- II. ROLL CALL: Bill Kendig, Patrick Cook, B. H. Tilton, Teri Johnson, and Bill Johnson
- III. ESTABLISH QUORUM: Quorum established.
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF AGENDA: Agenda approved as presented.
- VI. MINUTES OF PRECEDING BOARD MEETINGS: Minutes of October 19, 2022 Board Meeting and the Board Actions at the November 2, 2022 Non Quorum Informational Member Meeting were approved as presented.
- VII. REPORTS/CORRESPONDENCE
 - A. OFFICERS
 1. PRESIDENT: None
 2. TREASURER: As of October 31, 2022

Council Funds \$10,481.84	Grant Funds \$0.00
CAP Funds \$0.00	Total Funds \$10,481.84
 - B. COMMITTEE: None
 - C. LEGISLATIVE:
 1. State:
 - a. Cathy Tilton- House District 26. Discussed the Rank Choice process post voting, the Fairview Loop Project and the Parks Highway Alternative Corridor Meeting on December 8th at Wasilla Library.
 - b. Buddy Whitt was present for Senator Hughes. He thanked Ryan Anderson , commissioner of the Alaska Department of Transportation & Public Facilities for joining us at this meeting. He also thanked the community for reelecting Senator Hughes.
 - c. Kevin McCabe-still awaiting Rank Choice to determine if he will be reelected to House District 30. Discussed concerns with intertie with Anchorage, state vs. MSB roads, and the expansion of gas plant at Pt Mac causing an increase of Vine Rd traffic with big trucks during KGB construction. Pt Mac is a concern. Many are in favor of the rail spur completion, also bullets and bombs movement needs railroad. Also discussed the need to upgrade the airport and that a resolution from this council in support of building up the airport would be helpful.
 2. Borough: None
 3. City:
 - a. Crystal Nygard, Deputy Administrator for Mayor Ledford-Discussed grant for 10 year business plan for Wasilla, 54% of workforce are blue collar, economic zone at the port, 3 Phase power to airport, survey of airport users, building terminal at airport, young people not coming home to Alaska after college and the short supply of math trained people, Arctic Winter Games, working with Palmer regarding water pressure, water is biggest concern with the need for 4 additional water towers in next 3-5 years, smart grant to map utilities, technology partnership with MSB.

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING

6:30 PM

November 16, 2022

D. CORRESPONDENCE:

1. Platting: None
2. License & License Renewal Applications: None
3. Other Correspondence:
 - a. WASI Newsletter for November 2022 was presented.
 - b. Thank you card from CCS Early Learning was presented.

VIII. PERSONS TO BE HEARD:

- A. Ryan Anderson, P.E. Commissioner of the Alaska Department of Transportation & Public Facilities, discussed the KGB project. Phase one started and will take 2 years. Phase 2 to start 2024 to Vine. Discussion about intersection access to Settlers Bay Lodge. Also discussed the Fairview Loop Project. Revised the S7 Loop of the World to Fern to be completely rebuilt 2025. The safety projects were discussed and they are looking at another method to handle the safety issues on the east end that were deleted from the upgrade.
- B. Cathy Tilton discussed her Christmas Card Project for Seniors and how to be involved.
- C. David Nohr expressed concerns regarding safety issues with Foothills becoming like a speedway. Getting no help from the Troopers and need ideas to get help. It was requested that he bring this issue back to the January Board meeting when Moki Tew will be present to discuss ideas.

IX. UNFINISHED BUSINESS: None

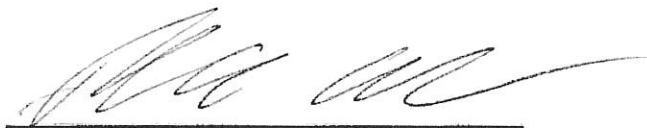
X. NEW BUSINESS:

- A. *A motion was made, seconded, and passed unanimously to create a Resolution from the Knik Fairview Community Council to support Pt McKenzie expansion.*
- B. *A motion was made, seconded, and passed unanimously to create a Resolution from the Knik Fairview Community Council to support the Wasilla Airport expansion.*

XI. PUBLIC COMMENT/ANNOUNCEMENTS:

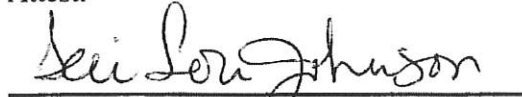
- A. Next Board Meeting January 18, 2023, 6:30 pm at Settlers Bay Lodge
- B. Next General Meeting February 1, 2023, 7:00 pm at Settlers Bay Lodge

XII. ADJOURNMENT: Meeting adjourned at 7:46 pm.



Patrick Cook, Vice President

Attest:



Teri Lou Johnson, Secretary

Date Approved: 1/18/2023

KNIK-FAIRVIEW COMMUNITY COUNCIL

PO Box 877291
Wasilla, Alaska 99623

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FEB 06 2023

CLERKS OFFICE

RESOLUTION 23-01

RESOLUTION IN SUPPORT OF WASILLA AIRPORT EXPANSION PROJECT

WHEREAS, it is our understanding that the City of Wasilla administration and council have made expansion of infrastructure and services at the airport a high priority, and

WHEREAS, aviation is a crucial component of Alaska's economy and its rural communities, and

WHEREAS, Wasilla Airport is on the major road system in the heart of Alaska connecting the north, south, east and west communities in the fastest growing region of the state, and

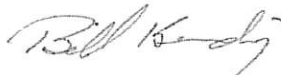
WHEREAS, in addition to being affordable, Wasilla is home to one of the largest blue-collar workforces making it ideal for businesses, and

WHEREAS, the runway expansion project is needed in order to enable services to the public to be provided in the best manner possible and completion of the proposed project will improve our access at Wasilla Airport by allowing better connecting flights to all parts of Alaska, both urban and rural, and

WHEREAS, the board members of the community council have discussed at the November 2022 Board Meeting the desire to support this expansion project,


NOW, THEREFORE BE IT RESOLVED that the Knik-Fairview Community Council Board of Directors has voted unanimously to support this expansion project.

ADOPTED by the Knik-Fairview Community Council Board of Directors at a meeting held January 18, 2023.



Bill Kendig, President
Knik-Fairview Community Council
907-841-8291

ATTEST:


Teri Lou Johnson, Secretary

MATANUSKA-SUSITNA BOROUGH

CLERKS OFFICE

FISH & WILDLIFE COMMISSION RESOLUTION SERIAL NO. FWC 23-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH FISH AND WILDLIFE COMMISSION MAKING RECOMMENDATIONS ON THE PROPOSED WATERBODY SETBACK ORDINANCE 23-002.

WHEREAS, the Matanuska-Susitna Borough has a vested interest in utilizing science-based standards and forward-looking policies to help ensure a balance between the critical fish and wildlife resources of the region with other needs of the population; and

WHEREAS, the importance of riparian setbacks is recognized by the State of Alaska for timber harvest to protect fish habitat and water quality at ponds, lakes, and streams with high value fish (AS 41.17.115a, AS 41.17.950, AAC 95.185a); and

WHEREAS, this is accomplished by requiring a no-cut zone within 100 feet of the shoreline of lakes and ponds or 150 feet of the shoreline of streams with high-value fish (AS 41.17.116b, AS 41.17.950); and

WHEREAS, the Matanuska Susitna Borough is charged by the State of Alaska with Land Use Planning and Implementation; and

WHEREAS, Title 15 of the Borough Code contains a multitude of plans containing statements, goals and objectives about the protection of water quality and shoreline habitat; and

WHEREAS, Title 17 of the Borough Code contains only two sections with minimal regulations concerning waterbody setbacks; and

WHEREAS, the current Matanuska-Susitna Borough code that requires a 75' waterbody setback has been in place since 1973, was reduced to a

45' setback in 1986 but then reinstated back to a 75' in 1987 by voter initiative; and

WHEREAS, the Borough has also conducted a multitude of studies and adopted or facilitated other documents and partnerships concerning waterbody setbacks, protection of water quality and shoreline habitat, which this ordinance is inconsistent with, including:

1. Voluntary Best Management Practices for Development Around Waterbodies
2. Economic Benefits of Sport Fishing in the Mat-Su
3. Shoreland Setbacks Analysis and Recommendation, 1999
4. "It Takes Fish to Make Fish" Board of Fisheries Booklet
5. Mat-Su Basin Salmon Habitat Partnership goals, plans and projects
6. Various other studies, publications and partnerships facilitated by the borough; and

WHEREAS, proposed Assembly Ordinance 23-002 Setback Ordinance Change is inconsistent with the 2005 overall Mat-Su Borough Comprehensive Plan and other planning documents the borough has adopted or facilitated; and

WHEREAS, proposed Assembly Ordinance 23-002 and the associated IM 23-002 do not contain justification for its adoption; and

WHEREAS, the Matanuska-Susitna Borough has spent over \$20 million on aquatic restoration projects in the borough, replacing more than 100

culverts that have restored over 67 stream miles and 6,224 lake acres of anadromous fish habitat; and

WHEREAS, healthy shoreline habitat not only supports our fish and wildlife, but ensures clean water for our communities, key economic opportunities for Alaskans and an effective way of preventing and mitigating floods; and

WHEREAS, economic studies in our region in 2007 and 2017 show the significant positive economic impact sport fishing has on the economy of the MSB, including \$56 million in direct spending benefits to the MSB in 2017 alone, with additional economic benefits from healthy wildlife populations, both of which require adequate habitat locally; and

WHEREAS, an intent of waterbody setbacks is to protect life and property that support a high quality of life while helping maintain clean water and quality fish and wildlife habitat; and

WHEREAS, the Matanuska-Susitna Borough is home to roughly 15% of the state's population and covers over 25,000 square miles, and continues to be the fastest growing region of Alaska with abundant aquatic resources encompassing two major river systems, all six of the Alaska-designated recreation rivers, and contains a multitude of lakes, rivers, and streams supporting fish and wildlife; and

WHEREAS, the Matanuska-Susitna Borough projected growth will increase by approximately 38% by 2050; and

WHEREAS, the Matanuska-Susitna Borough Planning Department estimates that approximately 700 lake shore structures are currently in violation; and

WHEREAS, the Borough Assembly established the Matanuska-Susitna Borough Fish and Wildlife Commission to *"advise and make recommendations to the assembly, borough manager, and/or any state or federal agencies, departments, commissions, or boards possessing jurisdiction in the area of fish, wildlife, and habitat on the interests of the borough in the conservation and allocation of fish, wildlife, and habitat"* and to *"advise the assembly and the borough manager on any other... areas concerning fish, wildlife, habitat, administration, application, enforcement, or appointment... the borough should take on fish, wildlife, or habitat issues"*.

NOW, THEREFORE, BE IT RESOLVED, that the MSB Fish and Wildlife Commission hereby opposes the adoption of Ordinance 23-002; and

BE IT FURTHER RESOLVED that the commission recommends the Assembly fail the ordinance in its current format; and

BE IT FURTHER RESOLVED that the commission recommends the Assembly direct staff to prepare an ordinance that will:

1. Keep the current required 75-foot waterbody setback for all water bodies;
2. Recognize that the borough wishes to provide a reasonable option for resolution of previous and potential future waterbody setback violations;

3. Recognize that the waterbody setback by itself does little to accomplish reasonable protection of surface and sub-surface water quality, waterbodies, shoreland habitat, and critical fish and wildlife resources;
4. Recognize the importance of choosing development options that minimize impacts to critical fish and wildlife resources while appropriately managing the impacts from potential nonpoint source water pollution using best management practices whenever possible like bio-swales or buffers of natural vegetation that help intercept polluted runoff;
5. For existing structures with a waterbody setback violation, provide a path to compliance through adoption of shoreland and non-point source pollution mitigation measures;
6. For new development, allow a variance to waterbody setbacks if proper shoreland and non-point source pollution mitigation is required;
7. Re-institute the mandatory land use permit as a means to improve code compliance and inform and require all future development to be consistent with setbacks and other code requirements, particularly around waterbodies;
8. Incorporate public education strategies and appropriate enforcement options for infractions.

ADOPTED by the Matanuska-Susitna Borough Fish and Wildlife
Commission this 2nd day of February, 2023.



Mike Wood, Chair

ATTEST:



Ted Eischeid, MSB Staff

Meeting Minutes September 14, 2022

Meadow Lakes Community Council Inc. Minutes of September 14, 2022

❖ 3 Officers required for quorum: TOTAL = YES ❖

Pres: Camden Yehle Y; Vice Pres: Steve Edwards
Y; Treasurer: Trish Jacob N; Sec: Patricia Fisher
Y; Council Coordinator: Tim Swezey Y

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

Meeting Quorum = Yes

RECEIVED

FEB 10 2023

CLERKS OFFICE

Meeting conducted at the on Zoom and in Person at Meadow Lake Seniors
Recorded live and posted on Facebook after the meeting

Call to Order: The meeting was called to order at 7:03 pm by President Camden Yehle.

Pledge of Allegiance: Recited.

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

Consent Agenda: President Yehle asked for a motion to move the presentation of Todd Smith before the Board Reports.

The motion was made by Allison Brandon, seconded by Steve Edwards. The Consent Agenda was approved as amended with no objections, including the August 10 meeting minutes.

Presentation: Update on Parks Highway, Phase 3, Todd Smith, DOT Project Engineer. Todd reported that the traffic signals are scheduled to be operational on Tuesday, September 27. Todd's team is working to fix the flooding on the new Meadow Lakes Loop exit off the Parks. They are working to determine where the water is coming from. The Council and West Lakes Fire expressed appreciate for the work Todd has done overseeing the Parks project.

Board Reports:

President: Camden report on the unusual amount of rain that has occurred during July/August/September.

Vice President: Steve Edward (Road Service Area Board chair) gave a report on road issues. Steve has been pressing to get Meadow Lakes Loop resurfaced; however, it appears that will not happen until 2026. There may possibly be work done on Forest Lake in 2023.

Parks and Trails Chair: The committee has been working with the Borough on the easement permit application to the Department of Natural Resources for the Visnaw/Little Su trail. The Borough will be submitting the application in the near future.

Secretary: Patti Fisher thanked Meadow Lakes Heater Storage for the use of two units which are used by MLCC, MLCD, Seniors and the Bloomers Garden Club.

Gaming: Ariel reported that we supported the Mat-Su Food Bank with the use of our gaming permit at a golf tournament at Settlers Bay. On October 14th the first fall event of Alaska Combat Entertainment will be held at the Palmer Train Depot.

Membership: Holly reported that attendance at meetings has been good; there has been no problems achieving a quorum.

CIP Chair: Kim Kalmbach reported that the project submitted by the Council as a capital improvement project was ranked number one by the Borough's Capital Improvements team. The project is for acquisition

Meeting Minutes September 14, 2022

of a parking area for access to the trail up to Baldy located at Sykes Road and Solitude. The Borough increased the application amount, adding funding for security.

Assembly Person: Ron Bernier reported his telephone number (907-354-7877) as a contact for Council members.

Treasurer's Report: Secretary Patti Fisher gave the Highlights of the month's fiscal transactions.

Presentation: "Alaska Long Trail Project", Mariyan Medovaya. The Long Trail project was described.

Correspondence:

Platting Correspondence:

Little Susitna Flats Master Plan - Case 2022-127

The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 in a two phase Master Plan to be known as LITTLE SUSITNA FLATS MASTER PLAN, containing 44.71 acres +/- . The petitioner is dedicating a public use easement over the flag pole portions of Lots 3 and 4. The plat is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. Documents: <https://bit.ly/3pAIXXx> & Aug 22, Facebook: <https://bit.ly/3wZL1MT>. Correspondence submitted: September 14, 2022, Public Hearing: October 6, 2022

Ridgecrest Subdivision, Plat No. 73-20 - Case 2022-128 RSB B-2 L-14

The request is to create two lots from Lot 14, Block 2, Ridgecrest Subdivision, Plat No. 73-20, to be known as LOTS 14A & 14B, containing 2.39 acres +/- . The plat is located directly south of W. Sunrise Drive, directly west of N. Carriage Lane and east of N. Prospect Drive. Documents: <https://bit.ly/3QYo44x> & Aug 29th Facebook: <https://bit.ly/3D2bZHM>. Comments submitted: September 13, 2022, Public hearing: September 21, 2022.

Country Pleasure RSB B-5 L-2, - Case 2022-117

The request is to create two lots from Lot 2, Block 5, Country Pleasure, Plat N. 85-17, to be known as LOTS 2A and 2B, containing 2.97 acres +/- . The parcel is located north of W. Parks Highway and W. Stacy Street at the intersection of W. Roca Road and N. Tammy Lane. Comments submitted: September 26, 2022, Public hearing: October 5, 2022.

Business: President Yehle opened a discussion of Platting Case 22-127, Little Susitna Flats. After discussion of the issues involved with the platting action, a motion was made by Steve Edwards, seconded by Allison Brandon, to send a letter to the Platting Board expressing our concern over the potential future public cost of building in section lines and/or flood zones. A roll-call vote was taken. The motion was approved.

Agency Reports:

Senator Wilson: Jasmine Martin spoke for Senator Wilson. The office had no comments on the Eastman "Eligibility for Office" case currently before the courts.

Meeting Minutes September 14, 2022

Ron Bernier, MSB Assembly person. Mr. Bernier reported that the Assembly had voted to require a hand count of the ballots in the 2022 general election. Mr. Bernier said he knew nothing about the ordinance to repeal the community outreach required for large utility projects, and he knew nothing about the move to eliminate the Septage/Waste Water Advisory Committee.

West Lake Fire: Chief Hightower reported on the activities of the department.

A motion was made by Patti Fisher to extend the meeting for 10 minutes. The motion was seconded by Steve Edwards with no objection by the membership.

Persons to be Heard:

Stu Graham, candidate for state house, spoke briefly on his candidacy.

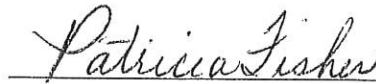
Allison Brandon, requested a "No Hunting Sign" be put on Karen at the culvert for Rainbow Lake.

Next Meeting: Wednesday, October 12th at 7pm.

The meeting was adjourned at 9:09 pm.



Camden Yehle, President Date 1/30/23



Patricia Fisher, Secretary

1/30/2023
Date

Meeting Minutes October 12, 2022

Meadow Lakes Community Council Inc. Minutes of October 12, 2022

❖ 3 Officers required for quorum: TOTAL = YES ❖

Pres: Camden Yehle Y; Vice Pres: Steve Edwards

Y; Treasurer: Trish Jacob Y; Sec: Patricia Fisher

Y; Council Coordinator: Tim Swezey Y

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

Meeting Quorum = Yes

RECEIVED

FEB 10 2023

CLERKS OFFICE

Meeting conducted at the on Zoom and in Person at Meadow Lake Seniors
Recorded live and posted on Facebook after the meeting

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

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

Pledge of Allegiance: Recited.

Consent Agenda: President Camden Yehle asked for a motion to add a presentation by Sammy Taylor of Mid-Valley Recycling to the agenda.

The motion was made by Steve Edwards, seconded by Linda Conover. The Consent Agenda was pass as amended with no objections.

Presentation: Sammy Taylor of Mid-Valley Recycling, gave a presentation on the Recyclables Product Competition being conducted by Mid-Valley. Prizes for new product ideas from recyclable material are \$5,000 for a winning application from applicants 21 or older, and \$3,000 for a winning application from applicants under 21.

Treasurer's Report: Secretary Fisher gave a report of the highlights of the financial report.

Camden showed a picture of the group that volunteered to mow the soccer field. Thank you to the group: John Fairchild, owner of the trailer; Al Wilson, owner of the tractor; Stacie Burkhardt, and Lisa Jaeger.

Board Reports:

CIP: Kim Kalmbach gave an update on our 2023 CIP submission, which is ranked number 1 by the Borough Planning Department. The Borough estimated an amount of 1.5 million to acquire the property and construct the parking lot, but will be submitting \$400,000 for property acquisition to the Planning Commission in October, and to the Assembly in December. The Council's CIP committee (Camden, Kim and Lori Benner) will meet to discuss the project and pass any recommendation along to the Council membership for approval. Steve Edwards asked about any contact with the owners of the property. Kim said there had not been any and gave an update on the process the Borough followed this year. Ariel suggested we invite Tanina Council to our CIP Committee meeting.

Membership: Camden advised that we update our membership list every month, and mailing list as needed.

ByLaws: No report.

Gaming: Ariel reported that the income item in the Treasurer's Report was for an event in August at Settlers Bay Golf Club which benefited the

MatSu Food Bank. Our next event is with AK Entertainment at the Palmer Train Depot on October 14.

Safety: Chad Scott, Safety Chair, recommended testing smoke and CO2 alarms, and get your studded tire

Meeting Minutes October 12, 2022

on your vehicle.

Parks and Trails: No report.

Education: No report.

Council Coordinator: Tim reported on the new Bollard lights installed at the Children's Playground. Pictures of the Bollards were shown. Power is now to the kiosk near the pavilion. There is a plan to get lighting to the pavilion and large parking lot next summer. HDPE pipe was installed to replace the old PVC pipe.

Secretary: Patti Fisher reported that there was a huge agenda of projects this past summer at the park: power installation, irrigation upgrade, benches installed, signs installed, lights installed. Thanks were made to everyone who volunteered: Al Leonard, Ariel Cannon, Terry Boyle, Tim Swezey, Lisa Jaeger, Tom Katkus

Vice President: Steve Edwards reported that a Road Board meeting is scheduled for October 31, to determine the 2023 RIP list.

President: Camden encouraged getting your tires changed over and cars serviced for winter.

Presentation: "Seldon Extension Phase II" with Chris Bentz, Alaska DOT and Steve Kari, Stantec Engineering. The discussion centered on the completion of Seldon. Federal funding was received for the project. Construction is scheduled for 2024. The access to the school will be a T intersection at Pittman. Project cost is \$11 million which includes design, environmental, right of way, utilities and construction. The project is currently waiting on getting the environment document approved. Next summer the project will move through right of way acquisition and utility agreements. It is anticipated that opening bidding will occur at end of 2023.

Questions: Dewey Bitler: Have all properties been acquired for right of way? Answer: Not all easement have been acquired. Dewey recommended a round- about at Pittman and the school. Kari: Intersection control does not warrant a round-about.

Patti Fisher: What is the distance of the road? She questioned the 11 million price tag. Steve Kari reported that the amount includes a pathway along the distance, which is 2 miles. Chris Bentz gave an estimate for the pathway of \$1 million a mile. Patti commented that subtracting the 2 million for the pathway from the 11 million would leave 9 million for the road, at a price tag of 4.5 million a mile. Steve Kari described the construction plan for the intersection with the school.

Sherri Rusher: Are you using the work of the Borough that was previously done? Chris Bentz: they are using the previous Borough work; however, federal funding requires rigorous environment requirements. Right of way is the same as for Phase I, and the property acquisitions of the Borough will probably be usable.

Tim Swezey: Will the pathway continue down Pittman? The current plan is not to go beyond the Fire Station with the pathway.

Kim Kalbach stated that she agreed with the comment to include a round-about at Pittman and the school. Cally Leader commented that the stop planned at Pittman would be very congested. She is in favor of a round-about.

Steve Edwards recommended a correction to the turn arrows at Seldon and Church. Chris: that is a borough intersection.

Sherri Rusher asked for clarification about the ownership of Seldon. Chris Bentz: Seldon is a Borough road, Church is a State road. The funding for the project is federal, but the road will belong to the Borough.

President Yehle reported on the Transportation Fair being held on Thursday October 20th at the Menard Center, 3pm to 7pm.

Business: Camden discussed platting requests on two Platting Board actions. (See Correspondence.) Draft letters by MLCC responding to the proposed actions were shared. Camden reported that the letters have been reviewed by the Board, and Camden asked that the membership approve that the letters be submitted to the Platting Board. Concerns on the Hardline Subdivision action focuses on potential future public costs associated with building in wetlands and adding five driveways onto Meadow Lakes Loop. On

Meeting Minutes October 12, 2022

the Little Susitna Flats Master Plan the main concern is about potential future public costs associated with building in the section line easement or in flood zones. It is cautioned that buyers of these lots should be made aware of the section lines and building requirements in flood zones. Steve Edwards made a motion to submit the letters to the Borough, seconded by Kendra. A roll-call vote was taken. The motion passed without opposition and 6 non-responses.

Secretary Fisher gave an update from Todd Smith, DOT Parks Highway Project Engineer, on work at Meadow Lakes Loop to correct the flooding issue. A temporary repair is being made, with a permanent fix in the spring.

Correspondence:

• Mat-Su Borough - Platting

◦ Hardline Subdivision - Case 2022-147

- The request is to create five lots from Tax Parcels B2& C4, to be known as HARDLINE, containing 120.93 acres +/- . Access to all lots will be from N. Meadow Lakes Loop. Proposed Lot 3 is a flag lot. The plat is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road.
- Documents: <https://bit.ly/3V2TWHF> & Oct 3, Facebook: <https://bit.ly/3CukWc1>
- Correspondence submitted: October 28, 2022
- Public Hearing: November 17, 2022

• Little Susitna Flats Master Plan - Case 2022-127

- The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 to be known as LITTLE SUSITNA FLATS, containing 44.71 acres +/- . The plat is located directly north of N. Pittman Road and south of Little Susitna River. **This case was continued from October 6, 2022 meeting
- Documents: <https://bit.ly/3pAIXXx>
- Correspondence submitted: October 19, 2022. Public Hearing: November 3, 2022

Agency Reports:

Senator Shower: Shower reported that he proposed an amendment to the state budget of 30 million additional road funding for the Borough. There is a lot of infrastructure funding coming to the Borough. He wants to bolster Trooper support in the MatSu.

Senator Wilson: DOT has an open comment period for Church Road and Big Lake Road resurfacing. He recommended that residents make comments.

Cally Leader asked about getting additional Trooper presence on Beverly Lake Road. Wilson will check with Capt. April to see if addition support is possible.

Steve Edwards commented on ATV non-compliance with 2021 legislation, and stated that there needs to be more enforcement of the legislation by the Troopers.

Persons to be Heard:

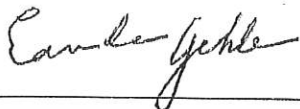
Stu Graham, candidate for state house, spoke briefly on his candidacy.

Senator Shower, candidate for state senate, spoke briefly on his candidacy.

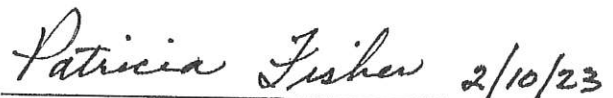
Senator Wilson, candidate for state senate, spoke briefly on his candidacy.

Next Meeting: Wednesday, November 9th at 7 pm.

The meeting was adjourned at 8:29 pm.



Camden Yehle, President Date 2/10/23



Patricia Fisher, Secretary Date

Meeting Minutes November 9, 2022

Meadow Lakes Community Council Inc. Minutes of November 9, 2022

❖ 3 Officers required for quorum: TOTAL = YES ❖

Pres: Camden Yehle Y; Vice Pres: Steve Edwards
Y; Treasurer: Trish Jacob Y; Sec: Patricia Fisher
Y; Council Coordinator: Tim Swezey Y

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

Meeting Quorum = Yes

RECEIVED

FEB 10 2023

CLERKS OFFICE

Meeting conducted at the on Zoom and in Person at Meadow Lake Seniors
Recorded live and posted on Facebook after the meeting

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

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

Pledge of Allegiance: Recited.

Consent Agenda: President Camden Yehle asked for a motion to accept the Consent Agenda. The motion was made by Linda Conover, seconded by Chad Scott. The Consent Agenda was pass with no objections.

Board Reports:

CIP: No report.

Membership: No report.

ByLaws: No report.

Gaming: Ariel reported on a sold-out gaming event with AK Entertainment at the Palmer Train Depot on October 10th. The next event will be held on November 11 in Palmer.

MLCD: Ariel report that a grant for the orchard project was awarded to MLCD by the Alaska State Department of Agriculture

Safety: No report.

Parks and Trails: No report.

Education: No report.

Council Coordinator: No report.

Secretary: No report.

Vice President: No report.

President: Camden encouraged everyone to check the thickness of the ice before they venture out on the lakes.

There is a Road Service Area Board meeting coming up and Camden asked that anyone having any recommendation to the Board to contract her or Steve Edward during the next week.

Treasurer's Report: Treasurer Trish Jacob gave a report of the highlights of the financial report.

Member Comments on Board Reports: Randi Perlman praised the road service provided by the Borough in Meadow Lakes. Camden reported that the contractor for the work is Norther Asphalt. Dewey Bitler commented that work needs to be done on Hawk Lane, however, that road is not in the ML Service Area.

Presentation: Update by Matanuska Electric on the proposed Fishhook-Pittman Transition. MEA

Meeting Minutes November 9, 2022

representatives Jennifer Castro gave an update on the retirement of 1988 Capital Credits, and also on a 4th quarter rate decrease, putting MEAs rate at \$.20 per kwh. (The national rate is at about \$.20 per kwh.) Regarding the new transmission line, Jennifer reported that during the next two years MEA will be acquiring Right of Way and substation sites, and will be conducting project design and permitting. The first phase of construction should begin during the summer of 2024, with construction of the ML substation occurring during the summer of 2025. The Fishhook substation is planned for 2026 with completion of the line anticipated by the end of 2027.

Meadow Lakes Community Council and ML Seniors had filed an objection during the Appeal Process based on the impact to the Senior Facility on Kim Drive. Jennifer reported that MEA reviewed the alternative route through the gravel pit and reported that this route is in conflict with the Matsu Borough's approved "Mining Plan". The alternative plan along the Parks highway was discussed with DOT and the Railroad. Those entities found that the issues of Right of Way could not accommodate that alternative. MEA is hopeful of coming up with plans to avoid conflict with ML Senior's Master Plan.

Patti Fisher suggested that the "mining area" is virtually mined out already. She asked for the name of the Borough contact that MEA spoke with.

Will Klatt replied that the 80 acres to the East of the Council property is being considered for mining by the Borough and a school site is planned in the area.

Mike Seine asked about upgrading the lines that run through the lakes. Jennifer did not have specific information regarding the upgrading of the underwater lines.

Dewey Bitler asked about the ROW along the highway. Will Klatt replied that according to DOT there was not room along the highway for the transmission line, and along the railroad, north of the highway, the gravel companies were opposed to that location.

Sherri Rusher had three questions/comments: 1) Sherri reported that Senior's should be counted as 8 units not 1; 2) Where is the substation being built? Klatt said that the substation location is being discussed with the owners and is privileged information at this point; 3) Sherri suggests that MEA should go down Suzanne and across Stacey.

Kendra asked if these lines will be above ground or underground. The response was above ground. She then commented that she agreed with Sherri that an alternative should be found.

Camden asked when MEA would come back with more specific location information and when MLCC and Senior's would next be able to offer comments. Jason (MEA) reported that MEA is in the process of signing a contract with a design consultant, and should have more details by the 3rd quarter of 2023.

Sherri asked if the consultant to be hired will actually go out and look at the site locations. Will reported that design will be done both by computer and by actually physical evaluation of the proposed sites.

Presentation: Recycling in the the Mat-Su Borough. Tam Boeve, Executive Director, Valley Community for Recycling Solutions. Tam gave an overview of recycling in the Valley.

Business: Camden asked for approval by Council membership for a letter to Alaska State DOT for an Uninterruptible Power Supply to be installed at the intersection of the Parks Highway and Johnson Road. The UPS is necessary to safeguard against power interruptions for West Lake fire trucks entering the highway at that intersection. A motion to send the letter was made by Patti Fisher and seconded by Linda Conover. A roll call vote was taken and the letter was unanimously approved with two non-replies.

Correspondence:

Marijuana Notice:

Alaska Extracts LLC, - Lic# 34273 - Marijuana Concentrate Manufacturing Facility.
Status: Initiated. Facebook November 2, 2022: <https://bit.ly/3fxcVdE>. Location: 3807 Unit C West Machen Road. Documents: <https://bit.ly/3fxEfIH>

Alcohol Notice:

The Silver Fox Inn, Mile Post 50, Parks Highway. Beverage Dispensary, Tourism Liquor License renewal. Instructions for objections to liquor license applications are located on our website at <http://www.commerce.alaska.gov/web/amco>.

Meeting Minutes November 9, 2022

Agency Reports:

West Lakes Fire: Chief Tawyna Hightower gave an update from West Lakes Fire.

Persons to be Heard:

Sherri Rusher announced the Community holiday potluck and white elephant auction on December 14 at Meadow Lakes Elementary at 6pm.

Next Meeting: Wednesday, December 14 at 6 pm.

The meeting was adjourned at 8:35 pm.

Camden Yehle

Camden Yehle, President Date 1/30/23

Patricia Fisher 1/30/2023

Patricia Fisher, Secretary Date

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on January 16, 2023, 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 Jason Ortiz, Development Services Manager.

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

Planning Commission members present and establish a quorum:

Mr. Doug Glenn, Assembly District #1
Ms. C. J. Koan, Assembly District #3
Mr. Bill Kendig, Assembly District #5
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Richard Allen, Assembly District #2
Mr. Michael Rubeo, Assembly District #4

Planning Commission members absent and unexcused were:

Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

Mr. Jason Ortiz, Development Services Manager
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk
Ms. Corinne Lindfors, Development Service Administrative Specialist

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Mr. Ortiz inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. ELECTIONS

A. CHAIR

Commissioner Glenn nominated Commissioner Kendig for Chair; the motion was seconded. The nomination was approved without objection.

B. VICE-CHAIR

Commissioner Glenn nominated Commissioner Allen for Vice-Chair; the motion was seconded. The nomination was approved without objection.

IV. PLEDGE OF ALLEGIANCE

Jason Ortiz, Development Services Manager, led the pledge of allegiance.

V. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: December 5, 2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-01 A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for an alcoholic beverage dispensary (bar) known as Big Lake Brewing Company LLC, located at 5120 South Big Lake Road; Tax ID 9228000U012, within Township 17 North, Range 3 West, Section 28, Seward Meridian. Public Hearing: February 6, 2023. (Applicant: Whitney Dow for Big Lake Brewery Co., LLC; Staff: Rick Benedict, Planner II).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-02 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.30 – Conditional Use Permit for earth materials extraction activities to allow for an exemption of 10,000 cubic yards annually without a permit. Referred to by Assembly – due to Assembly by February 20, 2023. Public Hearing: February 6, 2023. (Staff: Alex Strawn, Planning and Land Use Director)

GENERAL CONSENT: The consent agenda was approved without objection.

VI. COMMITTEE REPORTS - *(There were no committee reports.)*

VII. AGENCY/STAFF REPORTS - *(There were no Agency/Staff Reports.)*

VIII. LAND USE CLASSIFICATIONS - *(There were no land use classifications.)*

IX. AUDIENCE PARTICIPATION (Three minutes per person.)

Mr. Steve Culligan of Alaska Rock Products spoke regarding Resolution 23-02.

X. PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(There were no Public Hearing: Quasi-Judicial Matters)

XI. PUBLIC HEARING: LEGISLATIVE MATTERS
(There were no Public Hearing: Legislative Matters)

XII. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XIII. UNFINISHED BUSINESS

XIV. NEW BUSINESS - *(There was no new business.)*

XV. COMMISSION BUSINESS

A. Susitna Basin Recreation Rivers Board

Ms. Riese informed the Commission that there is a seat on the Board for MSB Planning Commission – who will fill it.

MOTION: Commissioner Scoggin motioned to postpone until the whole board was at the meeting; the motion was seconded.

VOTE: The motion was approved without objection.

B. Upcoming Planning Commission Agenda Items (*Staff: Jason Ortiz*)

Mr. Ortiz read a list of upcoming Planning Commission items, reminded Commission of Open Meetings Act, and refrain from a discussion regarding quasi-judicial matters.

XVI. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Kendig: School Site Selection Committee seat.

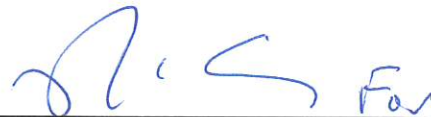
Jason Ortiz: Welcome to new Planning Commissioners Koan and Fernandez, recognized ex-commissioner Elder who passed.

XVII. ADJOURNMENT

MOTION: Commissioner Scoggin moved to adjourn the meeting; the motion was seconded.

VOTE: Motion passed without any objections.

The regular meeting adjourned at 6:17 p.m.



William Kendig, Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 02-06-2023

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FEB 07 2023

CLERKS OFFICE

By: Rick Benedict
Introduced: January 16, 2023
Public Hearing: February 6, 2023
Action: ADOPTED

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RESTAURANT WITH FULL-SERVICE BAR, AT 5120 S. BIG LAKE ROAD, TAX ID# 9228000U012; LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 3 WEST, SECTION 28, SEWARD MERIDIAN.

WHEREAS, an application has been received from Whitney Dow of Big Lake Brewing Company, LLC, for a conditional use permit to operate a restaurant with full-service bar at 5120 S. Big Lake Road (Tax ID#9228000U012); within Township 17 North, Range 3 West, Section 28, Seward Meridian; and

WHEREAS, MSB 17.70.020 requires a conditional use permit for the operation of an alcoholic beverage dispensary (bar); and

WHEREAS, the building currently housing Big Lake Brewing Company (formerly known as the South Port Marina Building), was constructed in 1997 according to Borough assessment records; and

WHEREAS, the building has been commercially used since its construction; and

WHEREAS, prior commercial uses of the subject building or property have included retail, recreational/boat sales and service, restaurants, and brewery; and

WHEREAS, the proposed use will occupy the entire building, which is approximately 18,500 square feet in size; and

WHEREAS, the subject property has been used commercially since the late 1970's and is 3.44 acres in size; and

WHEREAS, South Big Lake Road has residential, commercial, recreational, and vacant land uses along its frontage; and

WHEREAS, Big Lake has commercial, recreational, vacant, and residential uses on its shorefronts; and

WHEREAS, there are no complaints from the public on record regarding the operation of a beverage dispensary at this location; and

WHEREAS, the remainder of South Port Condominiums is used for the internal driveway system, parking, storage, and residential condominiums; and

WHEREAS, the closest residential structures are condominiums located approximately 470 feet east of the proposed use; and

WHEREAS, according to the application material, Big Lake Brewing Company will be open for business seven days a week. The proposed hours of operation are 11:00 a.m. to 10:00 p.m., Sunday - Wednesday, and 11:00 a.m. to 12:00 a.m. Thursday - Saturday; and

WHEREAS, according to the application material, there will be indoor and outdoor amplified music. The operation will use noise monitoring equipment to maintain noise levels to within permissible levels of MSB 8.52; and

WHEREAS, according to the application material and landscape plan, the indoor/outdoor music stage and beer garden is located on the west-side of the subject property; and

WHEREAS, according to the application material, the use of natural land features such as trees, and a minimum six-foot privacy fence will be installed to reduce the effects of noise; and

WHEREAS, according to the application material, music events will be restricted to one performance per week; sometimes two on holiday weekends; and

WHEREAS, Big Lake abuts the subject property to the north. South Big Lake Road abuts the overflow parking area to the south. A commercial use storage facility sits on a parcel south of South Big Lake Road. The State of Alaska Department of Natural Resources owns and operates Big Lake South Recreation Site and Boat Launch, located to the east. Sunset View Resort is located to the west and is used commercially for vacation rentals and special events; and

WHEREAS, the proposed use will access West Tammy Yunti Court, which is a paved private road that services the South Port Condominiums; and

WHEREAS, West Tammy Yunti Court connects to South Big Lake Road, which is classified as a major collector, and is capable of accommodating traffic generated by several commercial uses; and

WHEREAS, the State of Alaska Fire Marshal has issued Plan Reviews 2021Anch1759 and 2021Anch1760 for the foundation and framing for the proposed use; and

WHEREAS, the nearest school (Big Lake Elementary School) is approximately 4,500 feet northeast of the site. State regulations preclude beverage dispensary (bar) licenses within 200 feet of a school; and

WHEREAS, the operator of the proposed use is required to operate in accordance with Alaska laws and statutes, which include but are not limited to, mandatory alcohol server education; and

WHEREAS, Alaska Statute 04.16.030 specifically prohibits the sale of alcoholic beverages to drunken persons; and

WHEREAS, persons under the age of 21 are prohibited from being served alcoholic beverages; and

WHEREAS, the existing structure is approximately 92 feet south of Big Lake, 109 feet from the south lot line, 121 feet from the west side lot line, and 33 feet from the east side lot line; and

WHEREAS, the Alcohol & Marijuana Control Office (AMCO) has no record of violations by the applicant or persons with interest within the prior 12 months; and

WHEREAS, according to the application material, any exterior lighting will be low glare, and downward directional; and

WHEREAS, according to the application material, commercial signage for Big Lake Brewing Company which is viewable from S. Big Lake Road has downward directional lighting; and

WHEREAS, the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, shows a "Drinking Place" of 18,500-square feet in size is expected to produce approximately 131 trips per peak PM hour based on average trip start/end generation rates; and

WHEREAS, according to the application material and landscape plan, evergreen and deciduous trees will be planted on the north and west sides of the subject property; and

WHEREAS, according to the application material, the existing building is finished with materials and colored to complement the surrounding properties; and

WHEREAS, the operation recently paved the driveway and parking lot with asphalt; and

WHEREAS, according to the site plan and application materials, there will be 42 parking spaces on the north and east sides of the structure. Four are designated as Americans with Disabilities Act (ADA) compliant; and

WHEREAS, according to the site plan and application materials, two overflow parking areas are located south of the building. The first is located on the subject parcel, south of the building, and provides approximately 13,000 square feet of parking

space accommodating up to approximately 43 vehicles. The second is located on a 5.83-acre parcel south of the subject parcel and provides approximately 26,000 square feet of parking space accommodating up to approximately 86 vehicles; and

WHEREAS, according to the application material, the brewery owns and maintains two floating docks connected to the subject parcel which allows access to the business from Big Lake and provides up to 28 slips for boaters; and

WHEREAS, the Big Lake Brewing Company building is located on Unit 12; and

WHEREAS, the proposed use is a restaurant with full bar service. The business will operate and conduct its operations throughout the entire building; and

WHEREAS, Big Lake Brewing Company currently holds alcohol licenses issued by the State of Alaska for restaurant/eating place and brewpub; and

WHEREAS, no information has been submitted indicating that any person/party associated with this application is untrustworthy, unfit to conduct business in the borough, or is a potential source of harm to the public; and

WHEREAS, the State of Alaska Department of Transportation and Public Facilities (ADOTPF) was solicited for comments. ADOTPF responded recommending the site plan be reconfigured to not block

public access, and to contact the Alaska Department of Natural Resources (ADNR) to request vacations of, or encroachments onto Section Line Easements; and

WHEREAS, the Borough's Pre-Design and Engineering Division recommended a civil or environmental engineer design an approved drainage plan due to the potential of contaminated stormwater runoff negatively impacting the water quality of Big Lake; and

WHEREAS, the Planning Commission has reviewed this application with respect to applicable standards set forth in MSB 17.70; and

WHEREAS, the Planning Commission conducted a public hearing on February 6, 2023 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 23-01:

1. The proposed use is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area (MSB 17.70.100(A)(1)(a)).
2. The proposed use will not be harmful to the public health, safety, convenience, and welfare (MSB 17.70.100(A)(1)(b)).

3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.70.100(A)(1)(c)).
4. There will not be any negative effects upon the properties in the area due to such factors as dust, noise, obtrusive advertising, and glare (MSB 17.70.100(A)(2)(a)).
5. The proposed use will not negatively affect the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained (MSB 17.70.100(A)(2)(b)).
6. Measures will be in place to reduce any negative effect upon adjacent and nearby properties (MSB 17.70.100(A)(2)(c)).
7. Adequate parking is provided (MSB 17.70.100(A)(2)(d)).
8. Access to the premises will not create an unreasonable traffic hazard (MSB 17.70.100(A)(2)(e)).
9. Traffic will not overtax existing road systems (MSB 17.70.100(A)(2)(f)).
10. The proposed use is compatible with the character of the surrounding area (MSB 17.70.100(A)(2)(g)).
11. The proposed use is not expected to increase the crime rate in the area or increase alcohol-related accidents (MSB 17.70.110(B)(1)).

12. The applicant has not had a liquor license suspended or revoked in the 12 months preceding the application (MSB 17.70.110(B)(2)).


13. The applicant is trustworthy or fit to conduct business in the borough and the applicant is not a potential source of harm to the public (MSB 17.70.110(B)(3)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.70 and does hereby approve the conditional use permit for the operation of a restaurant with full-service bar, with the following conditions:

1. The operation shall comply with all other applicable federal, 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 alcohol services provided by the licensed premises shall not exceed that of Alaska Statue AS 04.11.100(g)(2); or exceed any special restrictions placed on the licensed premises by the State of Alaska Alcoholic Beverage Control Board (AMCO).

4. The hours of operation shall be limited to 11:00 a.m. to 10:00 p.m., Sunday - Wednesday, and 11:00 a.m. to 12:00 a.m. Thursday - Saturday.
5. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound and Vibration.
6. A mixture of evergreen and deciduous trees shall be planted according to the application material by September 15, 2023. The Borough shall be notified upon completion of the planting.
7. A privacy fence at least six feet in height shall be installed according to the application material by September 15, 2023. The Borough shall be notified upon completion of the fencing.
8. Fencing shall not be installed within Section Line Easements (SLE) without first obtaining an encroachment permit from the Alaska Department of Natural Resources (ADNR) or having the Section Line Easement vacated.
9. Big Lake Brewing Company shall use a civil or environmental engineer to develop a drainage plan for the subject property. The engineer shall partner with the Borough's Pre-Design and Engineering Division to design an approved plan by March 31, 2023.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 6th day of February, 2023.



William Kendig - Chair

ATTEST



Karol Riese, Planning Clerk



YES: (7) Commissioner Kendig, Scoggin, Rubeo, Glenn, Koan, Fernandez,
Allen

NO: (0)

RECEIVED

FEB 07 2023

CLERKS OFFICE

By:	A. Strawn
Introduced:	January 16, 2023
Public Hearing:	February 6, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.30 CONDITIONAL USE PERMIT FOR EARTH MATERIALS EXTRACTION ACTIVITIES TO ALLOW FOR AN EXEMPTION OF 10,000 CUBIC YARDS ANNUALLY WITHOUT A PERMIT.

WHEREAS, MSB 17.30 regulates earth materials extraction activities within the Borough; and

WHEREAS, currently, extraction of 2,000 cubic yards or less annually on any one parcel does not require an administrative or conditional use permit; and

WHEREAS, the annual exemption limit of 2,000 cubic yards is too low; and

WHEREAS, raising the exemption limit will allow citizens and owners of gravel resources to use and develop the resource without unnecessary regulation and expense; and

WHEREAS, resource development is one of the primary activities in the State of Alaska and the Matanuska-Susitna Borough should be encouraging development and use of our natural resources; and

WHEREAS, by lowering costs of development, materials prices will be lower which will benefit everyone in our community as we continue to experience the highest population growth rate in Alaska.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 22-131.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 6th day of February, 2023.



WILLIAM KENDIG, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: (5) Commissioners Rubeo, Scoggin, Glenn, Kendig & Koan

NO: (2) Commissioners Allen & Fernandez



TANAINA COMMUNITY COUNCIL INC.
PO Box 870236
Wasilla, AK 99687
tanainacommunity@gmail.com

General Membership Meeting Minutes

Date: 24 Jan 2023

Time: 7:00pm

Location: Zoom/Menard Sports Center

Join Zoom meeting: Meeting ID: 88093777213

One tap mobile +16699006833, 88093777213# US (San Jose)

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Requested Attendees:

Rachel Lund, Will Hastings

Guests: Corine Hickey, Kelsey Anderson (Mats Borough Planning Division)

CLERKS OFFICE

7:02pm Call to Order-Rachel Lund

Motion to approve current meeting minutes by Rachel Lund. Draft meeting minutes were corrected for minor error. Second by Will Hastings. Minutes were approved unanimously.

Motion to approve previous meeting minutes by Rachel Lund, second by Will Hastings. Approved unanimously.

Motion to approve Corine Hickey for TCC Vice President and Secretary by Rachel Lund. Seconded by Will Hastings. Motion approved unanimously.

Treasury Report-N/A

1st Order of Business: Kelsey Anderson, Mats Borough Planning Division, gave presentation on draft Mats Borough Bike and Pedestrian Plan. Intent of her presentation was to educate the TCC about the Bike and Pedestrian Plan on its purpose and current status. She is making presentations to all the Community Councils. At the moment, she is seeking informal feedback from each Community Council, via these presentations, on their concerns and project priorities. The intent of the Bike and Pedestrian Plan is to provide equitable access to residents and visitors and improve overall quality of life. In addition to providing a "place" and method to initiate Bike and Pedestrian routes throughout the Borough, the Plan is also meant to provide the "avenue" by which Borough Code and Borough building requirements (e.g. Borough Subdivision Construction Manual) can be updated to accommodate Bike and Pedestrian Plan requirements. The Plan will move to a formal public comment period sometime in late March/early April (likely for a minimum of 30 days) and then move towards a presentation to the Borough Planning Commission for approval and then to the Assembly for approval. The main difference between the Bike and Pedestrian Plan vs the Capital Improvement Plan (CIP) is that proposed bike and pedestrian path projects will be approved via ballot initiatives and paid via voter approved bonds. CIP projects are prioritized and approved via the Assembly.

Comments from TCC members were that overall, they support bike and pedestrian paths. There was feedback to Ms Anderson that the pathway up Lucille needs improvement and completion. Another comment/question was how would these pathways be designed for pedestrians and bicycles only (i.e. not for ATV use or intrusion)? Ms Anderson said this comment was consistent with feedback and concerns from the other Community Councils. Ms Anderson said the issue is complicated by the fact that the Borough has no enforcement authority in regard to



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ATV use on these proposed paths, emphasizing the issue is complicated because of our unique culture in regards to ATV use. Ms Anderson then asked for comments and "atmospherics" on how we (as citizens) view the current situation, in regards to pedestrian and bicycle traffic in the Borough and along our roads. The comment was made that it is dangerous and that the recent incident where a police officer hit a pedestrian along Schrock Road is an unfortunate example of the current state of our roads and paths. The discussion and presentation ended.

2nd Order of Business (Round Table): Rachel Lund, President, requested feedback and funding direction, in regards to TCC Meeting signage she designed. She purchased, via TCC funds, a proposed sign and sign stand for both indoor and outdoor use. The design and signage was approved and also approved the purchase of two more signs w/stands totaling ~\$600.00.

TCC voted to approve funding Menard Center room through May 2023. Corine Hickey will make contact with Little Millers Metro on Lucille to see if TCC can use their spaces for meetings beginning May 2023.

TCC Board Meetings: Intent is to continue with previous policy and only hold Board meetings when necessary and when proposed. TCC will not hold to a designated, pre-planned time. Board Meetings will be convened based upon need.

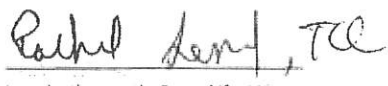
Spring Clean Up: held limited discussion about Spring Clean Up. Looking at 3-7 May and/or to coincide with Borough-scheduled clean up. Corine Hickey volunteered to make a flier. Looking to use Tanaina Elementary as a place for a dumpster. We will get more into the details with next meeting in February.

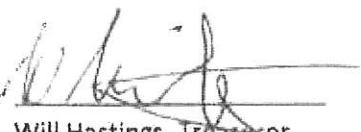
Corine Hickey reminded that she needs access to Facebook in order to maintain the page.

8:14pm-Adjourn

Motion to Adjourn by Rachel Lund and Second to Motion by Will Hastings, no objections

Rachel Lund, TCC President
Corine Hickey, TCC Vice President/Secretary
Will Hastings, Treasurer


Rachel Lund, President


Will Hastings, Treasurer