

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 23, 2022, at the Matanuska-Susitna Borough, in the Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

### 1. INTRODUCTION

#### A. Introduction of Staff

Staff in Attendance:

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

### 2. UNFINISHED BUSINESS:

*(None)*

### 3. PUBLIC HEARINGS:

- A. **AIRCRAFT SPRUCE**: The request is to create one lot from Lots 2 & 3, Spruce Arrow, Plat No. 2022-24, to be known as **AIRCRAFT SPRUCE**, containing 2 acres +/- . The parcel is located directly south of E. Palmer-Wasilla Highway and east of N. Trunk Road (Tax ID#s 8242000L002/L003); within Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council Gateway and Assembly District #2. *(Petitioner/Owner: Richard Sparks, Staff: Amy Otto-Buchanan, Case # 2022-142)*

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

Theresa Taranto provided the mailing report stating that 7 public hearing notices mailed out on November 7, 2022.

Platting Officer Fred Wagner gave an overview of the case and opened the public hearing for public testimony.

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

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

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 5 conditions of approval. There are 5 findings of fact.

- B. **WINTER HAVEN**: The original request was to create two lots from Lot 33B, Hewitt-Whiskey Lakes Alaska, Plat 87-45, to be known as **Winter Haven**, containing 44.90 acres +/- . This case was heard and approved on June 8, 2022. This case is being brought back to create two lots from Lots 33A & 33B, Hewitt-Whiskey Lakes Alaska, Plat 87-45. The plat is located southeast of S. Bodark Circle, adjacent to the east side of Hewitt Lake, and west of Yentna River, located within the S Section 7 and N /4 Section 18, Township 22 North,

Range 11 West, Seward Meridian, Alaska. In Skwentna Area and Assembly District #7.  
(Petitioner: Judy Wallona, Staff: Amy Otto-Buchanan, Case #2022-070)

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

Theresa Taranto provided the mailing report stating that 20 public hearing notices mailed out on November 7, 2022.

Platting Officer Fred Wagner gave an overview of the case and opened the public hearing for public testimony.

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

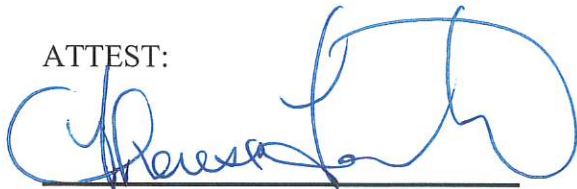
The petitioner and /or the petitioner's representative was not present at the hearing.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 9 conditions of approval. There are 6 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:32 a.m.

ATTEST:  


THERESA TARANTO  
Platting Assistant

  
\_\_\_\_\_  
FRED WAGNER, PLS  
Platting Officer

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 7, 2022, at the Matanuska-Susitna Borough, in the Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

RECEIVED

DEC 08 2022

CLERKS OFFICE

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Assistant

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **ASHMORE RUN 2022:** The request is to adjust the lot line between Lot 1 and Lot 2, Block 2, Ashmore Run, Plat No. 83-170, to be known as **Ashmore Run 2022**, containing 1.94 acres +/- . The parcel is located south of E. Bogard Road and E. Highline Lane and directly east of N. Biltmore Court, (Tax ID# 2516B02L001/L002); within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In North Lakes Community Council and Assembly District #6. (*Petitioner/Owner: Nathan & Tammie Evans and Jesse Hoffman, Staff: Amy Otto-Buchanan, Case # 2022-159*)

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

Mailing information was not available at the meeting. 36 mailings were mailed on November 16, 2022.

Platting Officer Fred Wagner gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- B. **GOLDEN HILLS ESTATES RSB LOT 11A & 10A, BLOCK B:** The request is to adjust the common lot line between Lots 10 & 11, Golden Hills Estates, Plat No. 78-11 to be known as **Lot 11A & 10A, Block 3**, containing 3.09 acres +/- . The property is located east of N. Trunk Road, south of E. Palmer-Wasilla Highway, and directly south of N. Golden Hills Circle (Tax ID #1416B03L010 / L011); within the NE ¼ Section 02, Township 17 North,



Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

*(Petitioner/Owner: Steven & Idris Van Sant & The Estate of William L. Melton, Staff: Matthew Goddard, Case # 2022-163)*

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

Mailing information was not available at the meeting. 53 mailings were mailed on November 16, 2022.

Platting Officer Fred Wagner gave an overview of the case and 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 was present at the hearing and agrees with the conditions.

Platting Officer Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:33 a.m.



\_\_\_\_\_  
FRED WAGNER, PLS  
Platting Officer

ATTEST:

\_\_\_\_\_  
KAYLA KINNEEN  
Platting Assistant



# BIG LAKE

RECEIVED

DEC 05 2022

CLERKS OFFICE

## 7/12/22 BLCC Minutes- (Unapproved)

7pm start- quorum established. Mayor Edna DeVries in attendance.

**Agenda additions:** 1. David Wilson.

2. Assembly Reports Jason Ortez, Manager of MSB planning dept.

Agenda approved. - Terry/ Jill

Minutes approved. - 6/14 22. Terry/ Dave

**Guest Speaker: Sandra Kregar.** "New Hanger Hotel." On 5/20 she closed on the sale of the Hanger. 6/8 work began to renovate the building. "What are your future plans?" (Secretary note: If you recall we had a speaker a few months back that expressed interest in purchasing this property but had difficulty finding funding. Her name was Olivia) Olivia is still involved and will share part of the buildings rooms as a "Think tank for teens, not a shelter. It is to be an "incubator" for homeless & foster kids, showing them how to think." In addition to helping them to obtain high school education, they will also provide after school programs. Hope Foundation (Jason Underhill) is also working with them. Sandra purchased the Hanger since Olivia could not afford to purchase originally. The rooms Olivia will be "running," we are told will be "no occupancy, educational offices". Another individual, Dee Payon will be running 10 other rooms as a hotel/ Air B&B/ short term rental. Sandra will run 5 rooms for her use to be used by "people in need." They are currently working hard to get the property renovated. There is bad water damage from broken pipes. New roofing should start on Monday. They are planning on seasonal slowdown and when numbers fall, they will open rooms to "weekly renters." QQQ Terry. Is there running h20? Is the hotel dry? AAA. They had broken pipes, but they are now up and going on 1<sup>st</sup> floor. Sandra said they had their 1<sup>st</sup> air b&b guests last night. So far, there has been a ton of volunteer time and donated materials. Sandra asks that locals feel free to come by for a tour anytime. There are management folks living on site. They are proud of their plans and the progress they're having on the property. QQQ – "It appears as though it is a gathering spot for tweakers on site? That during a recent diabetes walk, participants did not feel safe while passing the Hanger?" AAA- "While there has been some activity on Casey way, (which runs along the west side of the Hanger), owners do not accept responsibility for this activity and individuals involved could be squatters who had to be chased out of the Hanger in the beginning. QQQ phone number? Yes. Cards are available and I answer my phone and hotel phone is forwarded. Ms. Kraeger is also a realtor in Wasilla. Has a background project architecture and has experience doing this type of project. QQQ – "Is this related to the clearing of the homeless population from the Sullivan Arena? "No, nothing at all." Phone for hotel 907-892-7007. Phone is also forwarded to her phone number. Please call and come ask with any questions at all. Ms. Kraeger is also "taking" 4 rooms of hers own to provide needed services to people who just "need a place to stay."

**Speaker Doug Massie:** Running for Dist. "O" or House 30. He is a lifelong Alaskan. He grew up playing in Meadow Creek after arriving her in 1968. Longtime republican. He graduated in 1984. He was a Trooper after retiring from the North Slope. Retired after 25 years as a Trooper in May. He would like to stay in public service. He has 2 kids & wife. Recently purchased "The Broken Boat/ Knik Bar. As a Trooper he has worked/ traveled statewide. He is "not going to leave anytime soon"

**Treasures:** Grants paid recently: \$1494.80 to Horseshoe Lake Road Firewise. \$400 to Big Lake Bells. \$1900. To the Big Lake Neighborhood Closet, \$500 Trout Unlimited Alaska. This leaves a balance of \$18239.08 in checking and in savings we have \$292.60. Just deposited \$90 in memberships. QQQTT. What is the amount of money currently encumbered by grants? Jill- "Right about \$9000. After funds are disbursed."

**Membership:** Recent signups are exciting- up to 118 paid members. We are averaging roughly 2 new members per month. Currently working on more methods to get membership up to help build awareness to the council. Election of new members will be in October.

**Bill Haller- Lions Club Stuff:** 1. Friday- The folks from the Bird Rescue Group will be having a beer/ dinner and mini golf fundraising event at 6pm. The cost will be \$50 per head. 2. Recently, there have been numerous private parties on the mini golf course and fun center. It's also open each weekend until the ice rink gets made this winter.

**Legislative Reports:** Representative Kevin McCabe. - Dist. 8. Unfortunately, there will be no repaving of Big Lake Road. He has been working on getting Judy Drive/ Our rd. ROW all permitted with the DNR and all homeowners are cooperating except for

one person. He also investigated getting more Coast Guard presence on Big Lake, but its "a tough sell" but will continue to check in with admiral. Apparently, when you ask some folks, Big Lake is "not navigable water way," but when we ask others "it is a navigable water way." (Go figure). Currently, the Governor needs to sign legislation regarding state fiscal and finances. McCabe's "no front license plate law" was passed and Senator McCabe is waiting on good time to have ceremony, maybe the fair. Also passed was one additional item on DMV online application what would allow for "electronic signatures" thus making it easier for the consumer to complete the electronic application. "One less thing requiring folks to have to visit the DMV." QQQ- Will the Coast Guard be patrolling Big Lake on high use weekends?" AAA- It is happening with the CC auxiliary on busy weekends. Recently, Troopers on jet skis have been making a presence on the lake giving tickets for missing safety items. QQQ- Who do buoys need to be registered with? "The Core of Engineers."

**Dan Mayfield-** Recently found an old letter from 1978 asserting Coast Guard authority over navigable H2O and explained what the enforcement actions may be used on Big Lake. QQQ- John Dickey QQQ- When will the PFD be payout? AAA- It's on schedule and both the "energy" and "dividend checks" will be issued at the same time.

**Senator Wilson.** - 1. Most of the funding asked for in the MSB was granted except for 2 million requested for a of road trail over by Palmer. Also, the MSB was awarded the Arctic Winter Games location for the Winter of 2024. If you are interested, now is the time to get involved. Luckily, the MSB is flush with cash from State of Ak. this year and suggests that we lobby MSB assembly to give input on where these funds should be applied. It's time to get on your elected officials to see where all the cash will go. Do not let the MSB Assembly waste it. This year, the debt bond reimbursement was given by the State, plus \$8.6 million dollars extra. The State also funded \$30 million matching funds for road upgrades and the MSB has those matching funds, so expect more funding in the MSB to go to "roads." There are currently 13 new troopers in training. After graduation, most will be training here in the MSB. QQQ Dan Warley.- What is this "long trail by Palmer?" This funding was this canceled "Long trail project." It was to be a trail connecting Homer to Fairbanks and is the brainchild of a nonprofit group. State does not want to focus on this project now. It was vetoed.

**TERRY-** Currently, there is no cemetery in beautiful, Big Lake and he would consider donating 5 acres of property for a cemetery in Big Lake. Could anyone at the State help to help implement this idea? What could we do to have a cemetery in this area? Happy to help.

**Mayor Edna DeVries-** 1. Yes, the MSB did get a ton of cash from the State this year, but don't expect to see any of it. "Since 2017 the MSB has not received any matching funds from the State for school bonds and have been paying 100 percent of school bonds which was not reimbursed by state, until this budget. So, most of this funding will go back into the MSB coffers." MSB also has set aside funds to match the \$30 million in State Funding. "Don't forget, today is election day, please vote." "We are hoping for a good turnout," but the mayor is hearing there was "not enough publicity" for this special election. Many in the Council expressed that they did not even receive any election information in the mail preceding the election. The mayor asks you to please reach out to her anytime you need. "Call office. Keep supporting your CC. Keep MSB best place to live in the whole USA." QQQTerry. 1. To the mayor: "Thanks for all your help and support you have given to Big Lake. You have been very good when asked for help." 2. Asks about voter information not being received by many voters. The mayor stated that State voter rolls are used for mailing purposes. When asked, roughly 10 folks did not get voter information.

**Assembly report: Jason Ortez:** Manager of planning and land use. Recently, Assemblyman Tew asked for a resolution to be passed by assembly in late June for this fiscal year to provide cleanup for specific code compliance problems here in beautiful Big Lake. These funds will help assist a few residents with cleaning up accumulation of junk and trash on private property. Homes on Sunrise & Medora will be subject to clean up. MSB only will help with funding but will not support the actual cleanup efforts. Local volunteers will be needed to accomplish that task. The MSB gets dumpers and community needs to do the work. More details to work out. 2. Peaceful Place will also have junk vehicles removed. 3. Cleanup Day to address many of Big Lake's abandoned, floating docks. At this point, a resolution still needs to still be drafted and proposed to assembly for approval. MSB needs to know the scope to the problem so a good draft can be put together. Contact Jason Ortez with any info. Thank you to Assemblyman Tew for donating heavy equipment and trucks to haul these old docks out of the lake and to the dump for us! The resolution just waives dump fees for dumping docks. QQQTerry- Will MSB provide security on this volunteer work during junk/ car removal on these private properties? "No." The MSB does not help with private property cleanup. Only funding. They feel the property owners want the help and appreciate the help, so security should not be an issue.

**Fire services: Chief Hightower.** - There is a complete burn closure currently. That basically means NO BURNING. In June, there were 91 emergency calls. Unfortunately, that is a record for the West Lakes fire department. That's about double volume. This has put a stress the responder resources. A bunch of Fairbanks fires are depleting the forestry services and local FDs are taking

over some of the forestry duties. Please use extreme caution doing any burning. With the fireworks ban during 4<sup>th</sup> of July, it led to a very "happy & safe weekend" for local 1<sup>st</sup> responders. If you are interested in joining the fire department, they are still looking hard to find folks to be 1<sup>st</sup> responders. If you do not have smoke or CO2 alarms, please call WLFD and they will come and install them for you for free! Call and get free hookup.

**Mid Valley Recycling- Steve hawk.** The Mid Valley Recycling group located here in Big Lake was formed in 2012 formed by volunteers to be collect recyclables in our area to help save long drive to Wasilla for recycling. MSB coordinates hauling the 3 containers here in Big Lake. Each Saturday/ Sunday from 12-3 the recycling center is open at the land fill. There are 13 types of materials that can be recycled, but most require shipping to "America," so it is not cost effective. Its best to sell locally for use locally. This will save costs. Locally, Thermocool Insulating uses recycled cardboard for insulation and they are also producing Trex decking from some plastics recycled here. Some cardboard is also used in Hydroseed and as bedding. Valley Recycling Center would like to see the number of items that VRC can collect increase "Do you have an idea for recycles in valley? There is a contest to going on to try to promote your idea for creating a product that can be marketed by using different recyclable items. Applications available. 6/10/22 and ends 1/30/2023." What's your idea for recycling? Bring them on. (Steve is the only guy who can speak on recycling month after month and make it sound so exciting!! Good job, Steve!) "Reduce, Recycle, Reuse and Repurpose, my friends."

QQQ- Can toilets be recycled? Not here. No buyers local.

**NO RSA report-** Nobody present.

**Correspondence:** McKenna property line change. No objections. / Enstar energy public notice.

**Campgrounds monitor service-** Officers have been issuing citations for no pay of campground facilities and for launching without paying.

Over the past weekend, the North Campground Park managers would not allow the Lions Club to set up their tent and park inside the park without paying fees for the Diabetes Awareness Walk. This was a POOR EXAMPLE of how the State works with local volunteer organizations in town. The State should be more willing to work with local groups. This led to an unsafe condition at the start as the Aurora Lions Club had to set up their starting tent, basically on the side of North Big Lake Road.

Update ( 8/1/22) There is a form that can be found online that a non-profit can fill out and submit to the State in this situation.

**Road project updates for Big Lake area: Assemblyman Tew.** There was Calcium Chloride applied to some specific roads, but there is a shortage of product so all planned roads could not be finished. There has been work on Beaver Lakes Rd as 3 culverts have been added. Work on fixing ditches and some road work. Also 2 culverts and around 100 feet of new ditching on Wolf Rd. Please be careful, as engineers are out doing work on the Lakes Blvd. There has also been some surveying and they are checking soils under the road to see exactly what work needs to happen. QQQTerry- Expresses how good of a job the new "roads guy, Tyler" doing. With the 30-million-dollar match from the State for MSB roads and MSB funds match, will Lakes Blvd remain in the bond package? "Yes." Citizens will not see any increase in taxes since the MSB can match the State without needing additional funding. Assemblyman Tew reminds us to use the "MSB PROBLEM REPORTER" to alert MSB officials of road issues, junk cars & garbage problems. When you use the Problem Reporter, complaints go straight to the department who can fix it and you'll get better results to your request. They are still making changes to the program to make it more user friendly.

**Public alert:** There is a huge problem hitting Big Lake, Catalytic Converter theft. It has gotten so bad in Alaska and is following a national trend as thieves steal them to recycle the materials they are made with. It is a crisis. There is a bill to make theft a crime at state level. This bill did not get out for a vote in the State Senate. Junk yards are taking and reselling for profit. It's time to make purchase of catalytic converters against the law. QQQTERRY- Can the Assembly or State legislators pass a law making it illegal to purchase any catalytic converters illegal? Or with junk yards having to fill out reports when purchasing old catalytic converters. Assemblyman Tew: "We all know who is purchasing these. There are two main buyers in the valley. Legislation won't work." Its currently a felony if cops will enforce, but they will not enforce.

Drugs are the bottom problem in the community. Pres. Bill: Sadly, the last time Big Lake was having such huge theft problems, the preacher took the law into his own hands and there were two thieves shot and killed.

**Ken Walsh:** It's time to consider local law enforcement in the MSB. Local cops would be more responsive to local needs. More cops in the MSB area that way. Andrew Traxler- Call volume on theft is low for our area because nobody calls troopers. Folks feel as though there will be no response, so what's the point? This mind set needs to change. We need to call them when there



is a problem. If we do not call, they will not know so there will not be enough resources provided to our area. "Call the cops."  
**Dave Haggard:** Who prosecutes what? A "Tweaker" steals his mom's truck. Found with heroin in truck, passed out at wheel. Thief was released with a "driving without a license" charge. "Here's the root of your problems, no enforcement." **QQQ Julie Malo:** May it be time to provide a gun safety program to be promoted and supported in our community? Promote this program in public so bad guys know more folks in Big Lake are "packing" and ready to react to problems.

Rumor has it that Anchorage is actively bussing homeless to the Valley. Is this true? Are they giving them taxi /bus rides and dropping them off in the valley? Any input from any elected officials would be appreciated. Mayor DeVries: There is currently a Palmer city workshop for the homeless. There are roughly 25 organizations who deal with homelessness in the Valley. If help is requested, there is help available, but it is obvious that the homeless population is growing in the Valley.

There are still nearly 190 people still looking to be placed in a home.

Pres Bill- Kelsey Anderson who helps with the Capital Improvement program at the MSB contacted the Council. She is asking for the Big Lake community to update and give input on the current the cap improvement plans for the "Big Lake priority document." She would like us to provide a list of recommendations for future Big Lake capital improvements. The deadline for this is Aug. Council Board will be looking into this at the next board meeting. Come down to the next board on 7/26 at the Big Lake Family Restaurant at 6pm to give input. Board should go through the Big Lake priorities list and get back to Kelsey. Maybe Assemblyman Tew and Mayor DeVries could help? Ken Walsh= Which CIP program are we referring to? "The MSB CIP program."

Want to be more involved with the now famous Big Lake Community Council? This October we will be having board member elections. There are three member seats coming up for election. Do you have it in you? We need new blood. More to come!

#### **Persons to be heard:**

1. Senator Wilson: The legislator did fund the derelict vehicle fund to remove the old cars you may have in your area. Although Senator Wilson will not be representing our district any longer, he is running again in District N which includes the Wasilla/ Meadow Lakes area. Remember 8/16/22 is the vote date. This year, the State primary is a "pick 1 voting" whereby we only vote for one candidate and all the others will be using the old voting procedure. (Whatever that is, I'm so confused at this point)
2. Jill Walch. – New Library news. After many years, Big Lake is losing their librarian. Friday will be her last day and there will be a cookie reception at 130pm. Please stop by and say "goodbye."
3. Dan Mayfield- This weekend we will be having a "Pierre & Judy Strong estate sale." They lived on the shores of Big Lake for 66-years and we have a ton of stuff for sale this weekend. Friday, Saturday & Sunday.10-5pm look for signs from the road or find them by boat 20080 Judy Ave. 99652
4. Beagle Jarvis- As resident of Big Lake, I have recreated in Big Lake for over 22 years. Over the past few years, the trash along the roads and trails have become a hazard. There is an amazing amount of garbage on the roads/ trails and in the lake. Beagle proposes we open the Big Lake landfill one day for FREE so folks can finally clean up accumulated trash properly. How do it? Currently, trash on the trails do present safety issues with engine blocks and large debris piles on the trails. Believe it or not, huge bags of diapers even present problems on the trails and on dead end streets. Maybe if we had that one day of FREE dump fees the garbage may end up in the dump and not on the ground. "How can we do this?"
5. Speaker: Doyle Holmes- Mr. Holmes has been the owner of Willow True Value Hardware for decades. Currently, Doyle is running district 30 house seat. Previously, Doyle has served as deputy Mayor at the MSB for 3 years. He served 11 years on the MSB assembly. During his tenure, he served with Assemblywoman Jay Nolfi, one of Big Lake's more infamous assembly members and they worked together well. His main platforms include Defending the 1<sup>st</sup> amendment and he supports the 2<sup>nd</sup> amendment. When asked by constituents "Doyle, why are you running for office? He answers: "the folks in Juneau need adult supervision." Good luck, Doyle!
6. Rep. McCabe. – Senator McCabe is also running for District House 30. He is the current incumbent for this area which includes Clear, Anderson, Big Lake & Valdez. This will be a very challenging district, but Senator McCabe is "up for it." The Senator is very prolife and believes that life begins at conception. He is "Pro 2<sup>nd</sup>. Pro 1<sup>st</sup> amendment." Election day is 8/16 and there are only 3 running for this office in the primary. We need to "vote for one." Then ranked choice voting will be used in the 11/8/22 election. Need more information? Check out: "Votekevinmccabe.org" for more information.

He has a vote rating as a "fiscal conservative" at 91 % from CPAC.

Terry: We should get somebody to speak to Council regarding this new "ranked choice voting" method that will now be used in our next election.

Pres. Bill: There will be no "ranked choice voting" until the general election and not the primary. EXCEPT for when we are voting to replace Don Young. That will be RCV. Primary is the one vote only method we have all used in the past.

Councilman Dave- Over the years, there have been problems/ complaints regarding noise on the lake. Dave feels we are a "recreation area" but users to the lake should remember to be considerate of others with loud music, large waves, or late-night activities. Be safe and careful.

Pres. Bill: It's great to see the council meetings being so well attended. When folks in our fair non-city become involved with our Council, folks learn what is really going on around beautiful, Big Lake.

Adjourned 8:58pm.

A handwritten signature in black ink, appearing to read "Will F. Samuels". The signature is fluid and cursive, with a long horizontal stroke at the end.

8/9/2022

RECEIVED

DEC 05 2022

CLERKS OFFICE

BIG LAKE CC

8/9/22 council minutes.

701- Meeting starts

Agenda approved: Terry & Dave

Minutes approved: 7/12/22. Terry & Becky.

Presentations: Sara Erkmann Ward- Ranked Choice Voting: If you need any further information, check out the state website. Bottom line in this primary election this ballot has 2 sides. One has 5 different groups of candidates. The back side has 1 group of candidates. Don't worry that some of the names are the same. 1<sup>st</sup> of all, we are actually voting twice. Once vote is to replace and fill the remaining time for Don Young's current seat and time in congress. As you know, he recently passed. The back side where just three candidates are listed is where we are voting for his remaining time in this term of congress. On the back side will be "raked choice voting." The front will be "vote for one only" during the primary to move 4 candidates onto the General for more "ranked choice voting."

On the front side, is where we vote to replace him in the **next term of congress** permanently after the next election. That is why you will see the same names on both sides of the ballot in the same race. There are also other races on this side of the page.

**Next election is Nov 8. This is where all voting will be all ranked choice voting races in the general election.** Once again, for further details, please check out the State website or call 9072229933.

Presentation: Andy Webber- Aurora Lions Club representative. Did you know there are actually two "Lions Clubs" in beautiful Big Lake? One is the Big Lake Lions who are involved with running and funding the Lions Club Building. The other "smaller" Lions Club is the Aurora Lions Club. Their emphasis is mainly on snowmachine races for both kids and adults, the kids Chum fishing derby at Montana Creek and help with the insurance needs for some events and other interests. They want folks to know they are "alive and well" and are gearing up for a great winter of racing. There are actually two parts to the club. The race organization and gaming. Gaming is where much of the funding is generated. Please be sure to support their games if you have the choice. They are also please to see new energy and "blood" supporting the Aurora Lions. QQQ- Are you involved with tracks snowmobile grooming program? No. But we recently sponsored the "Strides Walk" for diabetes awareness in Big Lake. There were roughly 40 people in the walk with a meal at the end provided by the KIDS CUPBOARD folks. Sadly, with the flooding up in the upper Susitna drainage streams, the "Kids Humpy Fishing Derby" will be cancelled due to the area wide flooding. Aurora International is also a 501c non-profit group affiliated with for Lions International. This is how they help to provide event insurance to races, events and even the local Big Lake Christmas parade.

Treasury report: \$15269.86 in checking and \$292.60 in savings. Grant: There is still \$9494.20 outstanding in awarded grants that checks need to be issued for once receipts are submitted.

Membership: There are 123 current members, 5 up this month. We do have Board elections in October, so if you want to be on the Council Board, you need to 1<sup>st</sup> be a member and then attend one meeting. Applications available for board positions.

Legislative: Representative McCabe: nothing really to report. They are still trying to determine if the State Parks guys will run Big Lake's parks next summer or if they will open the contract up for bids. They are also looking for recommendations to go to DNR on this issue, so if you have input on how you think the parks were run this year or others, please contact them. On a bad note, Big Lake Road will not be on the 2024/2025 maintenance list. There doesn't seem to be enough traffic through the road counters to warrant redoing BL Road at this time (apparently.) There always an issue with the placement, whether in the location of timing with construction. The "head guys" seem to run things at the DOT and they kind do as they please." Hollywood Road construction should be finished in 2023 or 2024. Soon in Palmer at the DMV at 345pm HB 163 will be signed into law. This removes the requirement for a vehicle to have a front lice place, so it's now OK to remove the front plates. This saves the state money too. And "Yes", it is a "small victory," but a "large victory" for our local freshman legislator. Freshman legislators bills rarely get considered in the mix of things in Los Juneau.

QQQ- Cindy Bettini- What does the Governor need to do to get the DOT guys to expedite road repairs in our area? How can this speed up? Will Rep. McCabe call Governor about this problem? "Yes, I'll be calling him." QQQ- Will the recent DOT vehicle count help the snowplowing situation with the State snow maintenance on Big Lake Road and get BL Road moved up on the priority list? Rep. McCabe: There needs to be 10k cars per day to go to a priority #2 from our current #3. Old Glenn is currently a priority #2 with what seems like less traffic. QQQ- Lisa Barons- How in the world can the State have Hollywood ranked before Big Lake Road on the maintenance repair list?? Really? Rep. McCabe: He doesn't really think the road traffic count matters to the individuals who rank the priorities.

Speaker: Rep. Wilson: Please vote. Early voting is currently available on Crusey St. or in Palmer.

Senator Wilson: encourages Councils to get involved with applying for a new DOT grant program called the CTP Grant program. This is to provide funding for different needs from transportation to back country. (I believe) there are two programs, a large and a small grant program available for different size grant requests. DOT will work with communities to help them be successful with applications. This is the last time to apply for these types of funds since we won't qualify for future grant cycles. They come in 3-year windows. Make sure "quality" applications (without errors) are submitted. MSB also has a one-year window to apply. QQQ: Would a pedestrian overpass qualify for the grant program? "Possibly." QQQ: Ben Tew: How could we get the DOT individual to the big lake council meeting? The guy who keeps killing bl funding?



Senator Wilson: The commissioner is currently making rounds to CCs and we may see him. Feel free to submit questions to him. QQQ- "Will we ever get the Big Lake Road upgraded and why can't Big Lake get funds our area?" It's a tough process.

QQQ. Grant Funding? If we expedite the application, could we get funding earlier? AAA- Not really, MSB and cities need to apply. Manager of MSB is a contact. QQQ- Will other boroughs be applying for funds? Senator Wilson: Funding should be available for our area, as larger areas can't apply for these funds.

Assembly: Assemblyman Tew- The MSB and assembly are currently working on a list for project funding for these grant funds available. So, no worries, the MSB is on the ball. Feel free to submit suggestions though. "Great news," There is a Houston High School open house this Thursday 4-6pm outdoors. The whole rebuild project is on track to open after winter break. QQQ-New Roads? QQQ- Community transportation plans? Any projects being requested for the Big Lake area? AAA- Yes, there is a good stack for the Big Lake area. Also, the State grant bonding package will be done without further taxing of the folks as the MSB has funding available to match the State funding on hand. (Thanks, MSB!) QQQ- Are there funds available now for a few areas to remove debris from private property? Yes, looking for somebody to head up the volunteer groups.

The "Big Lake Old Dock Clean Up Day" has been scheduled for the weekend after Labor Day. We will be using the MSB landing on the south side of the lake for this project. If you have an old, sinking, Styrofoam, tree and brush growing old dock you can't get rid of, this is your chance. This is the weekend of Saturday 9/8/22. Please tow your old dock and tie it off on the left side (east) by the landing, by Saturday 9/8/22. Assemblyman Tew will provide heavy equipment at that site to remove your old docks, put them in a dump truck and haul them to the dump, at no charge to you. Thanks to Mr. Tew for providing this service as well as helping push through a resolution in the Assembly that will provide our community with "no charges" at the main MSB land fill. "Thanks for your help, Assemblyman Tew."

West Lakes Fire Department Report- Chief Hightower: There were 59 calls in the last month. There were 7 structure fires. 3 in our fire service area and others they were called into assist. Every fire department helps the others during fires. Whether on the scene or as back up, each call is a team effort. Please folks, if you do not have your smoke alarms and CO2 alarms, call the fire department to get free alarms for your home, no questions asked. Alarms are grant funded from Big Lake Council, through Horseshoe Firewise. This month alone, a family of 5 and a single person were saved by our smoke alarms that had been recently installed by the department. You also need a CO2 alarm. CO2 gets you 1<sup>st</sup>. You can't hear it and can't smell it. If you're sleeping, you'll never know it's there. Get your CO2 alarm asap.

The family of 5 who were recently saved by these free alarms had their smoke alarm installed on 2/20 and on 8/22 at 450 am the alarm woke up kids and mom. The kids went out the window, like they learned at school and the mom went out the door. "It was a miracle."

Please, check you alarms and batteries. Your alarms should be newer than 10 years. CO2 alarms 5-7 years. Combo alarms, replace each 5 years. The new ones now have 10-year batteries. That is what WLF D puts in homes now.

There was another big "save" this month alone from a recently installed CO2 alarms: Jill Parson: "A CO2 alarm saved my friends life." Her friend had recently had a furnace repairman come to check her heater. They found nothing wrong. She went in and installed CO2 detectors shortly after that because she had suspicions. It turns out she DID have a CO2 problem. Not in the furnace, but in an older oven which was not operating properly and omitting the deadly gas. She called 911 and the great folks from the West Lakes Fire Department came out, inspected, and confirmed her CO2 problem. Please check all your detectors when you get home. It's imperative. Call 911 right off the bat if you have anything at all you think isn't right. Thanks to all the WLF D and Horseshoe Lake FireWise folks for applying for this grant and supplying locals with free smoke and CO2 alarms.

Big Lake RSA report- Pat Daniels: There are new folks in some departments of the MSB, like road service area management and new public works. They are kind of getting up to speed on their end at this time and requested this summer to get going and plan for themselves. Currently, the RSA folks tried to address ditching with maintenance crews. They are doing this in conjunction with the "free maintenance side" which comes under contract and "work order" side which is paid to the contractor over and above the maintenance contract. Maybe after time, all ditches will be "up to snuff." Update: On West Susitna & Beaver Lakes (and one other road) Misc./ paving and patching and minor road repair. 12k budgeted for each road. 36k total. Calcium Chloride was applied based on "the contingencies of the neighborhood." Mr. Daniels personally believes it is a benefit. West Lakes Road core testing was done in roughly 16 locations, and we are waiting for results to have plan for West Lakes upgrades. There will be no meeting in August for BLRSA folks. September will be their next meeting and they will look for future RIP list. Winter plowing and road width will be addressed this winter. Culvert repairs, work is still pending and a contingent repair items per contract. Mr. Daniels encourages folks to use the MSB online "problem reporter" that is available at the MSB website. "Wash boarding" and "drainage" are also big issues.

RSA Task force report: Jill Parson: Member of the RSA 21 Task force board. At this time, individual reports are coming along and will be due for review in the future.

#### Correspondence:

1. Enstar. 1.5% increase.
2. Is for subdivision on Wolf Road, subdividing 14+ acres at the cul-de-sac at the end of Wolf Lake Rd. into two lots.

Jason Ortez 9078617854- regarding dock removal. \*See if he needs anything else from council (I called 8/11 left msg.- j.r.)

Road project updates: Pres. Bill: regarding the CIP list: A request from MSB from Kelsey came into the council looking for recommendations for the CIP list. With little time to apply and seeing the procedure is very involved just to apply the BLCC had info to apply for updates to ADA access and updates for Jay Nolfi Park. To file, a group needs to file an Assembly strategic plan. A MSB strategic plan. Including Costs and plan descriptions. Very involved. Currently the parks ADA paths are bad. Summer music festival area is overgrown. The entry isn't accessible at all for someone in a wheelchair due to fence placement. So, Pres Bill submitted the park upgrade plan to be added to the CIP list.

Recommends a CIP work group to study MSB strategic work plan to put to make a list of Big Lake Council project requests for the CIP list next year. Everything is outdated, needs to be redone and replaced. BEN- deadline? "Beginning of August."

Please don't forget... the Council Board elections are in October and council is forming an election team to put together a nominating committee to look over applications for board members. An applicant needs to be a member and come to one meeting ahead of the vote. Each seat is 2 a two-year term. This Council has 4 seats coming available. An applicant needs to get their application in promptly to be considered for the October elections.

**Persons to be heard:**

Speaker: Carol Rice & Danyal Pond, the "Outreach Services Director" at Wasilla Areas Senior Center and the Mid Valley Senior Center, which just reopened! (Yea!). Danyal is their "new case and in-home director." She helps to ID and support Seniors in need and then being an advocate for them. She helps managing resources & determining eligibility and help with resources that may be available. Helps determine obstacles, independence issues and ID concerns: isolation. Depression. Self-neglect. Nutrition. Chores. Errands. Call her if you know of a Senior in need. Develops plans to follow Seniors along the way. Please remember the Mid Valley Senior Center is located off Kenlar and provides meals to Seniors daily from 1130- 1230pm. If you are over 60 years "young" or older its free. Building is officially open from 10am 2pm. QQQ- What is a "senior"? 55 or older. There is always the Meals on Wheels program offered through WASI. This is a great program to provide in home meals for Seniors who can't come in. It's a wonderful program.

Speaker: Kevin McCabe- This voting season, representatives for Big Lake are in the district #30 area. Senator McCabe is our sitting Representative and is now running for house of reps again. He is from Minnesota. Was in the Coast guard for 17 years where "leadership" was a big "take away" for him. He rose to Navy chief. Currently a pilot for Atlas Air. Understands different cultures in the world. Finish 1<sup>st</sup> term as a republican last session in Juneau. He is a Christian and prolife. Believes in the 2<sup>nd</sup> amendment. Is also a certified "FFDO officer" where piolet can carry a gun on the plane to protect us.

Speaker: Senator Wilson- August 30, the "Seven Summit Shooting Park" will open officially. Due to redistricting, he will not represent Big Lake any longer, but will be running in Dist. N. which is Wasilla/ Meadow Lakes area. "Please get out and vote!"

Speaker: Doug Massie- O senate candidate: Lifelong Alaskan. Recently purchased the "Broken Boat bar/ grill" off of KGB road, where they are proud sponsors of the K200 sled dog race. He recently retired after 25 years as an Alaska State Trooper. Retired in May 2018.

Speaker: Linda Moss- The "Seven Summit Shooting Outdoor Park"- Wants us to know that even though not in the "BL area," there are a ton of bl kids who have applied to be in the shooting club. At this time, the field is new and can only accommodate only 30 or so kids. It is their goal to expand be large enough for 100 kids. 8/30 is a scheduled open house with The Governor and many Representatives to be present.

Speaker: Mike Shower- I'm the current District E Representative, but due to redistricting, he will now be running and looking for support in our area. Nearly 4 ½ years ago he was appointed by Gov Walker when Mr. Dunleavy resigned to be Governor. He is running again now for our dist. Vet from the Air Force as a fighter pilot. He is a Christian and pro life. Currently employed at Fed Ex.

Speaker: Councilwoman Jill- Representing the "Big Lake Bells." (The fine folks who maintain the flowers along all the Big Lake roadways)- "We are very disappointed to find out that last week someone took all the flowers at their mile 3 BL road flower box." "After all the efforts to maintain these flower boxes all summer, it's sad to see this happen." Please keep your eyes open for all types of vandalism in or community!

Councilman Dave- thanks for the great group in attendance tonight. A special "thanks" should go out to the fine folks at the Susitna Grill for donating all the pizzas to the group tonight. It was very kind of you.

Councilman Jeff -Please don't forget to VOTE!!! If you don't vote, you have no right to complain.

The Primary election is 8/16/22!

855Pm.

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 15, 2022, 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 Patrica Chesbro.

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

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3, Vice-Chair
- Mr. Michael Rubeo, Assembly District #4
- Mr. Bill Kendig, Assembly District #5

**RECEIVED  
DEC 02 2022  
CLERKS OFFICE**

Planning Commission members absent and excused were:

- Mr. Stafford Glashan, Assembly District #6, Chair
- Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

- Mr. Mark Whisenhunt, Planner II
- Mr. Jason Ortiz, Development Services Manager/ Acting Planning Commission Clerk
- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Shannon Bodolay, Assistant Attorney

**II. APPROVAL OF AGENDA**

Vice-Chair Chesbro 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 Emerson Krueger.

**IV. CONSENT AGENDA**

- A. Minutes Regular Meeting Minutes: August 15, 2022



**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 22-31** A modification to a Conditional Use Permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverages Uses, for the expansion of an alcoholic beverage dispensary (bar) known as Floaters, located at 2990 South Big Lake Road, Tax ID# 1783B02L003; within Township 17 North, Range 3 West, Section 21, Seward Meridian. Public Hearing: October 17, 2022 (Applicant: Bill Brister of R&B Alaska Inc., dba Floaters; Staff: Mark Whisenhunt, Planner II)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

**Resolution 22-32** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.02 – Mandatory Land Use Permit, to expand the applicability of the chapter. Public Hearing: October 17, 2022 (Staff: Adam Bradway, Planner II)

**Resolution 22-34** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB Title 43 – Subdivisions. Public Hearing: October 17, 2022 (Staff: Fred Wagner, Platting Officer)

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.)**

Anna McDonough spoke in favor of both items under unfinished business:

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

**Resolution 22-26** A conditional use permit in accordance with MSB 17.30 – Conditional Use Permit (CUP) for Earth Materials Extraction Activities for the extraction of approximately 6,390,000 cubic yards of earth material from an extraction site totaling 154.5 acres within two parcels, which total 657.5 acres; Tax ID# 20N04W07A001 and 20N04W08A001; within Township 20 North, Range 4 West, Section 7 and 8, Seward Meridian. (Applicant: Matanuska-Susitna Borough Division of Land Management; Staff: Mark Whisenhunt, Planner II)

Vice-Chair Chesbro read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Vice-Chair Chesbro opened the public hearing.

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

**MOTION:** Commissioner Kendig moved to approve Planning Commission Resolution 22-26. The motion was seconded.

**VOTE:** The main motion passed without objection.

**Resolution 22-28** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana cultivation facility at 1198 East Sage Road; Tax ID# 18N01W15D005; within Township 18 North, Range 1 West, Section 15, Seward Meridian. (Applicant: Derke Clark and Janet Clark, of Checkmate Harvest Company; Staff: Mark Whisenhunt, Planner II)

Vice-Chair Chesbro read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

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

Vice-Chair Chesbro opened the public hearing.

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

**MOTION:** Commissioner Kendig moved to approve Planning Commission Resolution 22-28. The motion was seconded.

Discussion ensued

**VOTE:** The main motion passed without objection.

## **X. PUBLIC HEARING LEGISLATIVE MATTERS**

## **XI. CORRESPONDENCE AND INFORMATION** *(There was no correspondence and information.)*

## **XII. UNFINISHED BUSINESS**

**Resolution 22-29** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Assembly fail an ordinance repealing MSB 17.06 – Electrical Generating and Delivery Facility, in its entirety.

Vice-Chair Chesbro read the resolution title into the record.

**MOTION:** Commissioner Kendig moved to approve Planning Commission Resolution 22-29. The motion was seconded.

**VOTE:** The main motion passed without objection.

**Resolution 22-30** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Assembly fail an ordinance repealing MSB 17.05 – Essential Service Utilities.

Vice-Chair Chesbro read the resolution title into the record.

**MOTION:** Commissioner Kendig moved to approve Planning Commission Resolution 22-30. The motion was seconded.

**VOTE:** The main motion passed without objection.

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

**XIV. COMMISSION BUSINESS**

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

*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:24 p.m.



STAFFORD GLASHAN, Planning  
Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

*Minutes approved: November 21, 2022*



The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on October 17, 2022, 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 Chair Stafford Glashan.

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

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3, Vice-Chair
- Mr. Michael Rubeo, Assembly District #4
- Mr. Bill Kendig, Assembly District #5
- Mr. Stafford Glashan, Assembly District #6, Chair

**RECEIVED  
DEC 02 2022  
CLERKS OFFICE**

Planning Commission members absent and excused were:

- Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

- Mr. Mark Whisenhunt, Planner II
- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Hannah Steketee, Assistant Attorney
- Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

Chair Glashan 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 Mark Whisenhunt.

**IV. CONSENT AGENDA**

- A. Minutes None

**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 22-33** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for a marijuana retail facility located at 9351 N. Palmer Fishhook Road, Tax ID #4316B01L006A; within Township 19 North, Range 1 East, Section 34, Seward Meridian. Public Hearing: November 21, 2022 (Applicant: Caleb Saunders dba Green Jar Hatcher Pass; Staff: Jason Ortiz, Development Services Manager).

**Resolution 22-35** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for operation of a marijuana retail facility located at 12825 W. Big Lake Road, Building #2, Tax ID #17N03W14C019; within Township 17 North, Range 3 West Section 14, Seward Meridian. Public Hearing: November 21, 2022 (Applicant: Daniel Rogers for Stash Cannabis Company; Staff: Peggy Horton, Planner II)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

**Resolution 22-36** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt the 2022 Capital Improvement Program (CIP) Public Hearing: November 21, 2022 (Staff: Kelsey Anderson, Planner II)

**Resolution 22-37** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create an administrative permit process for marijuana cultivation facilities. Public Hearing: November 21, 2022 (Staff: Alex Strawn, Planning and Land Use Director)

**Resolution 22-38** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create hours of operation for marijuana retail facilities and adding additional standards for retail facilities with marijuana consumption areas. Public Hearing: November 21, 2022 (Staff: Alex Strawn, Planning and Land Use Director)

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.)*

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

**Resolution 22-31** A modification to a Conditional Use Permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverages Uses, for the expansion of an alcoholic beverage dispensary (bar) known as Floaters, located at 2990 South Big Lake Road, Tax ID# 1783B02L003; within Township 17 North, Range 3 West, Section 21, Seward Meridian. (Applicant: Bill Brister of R&B Alaska Inc., dba Floaters; Staff: Mark Whisenhunt, Planner II)

Chair Glashan read the resolution title into the record.

Commissioner Kendig recused himself from this hearing – left room at 6:06 pm.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- hours for pub/restaurant

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

Mr. Bill Brister, applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:

- Live music/bands; breakfast hours; alcohol service

Chair Glashan opened the public hearing.

There were no persons to be heard.

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

Mr. Whisenhunt stated that they had nothing further to add.

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

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

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 22-31. The motion was seconded.

Discussion ensued

**MOTION:** Commissioner Allen moved a primary amendment to remove MSB 17.61.080 – Noise Standards and from recommendation 3.



It will read:

The operation shall comply with the maximum permissible sound level limits allowed, per the requirement of MSB 8.52 – Noise, Amplified Sound and Vibration.

The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Allen moved a secondary amendment to modify the hours in staff recommendation #4 to be 9:00 a.m. to midnight Sunday through Wednesday and 9:00 a.m. to 2:00 a.m., Thursday to Saturday.

Condition #4 will read:

The alcohol service in the restaurant area and pub shall not exceed 9:00 a.m. to midnight Sunday through Wednesday and 9:00 a.m. to 2:00 a.m., Thursday to Saturday.

The motion was seconded.

VOTE: The secondary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

Commissioner Kendig returned at 6:42 p.m.

## **X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 22-32** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.02 – Mandatory Land Use Permit, to expand the applicability of the chapter. (Staff: Adam Bradway, Planner II)

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Chair Glashan opened the public hearing.

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

MOTION: Commissioner Kendig moved to approve Planning Commission Resolution 22-32. The motion was seconded. by Commissioner Chesbro

Discussion ensued

VOTE: The main motion passed without objection.

**Resolution 22-34** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB Title 43 – Subdivisions. (Staff: Fred Wagner, Platting Officer)

Chair Glashan read the resolution title into the record.

Mr. Wagner provided a staff report.

Mr. Wagner stated that there were some clerical errors that needed to be corrected.

Commissioners questioned staff regarding:  
None

Chair Glashan opened the public hearing.

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

**MOTION:** Commissioner Chesbro moved to approve Planning Commission Resolution 22-34. The motion was seconded.

Discussion ensued

**VOTE:** The main motion passed without objection.

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

**XII. UNFINISHED BUSINESS**

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

**XIV. COMMISSION BUSINESS**

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*  
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Alex Strawn: Mark's last meeting as a Planner II.

Commissioner Kendig: How will you replace him?

Commissioner Chesbro: We will miss you.

Commissioner Glashan: I will miss you – Good Luck

**XVI. ADJOURNMENT**

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



STAFFORD GLASHAN, Planning  
Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

*Minutes approved:* 11-21-2022



RECEIVED

DEC 02 2022

CLERKS OFFICE

By: Jason Ortiz  
Introduced: October 17, 2022  
Public Hearing: November 21, 2022  
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 22-33**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 9351 NORTH PALMER-FISHHOOK ROAD, TAX ID# 4316B01L006A, WITHIN TOWNSHIP 19 NORTH, RANGE 1 EAST, SECTION 34, SEWARD MERIDIAN.

---

WHEREAS, Caleb Saunders, for Green Jar Hatcher Pass, submitted a conditional use permit application for the operation of a marijuana retail facility at 9351 North Palmer-Fishhook Road, Tax ID# 4316B01L006A, located within Township 19 North, Range 1 East, Section 34, 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, according to the application material, the proposed retail facility will be wholly contained within a 1,404 square foot commercial structure; and

WHEREAS, the proposed use has no industrial equipment or processes that generate noise; and

WHEREAS, the subject property has been used commercially since 1986, most recently as Madd Hatcher Pizza Pub.

WHEREAS, the proposed use will access North Palmer-Fishhook Road from an existing state permitted driveway; and

WHEREAS, North Palmer-Fishhook Road is classified as a collector and is capable of accommodating traffic associated with commercial use; and

WHEREAS, North Palmer-Fishhook Road has many different uses fronting on it, including agriculture, industrial, residential, and commercial; and

WHEREAS, the proposed hours of operation are 8:00 a.m. until 12:00 a.m. (midnight), daily; and

WHEREAS, according to the application material, the proposed use will be located approximately 85 feet from the North Palmer-Fishhook Road right-of-way, approximately 175 feet to the south south lot line, 315 feet from the east lot line, and 10 feet from the north lot line; and

WHEREAS, the proposed use is located southeast of, and approximately 216 feet from, the closest residential structure; and

WHEREAS, there are a variety of land uses within 1,000 feet of the proposed use, including a bar, an automobile repair shop, a dog boarding business, an acupuncture and massage clinic, and a separate marijuana retail facility; and

WHEREAS, according to the application material, the commercial structure will have lighting on all four sides, which will be downward directed and shielded to minimize light spillage on neighboring properties and into nearby traffic; and

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

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

WHEREAS, according to the application material, loitering will not be allowed; and

WHEREAS, the closest school (Shaw Elementary) is approximately 34,800 feet from the proposed use; and

WHEREAS, according to the application material, the proposed use will utilize a security and video system that includes glass break sensors, motion detectors, audio recorders, panic alarms, dome cameras, keypads with proximity card readers, and a third party monitoring service. Additionally, a firewall server will protect the surveillance data; and

WHEREAS, the State of Alaska Office of the State Fire Marshal issued a Plan Review approval on June 27, 2022; and

WHEREAS, the State of Alaska Office of the State Fire Marshal issued Plan Review #2022Anch1031 for the commercial structure; and

WHEREAS, the commercial structure is in full compliance with the applicable State of Alaska fire code; and



WHEREAS, after proper notification of the State of Alaska Alcohol & Marijuana Control Office, all marijuana products deemed unusable are ground up with trash and disposed of in the onsite dumpster. The final destination for the waste is the landfill; and

WHEREAS, the subject structure meets all applicable setback requirements of MSB 17.55 - Setbacks and Screening Easements; and

WHEREAS, the east half of the subject property is wooded which provides buffering to the neighboring properties. The south property line provides a wooded area that provides buffering as well; and

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

WHEREAS, according to the application material, the proposed use will maintain an air filtration unit with activated charcoal filters; and

WHEREAS, the State of Alaska Marijuana Control Board (AMCO) voted to approve Green Jar Hatcher Pass, LLC, License # 30974, with delegation at the June 29-30, 2022 meeting; and

WHEREAS, Planning staff received a copy of AMCO's delegated approval for the applicant's marijuana retail facility; and

WHEREAS, according to the application material, 17 customer parking spaces are proposed; and

WHEREAS, according to the application material, each parking space is 20 feet in length and ten feet wide; and

WHEREAS, a marijuana retail facility 1,404 square feet in size, is required to provide four parking spaces with one ADA compliant space; and

WHEREAS, there are no vertical clearance limitations on site; and

WHEREAS, according to the application material, one ADA compliant parking space is provided that is firmly compressed gravel; 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 November 21, 2022 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 22-33:

1. The proposed use 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. The proposed use will provide sufficient setbacks, lot area, buffers and other safeguards (MSB 17.60.100(B)(3)).
4. The application material 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. The proposed use has measures 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. Documentation demonstrating the applicant obtained all applicable licenses pertaining to 3 AAC 306.005 was provided to planning staff (MSB 17.60.150(D)(1)).
10. The proposed use will be 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, with conditions, complies with current ADA parking space guidelines (MSB 17.60.170(C)).

BE IT FURTHER RESOLVED, that 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 ADA parking spaces and access aisle shall be painted and provide a firm, stable, and slip-resistant surface, in compliance with the current ADA guidelines, by October 15, 2023.
2. The operation shall comply with all applicable state and local regulations.
3. 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.
4. Borough staff shall be permitted to enter the premises subject to this permit to monitor compliance with permit requirements. Such access will at minimum, be allowed




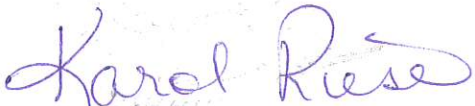
on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

5. The hours of operation shall not exceed 8:00 a.m. - 12:00 a.m., daily.
6. On-site consumption of marijuana and marijuana products is prohibited.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21 day of November, 2022.

  
STAFFORD GLASHAN, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES: (7) Commissioner Glenn, Scoggin, Chesbro, Rubeo, Allen  
Glashan, Kendig  
NO: (4)

RECEIVED

DEC 02 2022

CLERKS OFFICE By: Peggy Horton  
Introduced: October 17, 2022  
Public Hearing: November 21, 2022  
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 22-35**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 12825 WEST BIG LAKE ROAD, BUILDING #2, TAX ID# 17N03W14C019; WITHIN TOWNSHIP 17 NORTH, RANGE 3 WEST, SECTION 14, SEWARD MERIDIAN.

---

WHEREAS, Daniel Rogers, for Stash Cannabis Company submitted an application for a conditional use permit for the operation of a marijuana retail facility at 12825 South Big Lake Road, Building #2, Tax ID# 17N03W14C019; within Township 17 North, Range 3 West, Section 14, 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 subject property has been in commercial use since at least 1994; and

WHEREAS, according to the application material, the proposed retail facility will be wholly contained within a 1,034 square foot commercial structure; and

WHEREAS, the proposed use has no industrial equipment or processes that generate noise; and

WHEREAS, the proposed use will access West Big Lake Road from an existing, permitted driveway; and

WHEREAS, West Big Lake Road is classified as a minor arterial and is capable of accommodating traffic associated with commercial uses; and

WHEREAS, West Big Lake Road has several different uses on its frontage including commercial, industrial, residential, and undeveloped; and

WHEREAS, the proposed hours of operation are 8:00 a.m. until 12:00 a.m., daily; and

WHEREAS, according to the application material, the proposed use is located approximately 103 feet from the West Big Lake Road right-of-way, approximately 61 feet to the western property line, approximately 793 feet from the northern property line, and approximately 391 feet from the eastern property line; and

WHEREAS, there is a licensed and operating marijuana cultivation facility located on the east side of the subject parcel; and

WHEREAS, the proposed use is located approximately 500 feet north of the closest residential structure; and

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

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

WHEREAS, according to the application material, loitering will not be allowed; and

WHEREAS, the closest school property (Houston Junior/Senior High School) is approximately 2,100 feet from the proposed use; and

WHEREAS, according to the application material, security cameras, motion detectors, an alarm system, and lighting are used to monitor all activities at the facility; and

WHEREAS, according to the application material, the proposed use has a security plan in place, which includes education of employees on all security measures; and

WHEREAS, the applicant provided a copy of the approved Plan Review #2021Anch1680 from the Alaska Fire Marshal's office; and

WHEREAS, according to the application material, all marijuana products deemed unusable are ground up with trash and either incinerated, composted, or disposed of at the borough landfill; and

WHEREAS, according to the application material, the proposed structure will meet all applicable setback requirements of MSB 17.55; and

WHEREAS, the subject property is approximately 11.5 acres in size; and



WHEREAS, the proposed commercial structure is in full compliance with the applicable State of Alaska fire code; and

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

WHEREAS, according to the application material, all retail operations will be taking place indoors; and

WHEREAS, according to the application material, no outdoor activity is planned that will create additional noise or odor; and

WHEREAS, according to the application material, all four sides of the commercial structure will have exterior lighting, which will be shielded and downward facing to mitigate any unwanted light pollution; and

WHEREAS, according to the application material, a business sign will be on a free-standing pole and backlit; and

WHEREAS, the surrounding parcels range in size from 1 to 155 acres, a mix of commercial, industrial, residential, and undeveloped land; and

WHEREAS, the State of Alaska Marijuana Control Board (AMCO) voted to approve Stash Cannabis Company Retail Marijuana Store License #30838 with delegation at the June 2022 meeting; and

WHEREAS, planning staff received notice of AMCO's delegated approval for the applicant's marijuana retail facility; and

WHEREAS, the applicant provided a copy of the approved Plan Review #2021Anch1680 from the Alaska Fire Marshal's office; and

WHEREAS, there are multiple commercial and industrial businesses in the surrounding area such as, but not limited to, an electrical contractor, an earth materials extraction operation, and a mini storage facility; and

WHEREAS, according to the application material, the net floor area is approximately 966 square feet in size; and

WHEREAS, a marijuana retail facility with 966 square feet in net floor area, is required to provide three parking spaces with one Americans with Disabilities Act (ADA) compliant space; and

WHEREAS, according to the application material, four customer parking spaces are proposed at the retail facility; and

WHEREAS, according to the site plan, employee and overflow parking is available at the Herbal Dreams Cultivation Facility, on the same property; and

WHEREAS, according to the application material, each parking space is 20 feet in length and ten feet wide; and

WHEREAS, there are no vertical clearance limitations for the parking spaces on site; and

WHEREAS, ADA guidelines require one van accessible parking space with an adjacent access aisle, for every 1 to 25 spaces; and

WHEREAS, according to the application material, one ADA van accessible space is provided, 10' wide with an 8' access aisle; 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 November 21, 2022 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 22-35:

1. The proposed use 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. Documentation 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, with conditions, complies with current ADA parking space guidelines (MSB 17.60.170(C)).

BE IT FURTHER RESOLVED, that 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. Prior to operating, the ADA compliant parking space and access aisle detailed in the application material shall be installed.
2. The owner and/or operator shall comply with all applicable state and local regulations.
3. 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.
4. The operation shall comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 - Noise, Amplified Sound and Vibration.
5. The hours of operation shall not exceed 8:00 a.m. - 12:00 a.m., daily.
6. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of

access to Borough staff shall be a violation of this  
Conditional Use Permit.

ADOPTED by the Matanuska-Susitna Borough Planning  
Commission this 21 day of November, 2022.

STAFFORD GLASHAN, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES: (7) Commissioner Kendig, Chesbro, Glenn, Rubeo, Allen,  
Glashan, Scoggin

NO: (0)

RECEIVED

DEC 02 2022

CLERKS OFFICE

By: K. Anderson  
Introduced: October 17, 2022  
Public Hearing: November 21, 2022  
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 22-36**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION  
RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT THE 2022  
CAPITAL IMPROVEMENT PROGRAM.

---

WHEREAS, MSB 3.04.060 requires the Manager to submit a Capital  
Improvement Program (CIP) to the Planning Commission for review;  
and

WHEREAS, the 2022 CIP is intended to show Assembly support  
for community-nominated projects; and

WHEREAS, the updated CIP process requires that all projects  
meet five criteria before being scored and ranked; and

WHEREAS, the new criteria require that all valid CIP projects  
must: 1) align with Assembly-adopted plans, including the Borough-  
Wide Comprehensive Plan, Community Comprehensive Plans, Master  
Trails Plan, or the Assembly Strategic Plan, 2) fall within Borough  
Powers to complete, 3) not be considered routine maintenance or  
equipment replacement, 4) have a useful life of 5 years or more,  
and 5) cost more than \$20,000 to complete; and


WHEREAS, the CIP document provides the Assembly with a prioritized list of community-supported projects for consideration during their annual budget discussions; and

WHEREAS, the CIP document provides the Assembly with a list of community projects for state and federal legislative priorities during their annual priority setting; and

WHEREAS, the 2022 CIP contains four projects that meet the criteria and have been scored and ranked.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly adoption of the 2022 Capital Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21 day of November, 2022.

  
\_\_\_\_\_  
Stafford Glashan, Chair

ATTEST

  
\_\_\_\_\_  
KAROL RIESE, Planing Clerk

(SEAL)

YES:

(7) Commissioner Rubeq, Scoggin, Allen, Kendig, Chesbro,  
Glashan, Glenn

NO:

(0)



RECEIVED

DEC 02 2022

CLERKS OFFICE By: A. Strawn  
Introduced: Oct 17, 2022  
Public Hearing: Nov 21, 2022  
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. PC 22-37**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.60 TO CREATE AN ADMINISTRATIVE PERMIT PROCESS FOR MARIJUANA CULTIVATION FACILITIES.

---

WHEREAS, land use impacts associated with cultivation facilities are minor enough that they do not tend to be incompatible with or detract from the surrounding area; and

WHEREAS, all cultivation facilities, regardless of size, should have basic standards associated with them to ensure proper setbacks from schools and adjacent properties; and

WHEREAS, objective standards such as setbacks can be objectively evaluated by MSB planning staff and do not require Planning Commission review.

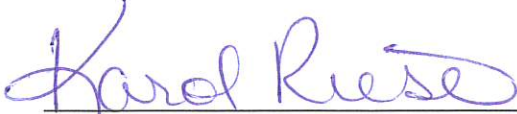
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval an Ordinance creating an administrative permit process for cultivation facilities.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 21 day of November, 2022.



STAFFORD GLASHAN, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

Yes: (7) Commissioner Chesbro, Allen, Kendig, Rubeo,  
Scoggin, Glashan, Glenn

No: (4)

RECEIVED

DEC 02 2022

CLERKS OFFICE      By:                      A. Strawn  
   Introduced:                      Oct 17, 2022  
   Public Hearing:                Nov 21, 2022  
   Action:                         Adopted

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. PC 20-38**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.60 TO CREATE HOURS OF OPERATION FOR MARIJUANA RETAIL FACILITIES AND ADDING ADDITIONAL STANDARDS FOR RETAIL FACILITIES WITH MARIJUANA CONSUMPTION AREAS.

---

WHEREAS, standardizing the hours of operation for marijuana retail facilities helps ensure that retail facilities do not have unfair advantages over their competitors based on restrictions put on them by the Planning Commission; and

WHEREAS, in December 2018 the Alaska Marijuana Control Board adopted rules which allow for and regulate onsite consumption of marijuana within licensed marijuana retail facilities; and

WHEREAS, onsite consumption at marijuana retail facilities may cause additional land use impacts such as increased need for parking, unwanted loitering, and inadvertent inhalation of secondhand smoke by neighbors or pedestrians within rights-of-way.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval an ordinance establishing uniform hours of operation and standards

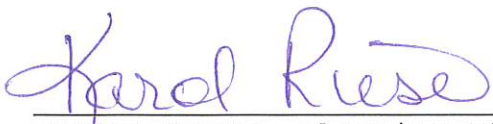
that address onsite consumption of marijuana associated with marijuana retail facilities.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21 day of November, 2022.



STAFFORD GLASHAN, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)



YES: (7) Commissioner Glenn, Rubeo, Scoggin, Chesbro,  
Allen, Kendig, Glashan

No: (0)



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on NOVEMBER 3, 2022, at the Matanuska-Susitna Borough, PSB Fire Station 6-2, Wasilla, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Wilfred Fernandez.

## 1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1  
Ms. Amanda Salmon Alternate A  
Mr. Eric Koan, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Theresa Taranto, Platting Clerk  
Ms. Kimberly McClure, Platting Technician  
Ms. Amy Otto-Buchanan, Platting Technician  
Mr. Matthew Goddard, Platting Technician

### B. THE PLEDGE OF ALLEGIANCE

Mr. Bush led the pledge of allegiance.

### C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved with no objection.

## 2. APPROVAL OF MINUTES

- October 20, 2022 minutes were approved without objection.

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

*(There is no Audience Participation & Presentations)*

## 4. UNFINISHED BUSINESS:

*(None)*

## 5. RECONSIDERATIONS/APPEALS

*(There were no Reconsiderations/Appeals)*



**6. PUBLIC HEARINGS**

- A. **ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT #2:** The request is to create a 60' wide Public Use Easement within Tax Parcel B1, Section 23, Township 17 North, Range 04 West, to be known as **Alaska Mental Health Trust Public Use Easement #2**, containing 28,783 sf +/- . The proposed Public Use Easement is located west of W. Lakes Boulevard, west of W. Hour Road and north of Big Lake (Tax ID #17N04W23B001); located within the SW ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Alaska Mental Health Trust, Staff: Amy Otto-Buchanan, Case # 2022-133*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Platting member, Dan Bush recused himself at 1:04 PM

Theresa Taranto provided the mailing report:

- Stating that 50 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval

Mr. Leffel had questions for staff.

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

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Gerard Farkas
- Jay Hanson

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

Chair invited petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative passed was not in attendance.

MOTION: Platting Member Leonard made a motion to approve with 4 findings of fact and 5 conditions of approval. Shadrach seconded the motion.

VOTE: The motion passed without objection.

Platting member Dan Bush returned to the room at 1:16 PM.

- B. **DANDY BLUFFS 2022:** The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **Dandy Bluffs 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)*

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 72 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends continuance to November 17, 2022, due to clerical error.

Platting member Shadrach had questions for staff.

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

The petitioner/petitioner's representative was not in attendance.

Chair Fernandez opened the public hearing for public testimony and kept the public hearing open.

There being no one to be heard, Chair Fernandez continued the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Leffel made a motion to continue until November 17, 2022 meeting. McCabe seconded the motion.

VOTE: The motion passed without objection.

Board member, Dan Bush asked for clearer map for item J-6.

Staff will try to get a clearer map from the electric company or the map will be removed from packet.

- C. **ONE THOUSAND SKIES-SUNRISE PHASE II:** The request is to create 15 lots and one tract from Tract B, One Thousand Skies-Sunrise Subdivision, A.S.L.S. 2022-11, Plat

# 2020-7 to be known as **One Thousand Skies-Sunrise Phase II**, containing 565.69 acres +/- . The property is located north of the Nelchina River, south of E. Glenn Highway and directly south of S. Millennium Loop (Tax ID # 8019000T00B); within Sections 1 and 12, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Assembly District #1. (*Petitioner/Owner: Alaska Department of Natural Resources, Staff: Matthew Goddard, Case # 2022-141*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 54 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval

Platting member Shadrach had questions for staff.

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

Mr. Jeremy Hurst, the petitioner's representative provided an overview of the case.

Chair Fernandez opened the public hearing for public testimony.

Chair Fernandez invited the petitioner's representative up for any questions from the board.

Platting Board member Leonard had questions for the petitioner's representative, Jeremy Hurst.

There being no one to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

**MOTION:** Platting Member Leonard made a motion to approve with 9 findings of fact and 10 conditions of approval. McCabe seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

D. **LITTLE SUSITNA FLATS:** 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 design has been updated to show Lot 2 as a flag lot with a single 60' wide flag pole located on the southwest side of the lot; and Lot 1 as a flag lot with a single 60' wide flag pole located on the southeast side of the lot. The property is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. (Tax ID # 18N02W14C004 & 8182B01L005); lying within the SW ¼ Section 14 and NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian,

Alaska. In the Meadow Lakes Community Council and in Assembly District #7. **\*\*This case was continued from October 6, 2022 meeting.** (Petitioner/Owner: Aleksandr Baletskiy, Staff: Kimberly McClure, Case # 2022-127)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

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

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval

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

The petitioner/petitioner's representative passed on giving a brief overview at this time.

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Nathan Griswold

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

Chair Fernandez invited Petitioner's representative, Craig Hanson up to answer questions from the board.

Petitioner's representative gave an overview.

Platting member Leonard had questions for Mr. Hanson.

MOTION: Platting Member Leffel made a motion to approve with 9 findings of fact and 9 conditions of approval. Shadrach seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

*(There is no Items of Business & Miscellaneous)*

- Approval of 2023 Platting Board Meeting Calendar

MOTION: Platting Member Leonard made a motion to approve 2023 Platting Board Meeting Calendar. Leffel seconded the motion.

VOTE: The motion passed without objection.

**8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items  
November 17, 2022 Platting Board Meeting:
  - Miller Acres Case 2022-145/146
  - Hardline, Case # 2022-147
  - Shadowridge, Case 2022-052
  - Dandy Bluffs, Case #2022-140

Platting Officer, Fred Wagner informed the board that Platting Technician, Kimberly McClure has taken a job with the City of Palmer and this would be her last meeting.

Fred Wagner also said Thank you to Caleb Buist for his IT help today at Station 6-2.

**9. BOARD COMMENTS**

- Platting member, Shadrach thanked Ms. McClure
- Platting member, Mr. Leffel thanked Ms. McClure

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 2:01 pm.

  
\_\_\_\_\_  
WILFRED FERNANDEZ  
Platting Board Chair

ATTEST:  
  
\_\_\_\_\_  
THERESA TARANTO  
Platting Board Clerk





RECEIVED  
NOV 30 2022  
CLERKS OFFICE

Tanaina Community Council  
P. O. Box 870236  
Wasilla, AK 99687

tanainacommunity@gmail.com Facebook as "Tanaina Community Council"

**MEETING MINUTES**

**GENERAL MEMBERSHIP NOVEMBER 22, 2022**

Location: Zoom.com meeting ID: 898 6138 3709 or telephone 346-248-7799

Time: 7:00:pm AKST

Present: Board Directors; Will Hastings, Rachel Lund, Michelle LaRose. General-members; Corine Hickey

Guest Speaker: none scheduled

OLD BUSINESS

- *potential Sleepy Hollow Golf Course meeting in-person location:* Michelle expecting to hear from owner Jenn Bozard no later than middle of December, we will research other meeting place options thereafter.
- *Treasury Report:* Rachel met with Will on 11/21 for training and exchanging Treasurer role. As voted unanimously this meeting; William A. Hastings will be authorized for Matanuska Valley FCU account as well as Rachel Lund; remaining authorized will be purged from bank account authorization record.
- *TCC community welcome signage:* Rachel has consulted with WHS for student project. Specifics needed now (size, materials, coloring etc), Michelle proposes/volunteered for a work-committee for management of welcome signage. Discussion of Sushana Road bridge/Little Su River TCC no-littering sign as supported by MSB as a TCC expense. Method of selections for signage tabled until January 2023 GM meeting.
- *BOD meeting schedule for MSB:* board voted previously to schedule Director meetings on an as-needed basis. TCC will now advise MSB of any scheduled BOD meetings 14 days prior as required until such time as resumption of routine schedule is resumed.
- *MSB 17.06 repeal of utilities permitting:* matter discussed with updates, Will confirms prior TCC Board preference submitted to MSB previously via email stands as objecting to repeal of MSB 17.06. No further action required.

NEW BUSINESS

- *ideas to increase General Membership:* waive 2023 membership fee (\$10) to encourage participation motioned by Rachel, seconded by Michelle, no objections noted. Will recommended increased advertising to inform construction and development updates within the community as a method to inspire participation in council meetings/processes.
- *MatSu Borough Planning Department marijuana review-process:* New MSB administrative processes only for larger grow and retail operations. AMCO no longer sends new permitting applications, necessary to request. Concern for recent lack of AMCO new permit update-emails to TCC.
- *MatSu (CAP) funds for 2023:* \$15,789.00. Discussion about funds-utilization, mention of expanding the annual spring community cleanup event. New ideas for community projects tabled for further discussion early 2023.
- *SCORP study and MSB bike/hike trails comment periods:* public input ends November 28, please comment SCORP federal grant funding allocation as five-year period ending 2027 and MSB bike path to connect Meadow Lakes with Fishhook communities along Schrock which is presently not included in the study.

Adjournment at 8:20pm voted unanimously

Rachel Lund, Acting President Rachel Lund, TCC President  
Michelle LaRose, Secretary and Vice President [Signature]

MATANUSKA-SUSITNA BOROUGH  
Aviation Advisory Board

Edna DeVries, Mayor

David Palmer, Chair  
Randy Durham  
Roger Anderson  
Bernie Willis  
Adrian Abrams

Kelsey Anderson – Staff



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT  
Alex Strawn, Planning & Land Use Director  
Kim Sollien, Planning Services Manager  
Jason Ortiz, Development Services Manager  
Fred Wagner, Platting Officer

July 21, 2022  
Regular Meeting Minutes  
3-5 pm, Conference Room 203 and Microsoft Teams

I. CALL TO ORDER

Meeting called to order at 3:01 p.m.

II. ROLL CALL – DETERMINATION OF QUORUM

Members Present: David Palmer  
Randy Durham  
Roger Anderson  
Adrian Abrams

Staff Present: Kelsey Anderson, Planner II

III. APPROVAL OF AGENDA

**Motion:** Adrian made a motion to approve the agenda, Dave second  
**Vote:** All in favor

IV. APPROVAL OF MINUTES

**Motion:** Adrian made a motion to approve the minutes, Roger second  
**Vote:** All in favor

V. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

No public participation.

VI. STAFF/AGENCY REPORTS & PRESENTATIONS

**A. Overlay district repeal**

Kelsey Anderson reported that the Overlay District Repeal will move forward to the Assembly in October. The Planning Commission will hear a staff report before voting on a resolution of support at the August 1 meeting.

VII. UNFINISHED BUSINESS

**A. Update on Palmer Airport/Matanuska River Park Avigation Easement**

Land Management, City of Palmer, and the Airport had a meeting about two months ago. HDL suggested to pick and choose rather than clear cut. Trees that are inside the easement will be first to be cut, those to follow as they grow into it. No decision was made on this suggestion. This issue will be carried on as unfinished business at the next AAB meeting.

**B. Fishhook to Pittman MEA**

Project route has been presented and can be found on the MEA website.

VIII. NEW BUSINESS

IX. MEMBER COMMENTS

|         |             |
|---------|-------------|
| Dave:   | No comments |
| Randy:  | No comments |
| Adrian: | No comments |
| Roger:  | No comments |

X. NEXT MEETING DATE

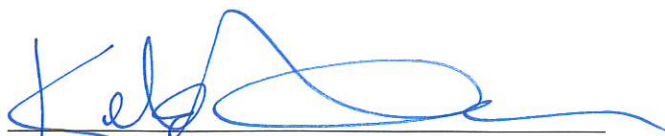
September 8, 2022

XI. ADJOURNMENT

Roger made a motion to adjourn the meeting, Adrian second. The meeting adjourned at 3:17 pm.



Dave Palmer, Chairperson



Kelsey Anderson, Planner II