

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 11, 2023, at the Matanuska-Susitna Borough, 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

RECEIVED  
OCT 12 2023  
CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **I & B:** The request is to create three lots from Tax Parcel A2, be known as **I & B**, containing 82.6 acres +/- . The property is located east of Christiansen Lake, directly north of E. Camelot Place, and Directly east and west of S. Comsat Road; within the SW ¼ SE ¼ and NW ¼ SE ¼ Section 29, Township 26 North, Range 04 West, Seward Meridian, Alaska, (Tax ID # 26N04W29A002). In the Talkeetna Community Council and in Assembly District #7. (Petitioner/Owner: Brian Correria, Staff: Chris Curlin, Case # 2023-108)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 14 public hearing notices were mailed out on September 20, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 5 findings of fact.

**4. ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:31 a.m.

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 18, 2023, at the Matanuska-Susitna Borough, Assembly Chamber, 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

RECEIVED

OCT 19 2023

CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **SNOWBERRY RIDGE #1:** The request is to create four lots from Tax Parcel D1 (Parcel #2, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 266), to be known as **SNOWBERRY RIDGE #1**, containing 21.01 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road (Tax ID# 20N03W35D001) lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. *(Petitioner/Owner: Norman & Myra Broderick, Staff: Amy Otto-Buchanan, Case #2023-110)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 19 public hearing notices were mailed out on September 26, 2023.

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

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

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

Norman Broderick, the petitioner agrees with the conditions.

Discussion moved to the motion.

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

- B. **SNOWBERRY RIDGE #2:** The request is to create three lots from Tax Parcel D2 (Parcel #3, MSB Waiver 2000-12-PWm, recorded at Book 1055/Page 266), to be known as **SNOWBERRY RIDGE #2**, containing 30.26 acres +/- . Parcel is located north of W. Willow Fishhook Road and W. Snowberry Road (Tax ID# 20N03W35D002) lying within Section 35, Township 20 North, Range 03 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. *(Petitioner/Owner: Norman & Myra Broderick, Staff: Amy Otto-Buchanan, Case # 2023-111)*



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

Ms. Theresa Taranto provided the mailing report.

- Stated that 20 public hearing notices were mailed out on September 26, 2023.

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

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

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

Mr. Broderick, the petitioner agrees with the conditions.

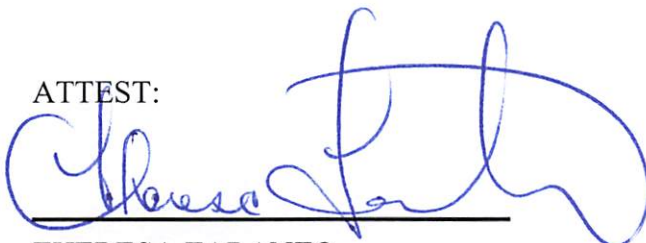
Discussion moved to the motion.

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

#### 4. ADJOURNMENT

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

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer



The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 25, 2023, at the Matanuska-Susitna Borough, Assembly Chamber, 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

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. SKY MOUNTAIN TERRACE RSB L1 & 2:** The request is to create one lot from Lot 1 and Lot 12, Sky Mountain Terrace, Plat No. 77-138, to be known as **LOT 1A**, containing 2.04 acres +/- . Parcel is located south of W. Fairview Loop and directly east of S. Sky Circle (Tax ID# 1369000L001\L012); lying within Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council Knik-Fairview and Assembly District #3. (Petitioner/Owner: Linda Joann Ducey, Staff: Amy Otto-Buchanan, Case #2023-112)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 19 public hearing notices were mailed out on October 4, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- B. SUSLOSITNA PLACE 2023:** The request is to adjust the common lot line between Lots 2 & 3, Suslositna Place, Plat No. 2021-117 to be known as **Suslositna Place 2023**, containing 1.84 acres +/- . The property is located south of W. Schrock Road, west of E. Schrock Road and east of N. Infinite Road (Tax ID # 8177B05L002 / L003); within the NW ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: Pavel Chebukin, Nathan Hassel & Darlene Hassel)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 24 public hearing notices were mailed out on October 3, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 8 findings of fact.

- C. **CAULKINS RSB LOT 1:** The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop (Tax ID # 4169000L001); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case # 2023-115*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 65 public hearing notices were mailed out on October 3, 2023.

Platting Officer, Fred Wagner stated that:

- Applicant applied with 30-foot-wide proposed lot.
- MSB 43.20.300(E)(5)(b) requires lots to be the minimum 40 feet wide for lots containing 3 acres or less.
- Petitioner has submitted new design.
- Staff is requesting a continuation to November 8, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve the continuation of Caulkins RSB to November 8, 2023.

**4. ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:34 a.m.

ATTEST:



\_\_\_\_\_  
THERESA TARANTO,  
Platting Administrative Specialist



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



The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 1, 2023, at the Matanuska-Susitna Borough, Assembly Chamber, 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

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. SCOGGINS ACRES:** The request is to create two lots from Tax Parcel D9 (Parcel #1, 40-Acre Exemption 1993-3, recorded at Book/Page 712/12) to be known as **Scoggins Acres**, containing 40 acres +/- . Parcel is located east of N. Pittman Road and north of W. Zehnder Road (Tax ID# 18N02W27D009) lying within Section 27, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council Meadow Lakes and Assembly District #7. (*Petitioner/Owner: Scoggins Investments LLC and Thomas A. & Janet K. Henkel, Staff: Amy Otto-Buchanan, Case #2023-120*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 49 public hearing notices were mailed out on October 10, 2023.

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

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

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

Craig Hanson, the petitioner's representative agrees with the conditions.

- Requests the borough take care of and pay for Public Use Easement documentation mentioned in Condition #4.

There was discussion regarding Condition #4.

Discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 8 conditions. There are 6 findings of fact.

- B. KUANG GLOBAL:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. OFFICE PARK (Plat # 2017-20), to be known as **Kuang Global**, containing 8.53 acres +/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts

Street, and south of E. Horvath Drive (Tax ID #7622000L003 & 17N01W10A016); within the NE ¼ SW 1/4 Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Sasikan Keawiyom, Staff: Chris Curlin, Case # 2023-119*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 17 public hearing notices were mailed out on October 10, 2023.

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

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

- Stating this case will be continued until November 22, 2023.
- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

- C. **PALMER TOWNE:** The request is to create one lot from Lot 1, Mosier Estates, Plat No. 2014-3, and Tax Parcel C12 to be known as **Palmer Towne**, containing 0.88 acres +/- . The property is located east of S. Glenn Highway, south of W. Arctic Avenue, and west of the Alaska Railroad (Tax ID # 18N02E33C012 / 7262000L001 ); within the NW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. (*Petitioner/Owner: Joseph Hale/H Construction, Staff: Matthew Goddard, Case # 2023-118*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 64 public hearing notices were mailed out on October 10, 2023.

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

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

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

Ryan Johnson, the petitioner's representative agrees with the conditions.

Discussion moved to the motion.

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

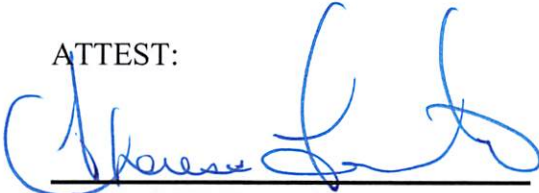
#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:36 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



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

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **MORGAN ACRES:** The request is to create two lots from Tax Parcel B7 (Parcel #2, MSB Waiver 83-40-PWm, recorded as 83-67w) to be known as **Morgan Acres**, containing 9.07 acres +/- . Parcel is located west of W. Parks Highway, south of W. Delroy Avenue and east of N. Wild Rose Drive (Tax ID# 17N03W02B007); lying within Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District #7. (Petitioner/Owner: Thomas M. & Ronda M. Smith, Staff: Amy Otto-Buchanan, Case #2023-122)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 18 public hearing notices were mailed out on October 17, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- B. **CAULKINS RSB LOT 1:** The request is to create two lots from Lot 1, Caulkins Subdivision, Plat No. 93-95 to be known as **LOTS 1A & 1B**, containing 1.972 acres +/- . The property is located south of the City of Palmer, west of the Matanuska River, and North of E. Outer Springer Loop (Tax ID # 4169000L001); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case #2023-115)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 65 public hearing notices were mailed out on October 3, 2023.

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

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

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

The petitioner/petitioner's representative was not present.


Discussion moved to the motion.

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

#### 4. ADJOURNMENT

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

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer

**MATANUSKA-SUSITNA BOROUGH  
AGRICULTURE ADVISORY BOARD**

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<b>Chairman</b> – LaMarr Anderson (01)	Mark Stahl (03)	Steven Sawyer (06)	Kenneth Hoffman (10)
<b>Vice Chair</b> – Stephen Brown (08)	Kim Bergey (04)	Adam Jensi (07)	Thomas Bergey (11)
VACANT (02)	Jozef Slowik (05)	Benjamin Swimm (09)	VACANT (12)

**MINUTES**

**REGULAR MEETING  
DSJ BUILDING  
LOWER LEVEL CONFERENCE ROOM**

**May 17, 2023  
4:30 P.M.**

- I. CALL TO ORDER; ROLL CALL  
II. Mr. Anderson called the meeting to order at 4:36 p.m.

Members present and establishing a quorum were: LaMarr Anderson, Stephen Brown, Mark Stahl, Kim Bergey, Jozef Slowik (4:40 p.m. by phone), Steven Sawyer, Kenneth Hoffman, Thomas Bergey (4:49 p.m. by phone, 5:19 p.m. in person)

Members absent and excused: Benjamin Swimm

Members absent: Adam Jensi

Staff present: Joseph Metzger, Asset Manager

Margie Cobb, Department Administrative Specialist

- III. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE  
Mr. Sawyer moved to approve agenda, Mr. Stahl 2<sup>nd</sup>. Agenda approved.

- IV. AUDIENCE PARTICIPATION (Limit 3 minutes)  
None

- V. APPROVAL OF MINUTES  
A. April 19, 2023  
Hearing no changes or objection to Minutes as presented, Minutes approved.

- VI. ITEMS OF BUSINESS

- A. Staff Report – Joseph Metzger
- Plan is to share a staff report at each meeting in order to keep the Board up to date on business.:
  - First Ag conversion unanimously approved by Assembly. Assemblypersons Hale & Yundt commented specifically looking at changes for code changes (smaller subdivisions and allowing more than 4 subdivisions).



- Ag Sales this summer: Two parcels in Pt MacKenzie, which must sell with State Ag Covenants; one parcel north Willow as Title 23. Majority of the available land the Borough owns is not on the road system.
- Map requested by Board was prepared; he will send a PDF version to the Board. This map will be a “work in progress”; other layers discussed (State Ag, properties assessed as farm, etc.).
- May have to call a meeting in August if there are Ag Conversions pending, as well as Ag Sales prior to these going to the Assembly.

**B. Work Session**

The following topics were discussed. Board agreed to address top two. Other items will be considered at a later date.

- More than 4 parcels allowed to be subdivided, no less than 40 acres each parcel
- Smaller subdivisions - less than 40 acres
  - 20 acres
  - Soil surveys are an important requirement for smaller acreage
  - Acreage allowed for homesites
    - Based on distance to urban areas?
    - Proportional to acreage?
  - Consider diversity in farming
- Incentive for Ag Properties (taxes, development, etc.)
- Agricultural Sales Program
- MSB Ag Sales
  - Smaller lots (40 acres, 80 acres)

To make changes to the older Title 23 Covenants will take 70% vote of those under that program. Changes will be considered for all Ag Programs, not just Title 23.

Ms. Bergey requested that staff pull out the relevant language from current Covenants pertaining to changes being addressed so that, as language is being developed by the Board, this is in front of them.

**VI. MEMBER COMMENTS (Limit to 3 minutes)**

Mr. Slowik: Good progress made this meeting; sees benefits to smaller Ag parcel sales, glad Mr. Hoffman is on Board to share from the perspective of a very small farm; Board is on the right path.

Mr. Bergey: Agree with Mr. Slowik, need recommendations to the Assembly as they manipulate these ordinances.

Mr. Stahl: Thanked everyone for the good discussion, encouraging meeting. Wished everyone a good summer.

Ms. Bergey: Important to do this work for the small farmers; smaller parcels will more likely open doors of opportunities, and there is a market here for this.


Mr. Hoffman: Thanked Mr. Metzger for his efforts.

Mr. Sawyer: Would like to see 1 or 2 Assemblypersons to attend the meetings and listen in on the discussion; Mr. Metzger mentioned they can be invited by Board members; Assemblymen Hale and Yundt have made comments in support of changes.

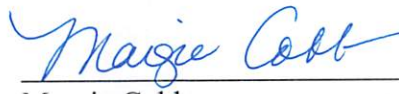
Mr. Brown: Shared about a phone call he recently received.

VII. NEXT MEETING  
September 20, 2023

VIII. ADJOURNMENT  
Mr. Anderson adjourned the meeting at 5:45 p.m.

  
\_\_\_\_\_  
LaMarr Anderson, Chairman 10/16/2023

ATTEST:

  
\_\_\_\_\_  
Margie Cobb  
Department Administrative Specialist

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



PO Box 520931  
Big Lake, AK 99652-0931

**Executive Board Meeting – August 22, 2023 – 7:00 PM**  
**Big Lake Family Restaurant**

**MINUTES**

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

By: Bill Gamble      Quorum: Yes      Time: 7:03pm

**2.) Pledge of Allegiance**

**3.) Agenda Approval**      Motion: Jodi Riddell      Second: Ben Tew

**4.) Previous Meeting Minutes Approval (August 1, 2023)**

Motion: Ben Tew      Second: Jodi Riddell      Copy signed: Bill Gamble at September 12 meeting

**5.) Presentation(s)**

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

**6.) Correspondence South Shore Waterfront Development**

**7.) Unfinished Business**

**1. Membership process**

- a. Membership contact list – Ben Tew forwarded membership forms for secretary to scan and file.
- b. Renewal notification/inquiry to past BLCC members (Lisa – written update)
- c. Membership fees handling process (update – Dave Malo)  
Recommendation: Add note on membership deposits indicating member(s) name, if possible.
- d. Membership application forms retention? (Lisa – written update)

**2. BLCC 2023 Grants**

- a. Committee volunteers – Terry Gorlick, Margaret Billinger, Cathy Kramer and Lynn Harned
- b. Applications received and distributions (update from Terry G.)  
Dave Malo requested \$3000 for general BLCC operations / Terry Gorlick approved \$5000
- c. Terry Gorlick notified Executive Board that 2023 Grants Committee activity is finished

**3. BLCC Bylaws review**

- a. Committee volunteers – Ben Tew, Bill Gamble, Lisa Behrens
- b. Example bylaws received from – Meadow Lakes, Fishhook, WACO
- c. Schedule first meeting in Fall 2023



### Unfinished Business – con't

4. Beaver Meadows Subdivision – Bill Gamble and Terry Gorlick attended August 22 meeting, and reported most attendees want more time to understand the proposal and provide public comment.
5. West Susitna Access – Will be a public road. No further update.
6. Pet crematorium at Big Lake Road roundabout – n/a

### 8.) New Business

1. Future speakers for General Membership meetings – Thom Lloyd, HAB Academy
2. Bylaws review – prep for October BLCC election. (2021 Bylaws copy attached)
3. Big Lake Ice Roads – AK DOT New Program: Safe Ice Roads for Alaska  
<https://dot.alaska.gov/stwdplng/cip/stip/projects/SIRA.shtml>  
<https://dot.alaska.gov/stwdplng/cip/stip/projects/Assets/SIRA-Criteria.pdf>  
<https://dot.alaska.gov/stwdplng/cip/stip/projects/Assets/SIRA-Application.pdf>
4. Motion to move board elections to November 2023: Ben Tew (this is needed to meet current BLCC bylaws requirement to form election committee) Second: Dave Haggard. Motion carried.

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

### 10.) Announcements

### 11.) Board Member Closing Comments

Bill Gamble:

Terry Gorlick:

Dave Malo:

Dave Haggard:

Ben Tew:

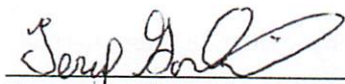
Jodi Riddell:

Lisa Behrens:

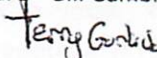
### 12.) Adjournment

Motion: Bill Gamble      Second: Jodi Riddell

Time: 8:00pm



Signature – Bill Gamble, President – Big Lake Community Council

 Terry Gorlick Vice-President

Date \_\_\_\_\_

Rep. McCabe: Changing economy and funding concerns. Talks are restarting about how to get this moving again.

Audience member: What about the West Susitna Access road... will it be public access?

Rep. McCabe: Yes, with DOT involved, it must be public access.

Terry Gorlick: What about Beaver Meadows Subdivision?

Rep. McCabe: On hold for now until things "cool off." Public comment period is closed.

2. Assembly (District 5)

Member Tew: (not available – committed to joint School Board meeting)

3. Fire Service (West Lakes Fire Department)

John Fairchild: Will help with ice road maintenance this winter. (Audience: Yay!!) 17 structure fires this past month, 2 high-risk, West Lakes firefighters went above & beyond to prevent loss of life. "New" ladder truck (from Central Mat Su) was very important to the success of these structure fire responses. We have come to the end of 100+ calls per month trend we have experienced over the summer, and returned to the more normal 60-some calls per months. That being said, we can't be complacent. Reminder to have furnaces / heat sources / chimneys inspected before winter weather arrives. Carbon monoxide calls spike every year as soon as cold weather arrives. Too many preventable deaths occur. We all need to change out smoke and CO detectors soon.

4. Road Service (all boards reporting)

Pat Daniels: Introducing RSA resolution to place a 4-way stop at the intersection of Burma Road, and West Susitna Parkway. Proposed resolution (RSA Resolution 23-06) distributed to the membership present at this meeting. Big Lake RSA is also asking for speed and traffic pattern review on these roads. Initial borough response as relayed by D5 Assembly Member, was that there needed to be more community support for any proposed changes to these roads. Borough proposed warning signs only, unless more community support can be demonstrated.

Bill Haller: Recommends modified wording to address "actual driving speed" vs "posted speed limit."

Terry Gorlick: Recently traveled the area in question, driving the speed limit, and was passed numerous times by traffic traveling at significantly higher speeds. Can testify that this can be a dangerous section of road.

Rep. McCabe: DOT is in talks about upgrading Big Lake Road and handing it off to Mat Su Borough for oversight and maintenance. This may also apply to Hollywood Road. Hopes to have more information available next meeting. It is understood that this would affect Big Lake RSA funding.

Bill Gamble: BLCC letter of support would be best way to express support for RSA Resolution 23-06.

Terry Gorlick: Motion to write letter of support for RSA Resolution 23-06. Second: Lisa Behrens

Dan Mayfield: Verifies that there was a 4-way stop at that location in the past.

Audience member: What about raising the grade of the road in that area?

Bill Gamble: That question was raised in the past and determined to be cost-prohibitive.

Audience member: It makes sense to support the RSA resolution to place the 4-way stop, at least as an interim measure, in the interest of safety.

Call for vote of the membership to write letter of support for RSA Resolution 23-06: Failed

5. Valley Recycling (Steve Hawk) Reintroduced the organization and reminded BLCC membership of the recycling program. Notified that the recycling area has been moved to an area below the Big Lake Transfer Station, which is working out. Also, reminded of "Free Dump" days this month. Clarification: "Free Dump" days only apply to the 49<sup>th</sup> State St. central landfill. Please everyone: "Reduce, Reuse, Recycle" and now "Repurpose." Recycling days at the Big Lake Transfer Station are Saturday/Sunday from 12:00 noon to 3:00 pm. Keep an eye out for a winter hours change.

**9.) Correspondence**

1. Limited marijuana cultivation facility application – Theodore Buzby and John Minnick, High Hat LLC
2. Limited marijuana cultivation facility application – Jolyn and Robert Jillson, RCJ Legacy LLC

**10.) Unfinished Business**

1. Committee Updates:
  - Bylaws – will commence Fall 2023
  - Grants – (Update, Terry Gorlick) Grant process has been completed for 2023. Documentation will be completed and forwarded to BLCC secretary for distribution to the membership.
  - Capital Improvements
2. Lake setback ordinance – work group update, if available? Update from Bill Gamble: Summarized ordinance proposed to reduce setback from 75' to 25'. Has been set aside and sent to work group for the time being.
3. Terry Gorlick: Introduced need to re-evaluate and update the Big Lake Comprehensive Plan.

**11.) New Business**

1. Annual BLCC Elections – November 7, 2023
  - a. Elections Committee / Nomination Process – Invitation to the membership to participate in the nomination/election committee – please contact Jodi Riddell if interested. Will discuss further during the October 10 meeting.
  - b. 2023 Membership Renewals by October 10, 2023 (for voting eligibility)
  - c. Reminder: Please check the Voting Member sign-in sheet on the back table for voting status
2. Big Lake Ice Roads – AK DOT Program: Safe Ice Roads for Alaska (SIRA)  
Al Bolea is spear-heading the DOT application process – info provided during Al's presentation earlier in this meeting. Al's draft BLCC Resolution 23-03 defining purpose of completing the DOT application process passed by vote of the membership. BLCC members are encouraged to participate in a committee to continue this application process. (Note: 8 member sign-ups received during this meeting)

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

Keith Lipse: I spoke about Burma Rd / W Susitna Pkwy earlier – we also need passing lanes in that area.

**13.) Announcements**

Bill Haller: Trunk or Treat is coming up, and Big Lake Lions needs donations for candy for participants.

Robin Gamble: We need extra trunks this year, because teachers are going to be in Anchorage on October 31 for teachers' in-service event

**14.) Board Member Closing Comments**

Terry Gorlick: Hopes that all reflected yesterday on the 22<sup>nd</sup> anniversary of events on 9/11/2001

**15.) Adjournment**

Motion: Terry Gorlick      Second: Jodi Riddell      Time: 8:40pm

  
Signature – Bill Gamble, President – Big Lake Community Council      Date

10/10/2023

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



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

RECEIVED

OCT 16 2023

ERKS OFFICE



PO Box 520931

Big Lake, AK 99652-0931

**General Membership Meeting – September 12, 2023, 7:00 PM**  
**Big Lake Lions Recreation Center**

**MINUTES**

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

By: Bill Gamble Time: 07:01pm

Quorum: Yes Attendees: 28 Voting and Associate members signed in, plus 5 Board officers

**2.) Pledge of Allegiance**

**3.) Agenda Approval**

(Per Bill Gamble, add Burma Road 4-way stop to New Business and Big Lake Comprehensive Plan to Unfinished Business) Motion: Terry Gorlick Second: Dave Haggard

**4.) Previous Meeting Minutes Approval (August 8, 2023)**

Motion: Terry Gorlick Second: Jody Riddell Copy signed: Bill Gamble

**5.) Presentation(s)**

**1. Thom Lloyd – HAB Academy**

We occupy the lower floor at Big Lake Postal Station. This organization supports and cares for people with developmental disabilities, to promote meaningful participation in community and daily life. We sponsor activities in Meadow Lakes, Houston, and other local communities. Thank you for the BLCC grant, which will be used for T-ball equipment. If you have any questions, we have brochures and are always ready to talk.

**2. Al Bolea – DOT Ice Road Grant Application process**

Handouts provided to attendees. Estimated that Big Lake would need to apply for \$30,000. Al has been working with community members to learn the application process and start gathering needed information. Al provided a description of communications to this point, current application status, and further information needed. The issue of liability needs to be addressed for contractors, BLCC, etc... Is there a role for MSB Emergency Services? Is there a role for Big Lake Trails? Who should the grant sponsor be... BLCC, Big Lake Trails? A committee of residents is needed. (There is a committee sign-up sheet on the back table)

Terry Gorlick: I'm willing to help with the liability question. I believe a copy of the MOU with MSB will also be needed. Do we need a binder/book of information for this process? I'm recalling your (Al's) last month's comment on "Ice Road Etiquette," any progress on that. Have you been in contact with Rep. McCabe in this process?

Al Bolea: Yes, I have been in regular contact with Angela Stephi, Rep. McCabes' assistant. She has been invaluable in providing guidance for this. My "Ice Road Etiquette" idea has, of necessity, gone to the back burner, in the interest of working within parameters of the DOT Ice Road Grant application requirements, to put our application process in motion.



Rep. McCabe: Very glad that someone has taken the lead, to get this project started. Confirmed that the work done so far is on the right track.

Audience member: There is a device that can be pulled behind a pickup to measure ice thickness without drilling holes, which can result in overflow problems. Cost is roughly \$2000.

Mike Szymanski: Clarify the liability issues? Plow operators, road users?

Bill Gamble: Thank you, Al, for taking the lead and doing this work after short notice. Thank you Rep. McCabe and Angie Stephi for getting the information to us in time. Starting a process like this is the hardest part. It will get better as time goes on and the process is refined.

Rep. McCabe: Thank you to Dan & Cathy Mayfield for carrying the responsibility for the Big Lake Ice Road for all of these prior years.

Bill Gamble: The council does have funding to purchase a device for measuring ice depth, as recommended by the previous council member. We have time and will produce a resolution that addresses this matter.

Al Bolea: We have a draft resolution to propose this meeting, may we consider it?

Terry Gorlick: Reads proposed resolution language (Authored by Al Bolea) to the council.

Bill Gamble: That is a very well-written and thorough resolution. I have no recommendations for revisions or additions.

Motion to pass proposed resolution as written: Terry Gorlick      Second: Dave Haggard

Motion passed by a vote of the membership. BLCC Resolution 23-03 will be forwarded as written.

Discussion: Mike Szymanski we are long overdue for this.

- 6.) **Treasurer's Report** (Treasurer not available – Bill Gamble read Treasurer's written report)  
Checking: \$38,283.63      Savings: 2,048.77\$

- 7.) **Membership Report** (Ben Tew not available – Secretary reported current status)  
89 Voting members, 7 Associate members, plus 2 new members signed up during tonight's meeting

8.) **Reports**

1. *Legislative (State House & Senate)*

Senator Shower: (not available for report)

Representative McCabe: Signed SB87 last week. Sizeable number of loggers present, interested in the lumber industry being able to sell locally produced lumber to construction businesses. Big step in revitalizing this industry. We need to manage our forests better, and this is a step toward that. Happy to be a co-sponsor and see the Governor come out for the signing.

STIP comment period is over, but Rep. McCabe will accept further community input and forward comments. We need to be more involved with DOT. This is an important thing. We also need to be aware and involved in the West Susitna Access matter.

Had a meeting today at the MSB Assembly chambers about Port McKenzie. Rep. McCabe believes a road will "kill the port." What is needed is rail access. Much discussion still needs to occur.

Bill Gamble: Any progress on the rail access project?

Rep. McCabe: Other projects are commanding more attention at this time. Still talking about possible creative solutions. Federal railroad administration is also involved – lots of moving parts.

Audience members: What about the "disappearing" gravel problem, what about the idea of selling the port?

Rep. McCabe: Talks were about selling the port loading equipment, not the port property itself.

Dan Mayfield: Cruise Construction has shipping traffic moving through the port now.

Scott Wilson: What was it that stopped progress on rail access to the port?



Big Lake RSA #21 Meeting Minutes  
Monday, September 11, 2023  
Big Lake Lions Center 6:30pm

RECEIVED

OCT 16 2023

CLERKS OFFICE

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

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

Agenda was approved with DNR Beaver Meadows response added. Minutes for August 7 meeting were approved as presented.

Community members present: Three community members present.

Mokie Tew, Assemblyman, gave his Assembly report: Road contractor submitted claim for additional snow removal, now in negotiation.

Staff: Dustin Spidal gave his report on West Lakes, Jolly Creek design, Papoose Twins, Tofson/Pond Lily, Melozzi Hot Springs/Alamo, Arctic Tern, Call of the Wild Road. Requested start on new RIP list. Commented on options for RAP repairs.

PERSONS TO BE HEARD:

Mike Dale reported on flooding on Shotgun/Lotus and status on repaving Big Lake Road.  
Terry Gorlick reported on Dawson Road issues. Suggested memorializing Bob Fisher by naming a road after Bob.  
Keith Lipse spoke re turnaround for Goldstreak Rd.

UNFINISHED BUSINESS

\*Calcium chloride is being stored by PWD in a container per Dustin.  
\*Burma 4-way stop report states no stop signs/no signal but warning signs proposed.  
\*Letter from DNR states comment period for Beaver Lakes Meadow subdivision will not be extended.  
\*Andrew made motion, seconded by Jill, to **NOT repair RAP roads where it is more cost effective to grind and maintain as gravel**. Discussion followed with Andrew clarifying that an expert is needed to determine which roads should be graveled or repaved. Do not repair as RAP automatically without an estimate to fix. Approved unanimously.

NEW BUSINESS

Road grading, pothole repairs, and emergency expenditures were discussed. New RIP list is needed.

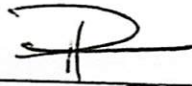
BOARD ANNOUNCEMENTS

Pat requested RSA21 continue to pursue 4-way stop signs, not just warning signs, at Burma Rd/Big Lake Rd/Susitna Blvd. Discussion followed. Resolution suggested to submit this to Borough Assembly.

BOARD COMMENTS - none

Next meeting Monday, October 9, 2023, 6:30pm, Big Lake Lions. Meeting adjourned at 8:15pm.

Respectfully submitted, Pat Daniels, Primary



Jill Parson, Acting Secretary



**Butte Community Council  
RESOLUTION NO. 23-02**

**RECEIVED  
OCT 31 2023  
CLERKS OFFICE**

**A RESOLUTION OF THE BUTTE COMMUNITY COUNCIL RECOMMENDING THAT THE STATE OF ALASKA PROVIDE FUNDING FOR THE PLANNING, DESIGN, AND CONSTRUCTION OF A MULTI-PHASED IMPROVEMENT PROJECT ON THE OLD GLENN HIGHWAY TO ADDRESS TRAFFIC SAFETY CONCERNS AND ENSURE ADEQUATE ALTERNATE ACCESS TO INTERIOR ALASKA**

**WHEREAS**, the Old Glenn Highway provides the only alternative access between Anchorage and Interior Alaska/Canada in the event of a road closure in the high trafficked “flats” section of the Glenn Highway from Milepost (MP) 30 to 35

**WHEREAS**, the Old Glenn Highway is considered a “high risk rural road” by the Department of Transportation and Public Facilities with various segments designated among the top safety corridors of concern in the state.

**WHEREAS**, the Old Glenn Highway from MP 1 to 17 is narrow and poorly lit with vehicles traveling at very high rates of speed.

**WHEREAS**, there are 63 new subdivisions containing approximately 398 lots since 2018 according to the MSB Platting Department in our community alone. These are accessible by the Old Glenn Highway on the east side of the Matanuska River.

**WHEREAS**, the traffic and safety concerns on the Old Glenn Highway will exponentially increase as development in the area continues to accelerate.

**THEREFORE BE IT RESOLVED BY THE BUTTE COMMUNITY COUNCIL that:**

The Old Glenn Highway from MP 1 to 17 be considered and funded for a multi-phased highway improvement project to ensure safe passage for local residents and provide resilient alternative access out of Anchorage for residential and commercial traffic.

**THEREFORE BE IT FURTHER RESOLVED BY THE BUTTE COMMUNITY COUNCIL that:**

A proactive approach is needed to ensure the safety of the traveling public scales with the rapid rate of development and that a long-term improvement project be added to the Statewide Transportation Improvement Program (STIP).

Ron Johnson  
President  
Butte Community Council

Dated October 30<sup>th</sup>, 2023



Matanuska Susitna Borough  
Butte Fire Service Area Board of Directors  
Minutes

RECEIVED  
OCT 26 2023  
CLERKS OFFICE

Regular Meeting 13 July 2023  
Meeting Time: 10:02 a.m.  
Location: Butte Station 21

- I. Call to order: As meeting was properly noticed and a quorum was present, the meeting was called to order at 10:02 a.m. by Mitzi Van Asdlan, Butte FSA Acting Chair.
- II. Roll Call: Robert Hicks, Mitzi Van Asdlan – Present  
Fire Department Staff: Chief Michael Shipton, Director Brian Davis – Present  
Guest: Heather Shipton
- III. Stood for the Pledge of Allegiance
- IV. Minutes of the 13 April 2023 meeting were presented and accepted.
- V. Reports/Correspondence: Chief Shipton reported the Butte Fire Department responded to 105 calls in the second quarter of 2023. Eighty-eight from Station 21 and seventeen from Station 22. There was a variety of fire calls of which two buildings and one mobile home used as a fixed residence were mixed in with grass, brush and vehicle fires. As is usual most of the calls are for medical assistance. Training is on-going with personnel reviewing and familiarizing themselves with forestry equipment, working with and refreshing knowledge of AED and Team CPR, special tool operation such as hydraulic tools and pumps as well as joint search and rescue training. The Department continues to keep the community engaged and informed with a fire drill at Butte Elementary and CPR classes. Four station tours were conducted and an ATV riders safety class was held at Jim Creek. We were informed the original cost of a new sander would be \$45K to \$49K but finally came in at \$59K and the plow can be reused. The sump pump at the annex needs to be rebuilt or replaced. A new one would cost \$18K but rebuilding the present one would cost \$11K with an additional \$2K for the piping. The piping came out of the 2023 budget and the repair work will be in the 2024 budget.



- VI. **Financial:** As previously reported the operating budget for Fiscal year 2024 and the CIP have been approved. We were provided with a copy of the budget performance report, to date, for fiscal year 2023 and on review didn't have any questions regarding expenses. Chief Shipton introduced his Butte Fire and Rescue five-year and ten-year strategic plan which we reviewed with him. The question was raised as to why we need to look at replacing vehicles when the ones we have now are perfectly serviceable. This is an on-going discussion but vehicles like other equipment do wear out and we have to plan ahead since wait times for new specialized vehicles and the associated add-on equipment are long. This is a plan but it can be changed to meet the needs of our rapidly growing community.
- VII. **Director's Report:** Director Davis started his remarks by indicating that do to an accident Ken Barkly, the Director of Emergency Services, would be unable to perform his normal duties for several weeks. Director Davis stated the Fiscal Year 2023 budget has been closed out and the new mill rate of 3.0 for the Butte Fire Service Area is in effect for Fiscal Year 2024. Department of Emergency Services security system cameras have been purchased for all stations through FEMA. A skid steer vehicle has been stationed at the Operations and Maintenance facility for area-wide use.
- VIII. **Other Business:** None
- IX. **Adjournment** 11:32 a.m.

Respectfully Submitted,



Mitzi Van Asdlan  
Assistant to the Chair

RESOLUTION # 04-23

RECEIVED

OCT 18 2023

CLERKS OFFICE

**A RESOLUTION FOR ROAD SERVICE AREA #15. CASWELL LAKES**

**Opposing Resolution 23-11**

**A resolution of the Matanuska-Susitna Borough Planning Commission amending MSB 17.30, Conditional Use Permit for Earth Material Extraction Activities by creating a registration process for earth matial extraction of 2,001 to 10,000 cubic yards annually.**

WHEREAS, the Matanuska-Susitna Borough (Borough) has put forth Resolution 23-11 to the Planning Commission Proposing amending MSB 17.30 by eliminating the Conditional Use permit for earth materials extraction activities for up to 10,000 cubic yards (cy).

WHEREAS, the Caswell Lakes RSA 15 Board (RSA) believes that such a change is detrimental the RSA's roads and unnecessary.

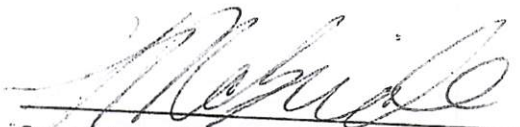
WHEREAS, this change would adversely impact our mostly sub-standard gravel roads by increasing large truck traffic trips. Thus, requiring RSA 15 to spend more tax monies on repairing roads utilized by thousands of dump trucks hauling materials from probable multiple materials extraction sites.

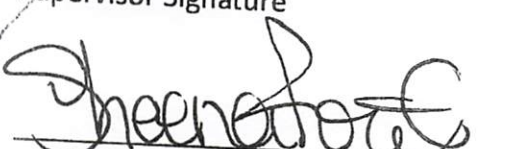
WHEREAS, the current permitting process establishes standards that can be inspected and enforced by the Borough.


WHEREAS, the proposed resolution reduces standards with no mechanism for inspection and enforcement.

NOW THEREFORE BE IT RESOLVED, that the Road Service Area #15 Caswell Lakes Board of Supervisors opposes any change to MSB 17.30 Conditional Use Permit for Earth Materials Extraction.

ADOPTED by Road Service Area 15, Caswell Lakes Board of Supervisors:

  
Supervisor Signature

  
Supervisor Signature

  
Supervisor Signature

Date: 4 / 10 / 2023

RECEIVED

OCT 18 2023

CLERKS OFFICE

RESOLUTION # 05-23

**A RESOLUTION FOR ROAD SERVICE AREA #15. CASWELL LAKES  
List of Unmaintained Roads for Repair and Acceptance**

WHEREAS, the Matanuska-Susitna Borough (Borough) has applied for an Alaska State grant to finance improving unmaintained roads throughout the Borough.

WHEREAS, the Borough has requested that RSAs submit lists of unmaintained roads within their RSAs for consideration for improvements and acceptance.

WHEREAS, the Caswell Lakes RSA 15 has researched and compiled a list of unmaintained roads for repair and acceptance.

WHEREAS, the RSA 15 Board recommends the following list of roads be improved and accepted for maintenance.

Anaconda cul-de-sac

Caswell Lakes Road, between Caswell Lakes and  
Goodfishin

Cutthroat Drive between Goodfishin and Record

Kasusitna Drive from Eddie Drive to end

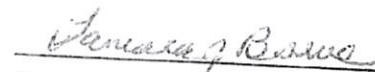
Eddie Dr. from Kasusitna to Martin

NOW THEREFORE BE IT RESOLVED, that the Road Service Area #15 Caswell Lakes Board of Supervisors recommends this list of unmaintained roads contained within be improved and accepted for maintenance.

ADOPTED by Road Service Area 15, Caswell Lakes Board of Supervisors:



Supervisor Signature



Supervisor Signature



Supervisor Signature

Date: 4 / 10 / 2023

RECEIVED

OCT 23 2023

CLERKS OFFICE

**Minutes of the Chase Community Council  
Board of Directors Meeting**

**Date/Time:** 07/19/2023 7:00PM

**Location:** AKRR mile 232 gravel pit

The meeting was called to order at \_\_\_\_7\_\_\_\_PM

A quorum was established with the following Board members present (minimum 3):

Johnny Murdock, Tim Cox and Sarah Hogan absent members are Mike Woods and Peg Foster

Chase Community Members present:

Beth Pike, Kip Boer, Jerry Boutte, Claire Prieby, Bernie Brooks, Donnie Billington, James and Cheryl Tunnell, Kevin Foster, George Stanley, the man who is currently brushing the Chase Trail no name was put on the attendee log

**AGENDA**

James Tunnell made a motion to approve the agenda, Donnie Billington seconded the motion.

All approved: Y

**MINUTES** The minutes of the April quarterly were read John Murdock made a motion to approve the minutes and Tim Cox seconded

The June special meeting minutes were read and James Tunnel made a motion to approve the minutes and Donnie Billington seconded both minutes were approved by the council at large

**Correspondence :**

**Treasurer's Report**

Community Assistance Grant program funds approved by the borough in the amount of 31,558 was reported by James Tunnell. Borough supplemental grant funds of 15,345 were accepted by the community council.



The grants approved at the special session totaling \$11050 have been distributed to the grant recipients.

## **Announcements:**

### ***By-Law Committee***

### **Susitna River Dam Committee**

**Future RR Bridge rework committee-** Contact has been made with the RR about the planning of the upcoming Talkeetna RR bridge work. We were informed that they will attend one of our meetings when they are closer to starting the work. It was brought to our attention by our committee chairman that that would probably be too late to actually get any changes in the design of the walkway so it was voted on to approve a possible grant if needed to see that our interests are considered in the plans before the plans are finalized or close to final.

## **Old Business**

We were informed at the last meeting that if we didn't get any current Chase Trail supervisors that we would no longer have any borough funds available to us for maintenance. John Murdock, Tim Cox and Paul Bauman applied and have been confirmed by the borough assembly as Chase Trail Supervisors.

## **New Business**

Community assistance grants were another topic that was discussed. We had about 31,558 and will be receiving additional supplemental funds of about 15,345 making about 46,903. At the special meeting we appropriated \$11,050 worth of grants which have been distributed to the grant recipients. At the time we hadn't received 2 outstanding grants and these grants were voted on and approved in the following amounts. The Susitna River Coalition will receive \$3,000 for such things as their speaker series, staying abreast of any developments associated with the controversial Susitna Watana dam, west side Susitna road, Recreational Rivers management plan etc. The Talkeetna elementary school's PTA will receive \$895. for a healthy foods program. A grant for up to \$2000. was approved if needed to make sure our voice is considered in the planning of the future Talkeetna Railroad bridge work whose walkway is the only ATV access to our area.

Creating a couple of project accounts was approved. Excess community assistance account funds will be deposited in the accounts for various items to help maintain our local trails that are too costly to be funded by one year's grant funds, one account is for trail maintenance and one account is for tractor maintenance. Our current excess community assistance grant funds are just under \$32000. assuming the up to \$2000 associated with future RR bridge work is not needed.

Whether we should get a DR brush mower: Pro XL30 (22 HP) was brought up but it was pointed out that that would need a grant proposal so that is a possible future item. Also getting the Railroad to deposit gravel in places was discussed but it was determined that going by past estimated from the rail road that might be out of reach financially for us. Fishing guides and rafting companies have been started for the clear creek area and the trespassing of said companies on private land was discussed with no current resolution.

The only other item is the fact that we have tried to get a list of current registered voters whose physical address are in the Chase Community Councils boundaries as designated by the Chase Comprehensive Plan and unfortunately the borough hasn't been able to help us with that issue. So it may be necessary for us to ask residents to show their voters registration cards prior to voting to verify that their physical address as designated on their voters registration card is in fact located in the Chase council boundaries as required in our by-laws.

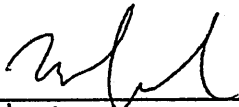
### **Persons to be Heard**

None to report

### **Adjourn**

James Tunnell moved to adjourn the meeting and Tim Cox seconded. The motion approved. The meeting adjourned at 8 p.m.

*Minutes respectfully submitted by \_\_\_\_Beth Pike (acting secretary)*

Signature: , Chairperson  
Date: Oct 18, 2023

Attested: Beth Pike (acting), Secretary  
Date: 10-18-2023

Mail with agenda to:

Clerks Office: Deb Wetherhorn  
Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Or via email: [debra.wetherhorn@matsugov.us](mailto:debra.wetherhorn@matsugov.us)

**Minutes of the Chase Community Council  
Board of Directors Meeting**

**Date/Time: 8/23/23, 7:00PM**

**Location: Gravel Pit, AKRR mile post 232**

**RECEIVED**  
**OCT 23 2023**  
**CLERKS OFFICE**

Mike Wood called the meeting to order at 7:10 PM

A quorum was established with the following Board members present (minimum 3): Tim Cox, Sarah Hogan, John Murdock, and Mike Wood

Molly Wood agreed to record the minutes from the meeting.

**AGENDA**

Mike reviewed the agenda for the special meeting and emphasized that only those topics announced in advance would be discussed, given that this was a special meeting.

1. Discuss and vote on a Compact ATV Resolution
2. Discuss and vote on a Resolution to Object
3. Discuss and possibly vote if necessary on a letter to the TCC.
4. Discuss and possibly vote if necessary on contacting Senator Shower and Representative McCabe

The regular agenda items will not be covered.

John Murdock made a motion to approve the agenda, Tim Cox seconded the motion. The motion passed unanimously.

Mike thanked George Stanley and Sarah Hogan for their work with the Alaska Railroad (AKRR) about their plans to improve the Railroad Trestle Bridge, including rebuilding of the trainman's walkway on and for drafting the resolutions to be considered during the meeting. He called on them to provide the necessary background on the three items to be discussed.

George explained that the AKRR has received NEPA approval without the required public meetings and without appropriately notifying the Chase Community. They have submitted a Categorical Exclusion Submission claiming that there would not be any impacts of the project, despite the fact that the Chase Community has communicated potentially significant impacts from the expansion of the walkway as currently proposed. Representatives of the CCC have been told that the plans/agreement can still be modified. The CCC representatives are in contact with the AKRR contractor HDR to track community outreach opportunities.



RECEIVED  
A joint Chase and Talkeetna Community meeting has been proposed for October 2, 2023, with 4:30 pm - 6:30 pm designated to discuss the walkway replacement and 6:30 pm to 7:30 pm for other topics relevant to the  $\frac{3}{4}$  finished plan for the bridge improvements. (Date and time are tentative, pending confirmation).

The considerations and requests from the Chase Community have been documented in the form of 2 community resolutions to be considered during this meeting.

### **1. Resolution of the Chase Community Council Declaring Itself a "Compact ATV Community"**

The overall goal of the resolutions is to maintain the existing limits to the width of the vehicles that can cross the bridge into Chase due to the negative impact on trails caused by increased traffic, and larger/heavier vehicles.

Specifically, the CCC seeks the support and cooperation of the ARRC in maintaining the 47" wide ATV restriction that has been in place over the Talkeetna Bridge, with the use of bollards 47" apart and 27" tall.

And that the Chase Community Council declares itself a "Compact ATV Community" by taking measures to ensure public safety and to restrict weight, speed, traffic, trail, and terrain degradation on the Chase community trail system.

The full language of the resolution was circulated and is included below.

John Murdock made a motion to approve the resolution and Tim Cox seconded the motion.

James Tunnell proposed to replace "manage" with "promote" as follows: *WHEREAS, a primary responsibility of the CCC is to **promote** the funding, maintenance, safety, and use of the trail system within the Chase community;*

The group agreed to change the word. The motion passed unanimously as amended.

### **2. Resolution of the Chase Community Council to file a Legal Objection to the proposed widening of the 227.1 trainman's walk unless a 47" ATV width constraint is permanently provided.**

John Murdock made a motion to approve the resolution as drafted and Tim Cox seconded the motion. The motion passed unanimously.

The full language of the resolution is included below.

### **3. Letter to the Talkeetna Community Council**

John Murdock made a motion to send the letter as drafted and Tim Cox seconded the motion. The motion passed unanimously.

#### **4. Contacting Senator Shower and Representative McCabe**

The group discussed the value of involving our representatives in this issue so that they are informed and in a position to help support the needs of the Chase Community. Johnny made a motion to invite Senator Shower and Representative McCabe to join the proposed joint public meeting on October 2<sup>nd</sup>. Tim Cox seconded the motion. All agreed. Additionally, they will be copied on the transmittal of the resolutions to make them aware of the community's concerns.

#### **Adjourn**

Sarah Hogan moved to adjourn the meeting and Tim Cox seconded. The motion passed unanimously.  
The meeting adjourned at 8:10 PM

*Minutes respectfully submitted by Molly Wood (acting secretary)*

Minutes Approved

Signature: \_\_\_\_\_, Chairperson Date: \_\_\_\_\_

Attested: \_\_\_\_\_, Secretary Date: \_\_\_\_\_

Mail with agenda to:

Clerks Office: Deb Wetherhorn  
Mat-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Or via email: [debra.wetherhorn@matsugov.us](mailto:debra.wetherhorn@matsugov.us)

#### **Attachments:**

1. Resolution of the Chase Community Council Declaring Itself a "Compact ATV Community"
2. Resolution of the Chase Community Council to file a Legal Objection to the proposed widening of the 227.1 trainman's walk unless a 47" ATV width constraint is permanently provided.
3. Letter to the Talkeetna Community Council

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**Attachment 1: Resolution of the Chase Community Council Declaring Itself a "Compact ATV Community"**

August 23, 2023

**Definitions:**

- 1. Compact ATV:** A Compact ATV shall be defined as any All-Terrain Vehicle (ATV) or Utility Task Vehicle (UTV) that can pass, under its own power, between two 27" tall steel bollard posts that have precisely 47" clearance between them.
- 2. Full-Size ATV:** A Full-Size ATV shall be defined as any ATV or UTV that is greater than 47" in width and cannot pass under its own power, between two steel bollard posts 27" tall that have precisely 47" clearance between them.
- 3. Compact ATV Community:** Refers to the designation of the Chase Community as an area where all ATVs entering and exiting the Chase Community under their own power are required to meet the definition of a Compact ATV.

**WHEREAS,** the Chase Community Council (CCC) was formed and approved by the Matanuska-Susitna Borough Assembly via resolution 85-30, on April 2, 1985, to represent the full-time residents of Chase; and

**WHEREAS,** a primary responsibility of the CCC is to promote the funding, maintenance, safety, and use of the trail system within the Chase community; and

**WHEREAS,** the CCC has from time to time established Rules and Restrictions regarding this trail system; and

**WHEREAS,** the Alaska Railroad Corporation (ARRC) has imminent plans to replace the single lane, 406' long, trainman's walk attached to the Talkeetna Trestle Bridge at ARRC MP 227.1 and in so doing plans to widen the trainman's walk from 47" to 50"; and

**WHEREAS,** the trainman's walk has been the sole means of ATV access into the Chase community for the last 40 years and has provided security and limited access in that time due to its 47" width restriction; and

**WHEREAS,** widening the trainman's walk to 50" without restrictive bollards restricting ATVs to 47" wide would introduce an entirely new class of ATV and UTV, including Side by Sides into the community that are twice as heavy, twice as powerful, substantially faster, higher performance, and threaten grave destruction and increased maintenance requirements to the fragile and often muddy trail system and light framed bridge network in Chase; and

**WHEREAS,** allowing a wider variety of ATVs and UTVs into the community will substantially increase ATV traffic on the single-track trail system and increase personal injury and safety concerns as well as security concerns for the residents of Chase since virtually all the trails in Chase lead directly to, and terminate at private cabins; and

**WHEREAS,** the CCC recognizes the need to preserve the condition and sustainability of the community's trail system, particularly during spring break-up season and muddy periods through the summer and fall over its soft soils; and



WHEREAS, the CCC aims to limit and control trail maintenance efforts and costs incurred by implementing restrictions on ATVs and UTVs commuting under their own power into or out of the Chase community; and

WHEREAS, the CCC seeks to promote safety, security, and minimize trail and terrain degradation caused by extensive ATV and UTV traffic.

THEREFORE, BE IT RESOLVED that the CCC hereby seeks the support and cooperation of the ARRC in maintaining the 47" wide ATV restriction that has been in place over the Talkeetna Bridge 227.1 trainman's walk for the last 40 years and specifically requests that permanent bollards precisely 47" apart and 27" tall be installed at each end of the proposed trainman's walk.

BE IT FINALLY RESOLVED that the Chase Community Council hereby declares itself a "Compact ATV Community" and enacts the following measures to ensure public safety and to restrict weight, speed, traffic, trail, and terrain degradation on the Chase community trail system.

Rules and Restrictions:

1. Prohibition of Full-Size ATVs: The Chase Community Council hereby strictly prohibits Full-Size ATVs from entering or exiting the Chase community under their own power.

Introduced and passed by the Chase Community Council on this 23rd day of August 2023.

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**Attachment 2: Resolution of the Chase Community Council to file a Legal Objection to the proposed widening of the 227.1 trainman's walk unless a 47" ATV width constraint is permanently provided.**

August 23, 2023

WHEREAS, the Chase Community Council (CCC) was formed and approved by the Matanuska-Susitna Borough Assembly via resolution 85-30, on April 2, 1985, to represent the full-time residents of Chase, and a primary responsibility of the CCC is to source funds and manage the maintenance and use of the access trail system in Chase; and

WHEREAS, the Alaska Railroad Corporation (ARRC) has imminent plans to replace the single lane, 406' long, trainman's walk attached to the Talkeetna Trestle Bridge at ARRC MP 227.1 (the "Project") and in so doing plans to widen the trainman's walk from 47" to 50"; and

WHEREAS, the Chase community is the primary user and is dependent on the trainman's walk which has been the sole means of ATV access into the Chase community for the last 40 years and has provided security and has allowed access only to ATVs 47" wide or less in that time; and

WHEREAS, the Chase community consists of roughly 900 privately owned parcels of property with roughly half of them accessible through a trail network linked to the 227.1 trainman's walk; and

WHEREAS, the ARRC and the CCC have engaged in a cooperative use and maintenance of the trainman's walk where, for example, in recent years the CCC purchased, at its expense, the existing wood decking on the trainman's walk at ARRC request and which the ARRC installed; and

WHEREAS, widening the trainman's walk to 50" without restricting ATVs to 47" wide would introduce an entirely new class of ATV and UTV, including Side by Sides into the community that are twice as heavy, twice the engine size, substantially faster, higher performance, and threaten grave trail destruction and increased maintenance requirements to the fragile and often muddy trail system and light framed bridge network in Chase; and

WHEREAS, allowing a wider variety of ATV and UTV into the community will substantially increase the ATV traffic on the single-track trail system and increase ATV speeds and personal injury and safety concerns as well as security concerns for the residents of Chase since virtually all the trails in Chase lead directly to, and terminate at, private cabins and property; and

WHEREAS, the Chase trailhead is located in downtown Talkeetna where additional ATVs accessing Chase will increase parking demands, increase the loading and unloading of ATVs on truck drawn trailers, complicate traffic in Talkeetna, and further overburden the Chase Trailhead Parking Lot that has fewer than 50 parking spaces; and

WHEREAS, in a conference call between CCC and ARRC representatives that took place on May 3, 2023, (the "Call") the ARRC claimed that it doesn't want to do anything to encourage additional ATV traffic on the trainman's walk; yet its plans to widen the walkway will undeniably increase ATV traffic; and

WHEREAS, in the Call, the ARRC claimed that it wishes to avoid having ATVs rub the railings of the trainman's walk as they cross which has caused structural damage to the railings in the past; and

WHEREAS, installing 47" wide bollards 27" high at either end of the trainman's walk would be an ideal solution to the problems in that it would maintain the current width restriction thereby reducing additional ATV traffic, and would eliminate risk of ATVs rubbing the rails of the 50" wide walkway since only 47" wide ATVs would be capable of entering the walkway; and

WHEREAS, in the Call, the ARRC representatives agreed that this solution of installing bollards 47" apart at each end of the walkway appeared to be a reasonable and implementable solution but that they could not make design commitments related to the Project at that time; and

WHEREAS, in the Call, the ARRC explained that the only code governing the ARRC in the design of the trainman's walk is through standards established by the American Railway Engineering and Maintenance-of-Way Association (AREMA) and these standards' only requirement regarding width of a trainman's walk is that it be no less than 24" wide; and

WHEREAS, in the Call, the ARRC explained that modifications to the proposed design were possible if there was significant community concern communicated at the first of two federally required Public Outreach meetings (first - currently scheduled for October 2, 2023 at the Talkeetna Library starting at

4:30pm) and that the CCC should just wait until this first public meeting to express design concerns (the second meeting was explained as being more for logistical bridge outage planning); and

WHEREAS, the ARRC is using substantial Federal Transit Authority funding for the Project and is therefore required to adhere to the National Environmental Policy Act (NEPA) guidelines in executing the Project; and

WHEREAS, NEPA guidelines typically require an Environmental Impact Statement (EIS) detailing various impacts and alternatives; yet, the NEPA application that the ARRC submitted and was approved was a Categorical Exclusion (CE) NEPA application whereby the ARRC claimed there will be no environmental, human, or cultural impact of widening the trainman's walk to 50" allowing wider ATVs into Chase; and

WHEREAS, the CCC and Chase residents vehemently disagree with the suggestion that there will be no environmental, human, security, safety, or cultural impact of allowing the substantially larger class of ATV including UTVs and Side by Sides into the Chase community; and

WHEREAS, the CCC voted on December 8, 2022, to oppose the widening of the trainman's walk and timely communicated its determination and reasoning to the ARRC; yet despite this, the ARRC later submitted its CE NEPA application on January 31, 2023, claiming no impact would be caused by the Project.

THEREFORE, BE IT RESOLVED that the CCC hereby declares that it will do everything reasonably within its power to resist the unconstrained widening of the Talkeetna 227.1 trainman's walk in such a way as would allow ATVs wider than 47" to travel into and out of the Chase community.

BE IT FURTHER RESOLVED that the CCC shall promote and support the alternative design suggestions for the trainman's walk including bollards positioned 47" apart located at both ends of the trainman's walk up to a height of 27" to allow for 48" wide construction materials including plywood to be conveyed over the trainman's walk on ATV trailers.

BE IT FURTHER RESOLVED that the CCC shall encourage the Talkeetna Community Council, and the residents and property owners of Talkeetna and Chase, to join in this critical, time sensitive, and consequential effort to maintain the 47" width restriction on the trainman's walk by acknowledging and expressing to the ARRC (Project contact -Amy Burnett [Amy.Burnett@hdrinc.com](mailto:Amy.Burnett@hdrinc.com)) the dramatic negative impacts that our communities will face if more and larger ATVs, UTVs, and Side by Sides are permitted to access Chase over the Talkeetna 227.1 trestle.

BE IT FINALLY RESOLVED that the CCC deeply desires to be a good partner and support the ARRC in its efficient execution of the Project; however, the CCC shall file a Legal Objection to the 227.1 Bridge Project NEPA application approving the Categorical Exclusion classification of the Project, IF, the 47" width constraint for ATVs crossing the trainman's walk is not permanently maintained through the design and implementation of the Project in compliance with the CCC policy declaring the community to be a "Compact ATV Community" to ensure the protection of public health, safety, and the maintenance of the single-track trails that exist within the community.



Introduced and passed by the Chase Community Council on this 23rd day of August 2023.

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**Attachment 3: Letter to Talkeetna Community Council**

August 23, 2023

TO: Talkeetna Community Council Board of Directors

CC: Senator Shower and Representative McCabe

RE: ARRC 227.1 Bridge Project

Dear Talkeetna Community Council Board Members,

This letter is written to inform the Talkeetna Community Council of two resolutions that the CCC has just adopted to influence the Alaska Railroad to maintain the current width restriction for ATVs crossing the trainman's walk attached to the Talkeetna 227.1 trestle. As the TCC may know, the ARRC announced plans in October 2022 to widen the trainman's walk from 47" to 50" wide. This widening is of great concern to Chase residents as it would exacerbate a host of problems for the CCC. These issues are clearly outlined in the two resolutions attached. However, in short, it would generally increase the size limitation of ATVs accessing Chase from 500cc to 1,000cc engines and would allow more and much heavier and higher performance ATVs including UTVs and Side by Sides into Chase.

The CCC is also writing to seek the general support of the TCC in these resolutions and to make the TCC aware of why it might share many of the concerns. Widening the ATV access into Chase will inherently increase ATV, UTV, and Side by Side traffic in downtown Talkeetna. There will be increased parking demands on the Chase trailhead parking lot as well as additional street parking demands created. There will be more people towing ATVs into Talkeetna and loading and unloading them on truck drawn trailers. This activity will result in Talkeetna serving a greater role as a parking area for Chase access. The CCC does not believe that this is the type of growth that Talkeetna is looking for.

The CCC sincerely hopes that the TCC will consider what is at stake and understand that this widening is essentially irreversible once implemented. We believe that the culture that makes Talkeetna such a wonderful place will be adversely impacted by more and larger ATVs in downtown. Additionally, the increased parking demands created by additional Chase visitors will not provide a net benefit to Talkeetna as those visitors will spend their time primarily in Chase.

Please consider these resolutions and whether the TCC may want to adopt a Resolution to Object for its own reasons. It would be easy for the CCC to provide some base language for such a resolution if the TCC so desired. Please let us know any way we can help as we sincerely believe the TCC, the CCC, and the ARRC interests are in fact aligned, as there is no net benefit to increasing the size and number of ATVs accessing Chase.

The group agreed to change the word. The motion passed unanimously as amended.

2. Resolution of the Chase Community Council to file a Legal Objection to the proposed widening of the 227.1 trainman's walk unless a 47" ATV width constraint is permanently provided.

John Murdock made a motion to approve the resolution as drafted and Tim Cox seconded the motion. The motion passed unanimously.

The full language of the resolution is included below.

### 3. Letter to the Talkeetna Community Council

John Murdock made a motion to send the letter as drafted and Tim Cox seconded the motion. The motion passed unanimously.

### 4. Contacting Senator Shower and Representative McCabe

The group discussed the value of involving our representatives in this issue so that they are informed and in a position to help support the needs of the Chase Community. Johnny made a motion to invite Senator Shower and Representative McCabe to join the proposed joint public meeting on October 2<sup>nd</sup>. Tim Cox seconded the motion. All agreed. Additionally, they will be copied on the transmittal of the resolutions to make them aware of the community's concerns.

### Adjourn

Sarah Hogan moved to adjourn the meeting and Tim Cox seconded. The motion passed unanimously.

The meeting adjourned at 8:10 PM

*Minutes respectfully submitted by Molly Wood (acting secretary)*

Minutes Approved

Signature: [Signature] Chairperson Date: Oct 16, 2023

Attested: [Signature] Secretary Date: Oct 18, 2023

Mail with agenda to:

Clerks Office: Deb Wetherhorn  
Met-Su Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Or via email:

### Attachments:

1. Resolution of the Chase Community Council Declaring Itself a "Compact ATV Community"
2. Resolution of the Chase Community Council to file a Legal Objection to the proposed widening of the 227.1 trainman's walk unless a 47" ATV width constraint is permanently provided.
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August 23, 2023

### Definitions:

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2. Full-Size ATV: A Full-Size ATV shall be defined as any ATV or UTV that is greater than 47" in width and cannot pass under its own power, between two steel bollard posts 27" tall that have precisely 47" clearance between them.
3. Compact ATV Community: Refers to the designation of the Chase Community as an area where all ATVs entering and exiting the Chase Community under their own power are required to meet the definition of a Compact ATV.



# Chickaloon Community Council

## Emergency Council Board Meeting

RECEIVED

OCT 16 2023

CLERKS OFFICE

Meeting called to order at 12:15pm August 23rd

Board members present: Jeff Myers (acting chair), Kalee Bowen (secretary), John J Vessey (member at large) and Janie Vessey (Treasurer)

### Discussion Topics:

- Discussion on ideas for the website (post rules/bylaws), post treasures reports etc). How to utilize the website more and in the best way possible.
- Providing a YTD detailed summary report for the meeting and website
  - Adding additional details on fire department reimbursements to make it more clear
- Going forward the council members will be more involved in the spending (maintenance costs etc) and goings on, that way we are all on the same page and know what is going on.
  - We will be familiar with bylaws and rules to make sure we are conducting meetings appropriately and running things as they should
- Discussion on how to approach the next meeting, and meetings going forward. Improving community involvement, and standards of meetings so that it is a safe place for everyone.
- Janie gave Jeff a key to the building
- John J to ask Jim for email list and security camera information
- Bring back positive community involvement with quarterly parties (or every so often in conjunction with holidays) and do away with dinners before the meetings on a regular basis.
- Be clear and concise what the purpose of the council is on the website and in the building. How can we improve meetings with respect and kindness. No tolerance for outbursts, name calling, and shaming of others. To avoid tangents and also create a welcome environment we will enact a 1 min hourglass where someone can speak with no interruptions.
- Discussion and clarity on bylaws. Also educating ourselves on Roberts Rules.
  - According to bylaws the board members are supposed to run a financial committee and perform audits. We will conduct this before the next meeting.
  - New agenda items
- We will not be able to make quorum as a board and therefore will postpone until October
  - We will go right into having an election committee to move forward with elections and not delay elections.



- We need a new signee on the bank account because every check needs two signatures. Jeff recommends having Kalee added because she is the board member that is guaranteed to be here and not up for election.
- Discussion on maintenance and building items that have not been finished
  - We talked about water treatment systems that have been purchased. Janie to call the current company and see if the work has been completed. Also we need to look into returning the old system that didn't work.
  - Kalee to call Top Fuel to have the tank filled
  - Finishing electric to pavilion
  - Get bids for sealing the logs
  - Picnic tables for pavilion
  - We need to have a line installed for an outdoor propane tank to run to the stove
  - Small propane tank for BBQ
- CAP projects that have never been submitted and should be looked into: outhouse
- Making a job description for plow bids and cleaning, clarifying what is expected etc.
  - We need to put cleaning job out for bid next meeting
  - Request BBQ cleaning and trash pickup be added to duties
- The property needs to be weed whacked and cleaned up, we need to find a volunteer
- In order to simplify the key situation to the building and since so many keys are out floating around we will be changing the door locks to a keycode system. This way we can easily create temporary codes for those who rent the building and also keep a sign out sheet for any copies of keys that are handed out. John J to move forward with purchasing and installing.
  - Also we will make copies to the file cabinet key and change out the lock to the key safe because we do not know how many keys are floating around.
- Discussion on member roles according to bylaws

Meeting adjourned at 3:12 pm

Jeff 11 Oct, 23      Kalee Bowen 10/11/23



RECEIVED

OCT 16 2023

CLERKS OFFICE

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES: Financial Audit

DATE : October 7th, 2023

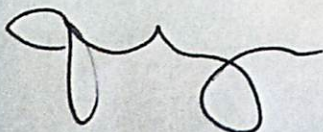
Officers Present: Jeff Myers (acting Chairman), John J Vessey (Member at Large), Janie Vessey (Treasurer), and Kalee Bowen (Secretary)

Meeting called to order at: 12:10

Discussion:

- We caught up on the items from emergency session
  - Water system
  - Insurance renewal
  - Locks/keys
  - New email
- Financial Audit
  - Annual report overview and discussion on items
  - Next year's budget: Use what we spent last year but reduce misc funds to \$2500
  - MOA funds: Review of updated rules and discussion on needing community projects
- Bylaws:
  - Additional review and clarification of bylaws
  - Review of duties and discuss that at the next meeting
- New Items
  - We will need a new zoom account if the council meeting results in reinstating
  - Discussion on a new phone book and neighborhood alert options

Meeting adjourned: 2:40pm

 11/07/23

Kalee Bowen 10/11/23



MATANUSKA-SUSITNA BOROUGH  
*Enhanced 911 ADVISORY BOARD MINUTES*

RECEIVED

OCT 10 2023

CLERKS OFFICE

August 8, 2023

The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m. by Chairman, Casey Cook.

Advisory Board members in attendance establishing a quorum were:

Dwayne Shelton, Palmer Police  
Andrew Gorn, AST

Casey Cook, MSB DES  
Zack McRae, MSB Telecom

Also in attendance were: Nick Srebernak, MSB GIS; Lori Criqui, DPS; Aleeha Travis, MTA; and Dan Robinson, Mat-Com

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

APPROVAL OF AGENDA: Mr. Srebernak requested to remove item A. 1 – GEO-COM Address Inaccuracies under VII. Reports from current and future agendas. The agenda was approved as amended.

APPROVAL OF MINUTES: There was no objection to the approval of the June 13, 2023 minutes as presented.

PERSONS TO BE HEARD

None

REPORTS

GIS

Mr. Srebernak stated:

- 1) He gave thanks to the board for sending him to the ESRI conference.
- 2) All of the imagery is done for the Parks Highway. Once they finish processing it, all that information should be in the dispatch centers this fall.

OLD BUSINESS

Legislative Action Workgroup

1. Criminalizing the Abuse/Misuse of 911 Systems or Emergency Communications

Chairman Cook stated: This passed and was signed into action by the Governor at the EOC. This item can be removed from future agendas.



2. HB55 Restructuring Retirement for First Responders to include Dispatch and 911  
No report.

NEW BUSINESS

None.

INFORMATIONAL ITEMS

A. FY23 Surcharge Revenue Chart

- Ms. Laughlin stated: We are still expecting approximately \$110,000 in revenue to come in for FY23. She will have a finalized report for FY23 at the next meeting, as well as the up-to-date FY24 receipts report.

B. FY24 E-911 Budget Performance Report

- No questions were heard.

C. 911 Quarterly Dispatch Call Report (Mat-Com and Palmer)

- No questions were heard on either the Mat-Com or Palmer reports that were submitted.

COMMENTS


NEXT MEETING DATE

Chairman Cook announced the next regularly scheduled board meeting would be October 10, 2023 at 9:00 a.m.

ADJOURNMENT

  
\_\_\_\_\_  
Casey Cook, Chairman

ATTEST:

  
\_\_\_\_\_  
Casey Laughlin, Secretary

RECEIVED

OCT 11 2023

CLERKS OFFICE

GREATER PALMER CONSOLIDATED  
FIRE SERVICE AREA  
BOARD OF SUPERVISORS  
MONDAY, JULY 17, 2023  
9:12 A.M.- PALMER FIRE TRNG CENTER

## MINUTES

- A. CALL TO ORDER. The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 9:12 A.M.
- B. ROLL CALL. In attendance were GPCFSA Board of Supervisors members, Barry Mothershead and Ted Stuff; GPCFSA Chief Chad Cameron; Palmer Fire and Rescue Administrative Assistant, Dawn Van Epps, and Matanuska Borough Deputy Director of Emergency Services - Fire and Rescue, Brian Davis.
- C. MINUTES FOR APPROVAL. The minutes of the last GPCFSA Board of Supervisors meeting on April 13, 2023, were approved.
- D. NEW BUSINESS.

### 1. STATION 39 UPDATE

Deputy Director Davis presented an update to the Board. Progress on the project has been delayed due to permit issues involving zoning, and additional efforts to meet State of Alaska grant requirements. These issues have taken a good deal of time and effort to resolve, but the project should go out to bid this year with construction planned to begin Spring of 2024.

Funds available for building the station total \$14,000,000. Changes in the original plans have been made to keep construction costs within this limit. The original plan had four bays. In the current configuration, the station will have three bays. One bay is allocated for fire. No hose tower is planned, but provisions have been made for a drying rack.

### 2. SECURITY CAMERA UPDATE

Deputy Director Davis stated that the previously approved federal security camera grant will provide a total of \$300,000 for acquisition of equipment and \$300,000 for installation of the equipment in all stations. No service area contributions are expected to be needed for this project.

### 3. GENERATORS

Deputy Director Davis reported that the approved FEMA grant for generators in 6 or 7 stations within the Borough FSA's will be applied in two phases. Station 35 will be the first GPCFSA facility to get a generator installed, followed by others in the service area.

4. MAT-SU BOROUGH/CITY OF PALMER FIRE SERVICE CONTRACT

Deputy Director Davis shared that the current intragovernmental agreement for fire services is due to be negotiated beginning later this year, with a new contract to be implemented by the end of fiscal year 2024. Deputy Director Davis has sent out an email asking for input from the GPCFSA Board members. The Department of Emergency Services will be negotiating with the City of Palmer on behalf of the Mat-Su Borough and the GCPFSA. The contracted cost of services to the GCPFSA this year is approximately \$636,000.

6. SAFER GRANT

Chief Cameron shared that annual call volume increases approximately 5% with highest numbers occurring during the weather-related events this past winter. Grant money is being requested to cover three paid full-time positions (one officer, two first responders) beginning January 2023. Chief Cameron stated he would be budgeting for the three positions in his City of Palmer 2024 budget as if the SAFER grant was not awarded.

Chief Cameron stated that a total of nine paid positions may be needed in the future for adequate coverage and the addition of living quarters in Station 3-9.

7. VEHICLE UPDATE

Chief Cameron stated that the Greater Palmer Fire Engine's cab has been installed. The City of Palmer engine should also soon be in the works.

8. SUBDIVISIONS

New subdivisions are being quickly established throughout the FSA. Chief Cameron requested that the Board members share any mailed information from the Mat-Su Borough with his office to better establish a method for tracking these developments.

Chief Cameron noted that he has not received notification of all new subdivisions in the past. He also mentioned problems with inadequate emergency access to developments. Barry Mothershead shared a notice of the new Wisteria Meadows subdivision that will be in the Outer Springer Loop area.

9. ALASKA FIRE CONFERENCE

Chief Cameron stated that he will be sending six individuals to the conference. Deputy Director Davis added that we will be hosting the event in 2024.

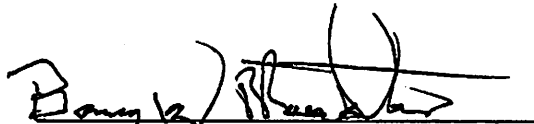


GREATER PALMER CONSOLIDATED FSA

July 17, 2023

Page 3

- E. ADJOURNMENT. Being no further business, a motion was made by Board Chairperson Barry Mothershead, to adjourn the meeting. There was a second to the motion and the meeting was adjourned at 9:50 A.M.

  
Barry W. Mothershead, Chairperson  
Greater Palmer Consolidated FSA  
Board of Supervisors

xc: Mat-Su Borough  
Mat-Su Borough Public Safety

RECEIVED

OCT 16 2023

CLERKS OFFICE

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

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on July 13, 2023. Board members John Strassenburgh and Robert Gerlach attended, as did Alex Forkner, MSB Road Superintendent, Dustin Spidal, MSB Civil Construction Manager, and Dawn Harris, D&S Road Services. No other persons were present.

- I. There was a quorum, and the meeting was called to order at 6:36 pm.
- II. Minutes of the June 8, 2023 meeting were approved as written.
- III. Dustin provided an update on four projects:
  - Change order for sweeping and striping Main Street will be executed by next week and work will then proceed as weather permits. Cost is approximately \$21,000 and funds will come out of Capital and shown on the RIP list.
  - The scope of work for paving Woodpecker is being finalized. Match money in the amount of \$178,000 will come from vehicle registration taxes. The project is expected to be under contract this year; the contractor will be given until next year to complete the job.
  - The Yoder Dike repair project would add rip rap to extend the dike and place willow sprouts within existing rip rap. The design being done in collaboration with Fish and Game, which is providing a \$100,000 grant. RSA29 is contributing an amount up to \$100,000, \$10,000 of which will go to design work.
  - Efforts to develop cost estimates for repainting Yoder bridge and replacing to slightly bent struts have begun. The paint job is complicated by the likelihood that the existing paint contains lead. This project could be nominated for TIP funding.

IV. Alex reported on a number of issues:

Alex's recommended list of projects for reconditioning gravel roads with the rock crusher are: Yoder Hill, Mt Hunter/McKinley View, Gene, Botner, Lower Barge (Spur Road to Question Lake Circle), Lupine, and Lovely. Discussion ensued. The Board approved reconditioning these roads using the rock crusher, with priorities to be determined.

Alex reported logs emerging from Upper Barge, Lower Barge (near mile .7) and Hoss. Alex will assess the emerging logs issues to determine the extent of the problems and a strategy for fixing them.

Alex reported that Alaska Directional will repair the 2<sup>nd</sup> Street culverts it

damaged last Fall.

Alex monitored the rock crushing projects on Hillside and Madison and both are complete.

The application of Calcium Chloride downtown is underway, weather permitting.

- V. John reported preliminary information about a 1,400 acre, 130+ unit condo development, Baldy Lake Airpark, LLC, located near the intersection of Birch Creek Blvd and Mastodon. This proposal avoids the normal Borough platting process and public notice requirements. The development is being done under state statute (i.e., AS 34.08). Discussion ensued. Of note is the existing road infrastructure, namely Birch Creek Blvd, is not sufficient to support a development of this magnitude, with potentially significant implications and taxpayer burden. Other access concerns were expressed.
- VI. There being no further business, the meeting adjourned at 8:32 pm.

Sincerely,



John Strassenburgh  
RSA 29 Primary Supervisor

Attested to by Board members Robert Gerlach  
and Billy Fitzgerald a regular RSA29  
Board meeting on October 12, 2023 via Zoom



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**MATANUSKA-SUSITNA BOROUGH  
Historical Preservation Commission Minutes**

Edna DeVries, Mayor

Andrew Schweisthal  
Kevin Toothaker  
Jake Anders  
Fran Seager-Boss  
Janet Kincaid  
Angela Wade  
Vivian Smith

Gerrit Verbeek – Staff



Michael Brown, Borough Manager

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

**August 10, 2023  
REGULAR MEETING**

**I. CALL TO ORDER**

Andrew Schweisthal made a motion to call the meeting to order, second Jake Anders.  
Meeting called to order at 6:06 pm

**II. ROLL CALL – DETERMINATION OF QUORUM**

Members Present: Jake Anders  
Andrew Schweisthal  
Kevin Toothaker  
Fran Seager-Boss  
Janet Kincaid  
Vivian Smith

**III. APPROVAL OF AGENDA**

**Motion:** Jake Anders made a motion to approve the agenda, second Fran Seager-Boss

**Vote:** All in favor

**IV. LAND ACKNOWLEDGMENT**

**V. APPROVAL OF MINUTES**

**Motion:** Janet Kincaid corrects the May 2023 Regular Meeting Minutes to reflect that Section IX A (Unfinished Business: Drafting a Letter...) should state "Janet Kincaid noted that she served on the Palmer Board of Economic Development," and makes a motion to approve

the minutes with the correction. Second Andrew Schweisthal.

**Vote:** All in favor

**VI. AUDIENCE PARTICIPATION**

There were no audience participants

**VII. HISTORICAL SOCIETY/MUSEUM UPDATES**

There were no Historical Society/museum updates

**VIII. STAFF/AGENCY REPORTS & PRESENTATIONS**

**A. Historic Preservation Plan Phase II Update**

Staff notified HPC members of Round 1 Public Outreach events, intended to introduce the general public to the purpose and benefits of a Borough Historic Preservation Plan. Attendance at these events was low, and staff will adjust the event advertising strategy in the future. HPC members offered to help advertise future public outreach events, and requested to be given digital copies of advertising materials.

Fran Seager-Boss also recommends attending historical society meetings, and Planning Department outreach meetings for other topics. Janet Kincaid recommends attending Community Council meetings, the Builder's Association, and the Chambers of Commerce.

**B. Response from Brad Hanson, City of Palmer Community Development Director, Regarding Architectural Guidelines in the Palmer Historic District.**

Fran Seager-Boss recalls that the City of Palmer recognized the Agricultural Station staff buildings as a historic district and adopted some form of architectural guidelines in the 1990s. Gerrit Verbeek requested any records.

Commission members noted there was a public meeting about design elements for a new library on August 15<sup>th</sup> at 6 p.m. at the Palmer Depot, and encouraged each other to attend and suggest a new building should have similar architectural elements to existing historic buildings.

## IX. UNFINISHED BUSINESS

### A. Drafting A Letter to the Board of Economic Development Regarding Potential Removal of Railroad Tracks in Downtown Palmer

Janet Kincaid notes that the City of Palmer is occupied with the collapse of the library roof, and therefore modifications to the tracks are not likely in the near future.

Commission members discussed the draft letter and found it to be too unclear in its intent. They agreed it would be better to include a clear set of bullet points, emphasize it is primarily informational rather than persuasive, and include a request for the Commission to receive updates from the City of Palmer.

**Motion:** Jake Anders moves to approve the letter once it is revised with a few bullet points, and to direct staff to send it on the Commission's behalf. Second Andrew Schweisthal.

**Sub-Motion:** Janet Kincaid moves to additionally strike the sentence "As such the railroad is a point of pride for many, but is not universally viewed as an unambiguous improvement..." on the basis that it is negative and does not serve the intent of this letter. Second Vivian Wagner

**Vote:** All in favor

**Action Item:** Gerrit Verbeek to revise the letter to contain 2-3 bullet points, keep an informational tone, and to strike the 4<sup>th</sup> paragraph, 3<sup>rd</sup> sentence ("As such the railroad is a point of pride for many...").

## X. NEW BUSINESS

### A. Discussion of Feedback on Actions Related to Geographic Naming Proposals at the May Meeting of the Historical Preservation Commission.

Brief discussion, Commission members agree this is a non-issue and no further action is needed.



**B. Selection of a Project for a 2024 CLG Grant Proposal.**

Janet Kincaid proposes a CLG grant for new informational signs, other Commission members agree.

Fran Seager-Boss recommends proposing specific, high-traffic sites on Borough property including Hatcher Pass, Settlers Bay, the Matanuska River Park, Wasilla Creek, Machetanz Elementary, school trails, Fish Creek, Government Peak, and Scout Ridge.

Kevin Toothaker notes that Knik Tribe has a fabrication lab which could potentially be involved.

**Motion:** Janet Kincaid moves to submit a 2024 CLG grant application to develop targeted signage emphasizing Native histories and traditional use of high-traffic sites around the Borough. Second Andrew Schweisthal.

**Vote:** All in favor

**XI. MEMBER COMMENTS**

Kevin Toothaker: “How ‘bout those Nuggets?”

Fran Seager-Boss expresses concern for the Fairview School, constructed in 1919 and refurbished in 1984 but since neglected. The school sits on a 5-acre, Borough-owned parcel which is difficult to access, but it is a “delightful building” and Fran fears for its condition.

Janet Kincaid notes that Magnolia producers are currently filming a project in town, and distributed an NPS booklet “Alaska’s Matanuska Colony.”

Fran Seager-Boss also notes that Helen Hegener produced a book on Colony farms.

Commission members note that Commission meetings used to be held at various places throughout the Borough, and that it would be fun and facilitate public outreach to begin doing so again.

**Motion:** Jake Anders moves to plan the November 2023 meeting to be held at the Dorothy Page Museum or the Wasilla Library. Second Fran Seager-Boss.

**Vote:** All in favor

XII. NEXT MEETING DATE:

A. Next Regular Meeting: November 16th, 2023 – 6:00 pm

XIII. ADJOURNMENT

Andrew Schweisthal made a motion to adjourn, second Kevin Toothaker.  
Meeting adjourned at 7:40 pm

*Jake Anders*

Jake Anders, Chair

October 13 2023

Date

*Gerrit Verbeek*

Gerrit Verbeek, Planner II

October 13 2023

Date

MATANUSKA-SUSITNA BOROUGH  
LOCAL EMERGENCY PLANNING COMMITTEE MINUTES

July 19, 2023

The regular meeting of the Local Emergency Planning Committee (LEPC) was called to order by Chairman Cook at 5:30 p.m.

Advisory Board members in attendance establishing a quorum were:

Bea Adler	Mike Chmielewski	Harry Hillman
Donna Anthony	Jesse Christiansen	Cathi Kramer
Rusty Belanger	Casey Cook	Tracey Loscar
Richard Best	Rene' Dillow	Ben Ott
Simon Brown II	Michael Gavarrete	Simon Regg
Kara Cahill	Kevin Gunnip	Norm Straub

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Also in attendance were: Talon Boeve, MSB EOC; Brenda McCain, Willow CERT; Bill Rapson, Wasilla PD; James Grogan, MATI; Jade Gamble, Spill Prevention & Response; and Kathy Shea, AK DEC.

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

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: There were no objections to the approval of the April 19, 2023 minutes as presented.

OLD BUSINESS

None

NEW BUSINESS

Workgroup Review

Ms. Adler stated: She believes it would be beneficial to review the workgroups to determine if they are all still applicable. She agreed to write up a description of all the groups and send it to Ms. Laughlin and Mr. Cook for initial review. From there, the list would be revised as necessary, then sent out to the group to see if there are any interested parties.

LEPC Chair Election

Ms. Laughlin stated: The Chair position is up for election tonight and she received only one nomination via e-mail, which was in favor of Mr. Cook continuing on in that position. She called for nominations from the floor, and Ms. Cahill said she would like to nominate herself for the position. No other nominations were heard, the nominations were closed, and a vote was taken by all LEPC voting members in attendance. By a majority of the votes, Ms. Cahill was



elected as the new Chair. Ms. Cahill will begin her duties as Chairwoman beginning with the October 2023 meeting.

## AGENCY REPORTS

### Donna Anthony – Chickaloon Tribal Police

- 1) They had a meeting with Jason at the EOC regarding the emergency plan for their department.
- 2) They started a committee group for emergency management and will be working on updating their policies and procedures.
- 3) They went before their council to make it mandatory that all their employees do the FEMA 100 course.
- 4) She has been attending the Tribal Homeland Security meetings. She will send Casey Cook the links for those meetings.

### Randy Hillman – Ham Group

They have been exploring different types of communications. They have found one point where they can receive information and beam it up to Lazy Mountain. From there they can beam it to anywhere in the Mat-Su.

### Kara Cahill – Mat-Su Regional Hospital

- 1) They had a great turn out for their hazmat training and they learned a lot. They are revamping their hazmat response and doing some updates to their ambulance bay.
- 2) They are working toward their Trauma Level 3 designation.
- 3) They are opening more specialty clinics, as well as a child development center that will include child care, primarily for staff, but also open to others.
- 4) They have other expansion plans such as for the O.R. and the Cath Lab.
- 5) They were approved for grant funding which includes the Pulsara communications platform which will improve continuity of care for patients.
- 6) They will be having a full scale exercise on September 12<sup>th</sup> that will include injuries, contamination, decon, patient tracking, communications, unaccompanied minors, EMS transports, etc.

### James Grogan – Guest USAF

His background is US Air Force with 28 years of service. He is here to see how he might be of help to the community. One of his concerns for the community is the huge Arctic Winter Games coming in and he hasn't seen that we have had proper exercises to manage that event. He used to put on National level exercises and came to offer his services and experience. He mentioned the 7.1 earthquake that we experienced and expressed concern that he hadn't seen any exercises conducted for this type of event.

Mr. Cook stated: Yes, we done the types of exercises Mr. Grogan mentioned. We have done a National Capstone exercise in the past and participate in the Alaska Shield exercises hosted by The Department of Homeland Security and Emergency Management. We do not only table top exercises for all types of disasters, but also full scale events. The last Capstone exercise we had included National Guard and LifeMed helicopters transferring patients from scene to the local

hospital, a hazmat scene, etc. Mr. Cook offered to meet with Mr. Grogan if he was interested in becoming involved or wanted more information on the types of exercises and emergency planning we have done in the past.

#### Richard Best – Palmer City Council

During Colony Days this spring they had a situation where a bouncy house took flight with children in it. Just as a reminder to everyone, they estimate about 18,000 emergency room visits in this country each year from bouncy houses and approximately 8 deaths – with the majority of injuries and deaths being children. We should educate folks about proper tie-downs and the dangers of them by getting the information out to the public.

#### Jade Gamble – Spill Prevention and Response

She introduced herself to the group as the Spill Prevention and Response Supervisor for the Cook Inlet Region, which includes the Mat-Su. She's working to expand her connections to the Anchorage and Mat-Su LEPC's.

#### Cathi Kramer – Horseshoe Firewise

Due to the rainy weather they haven't been very active since fire danger is low. They did utilize the chipper from the Division of Forestry on their Firewise chipping day and that was very successful.

#### Rene' Dillow – Public Health

- 1) We are gearing up for the United Way backpacking event and offering vaccines for kids going back to school, which are always available in the clinic as well.
- 2) We are working with Casey Cook's group to plan a POD exercise this fall and distribute Flu and COVID vaccines through that.

#### Brenda McCain – Willow CERT

- 1) We had a big push in April about educating people about burn permits and burn barrel safety.
- 2) In May, 6 of our CERT volunteers attended the Incident Command in-person class held at the EOC by Eric Mohrmann.
- 3) Also in May, Willow CERT volunteers and one of the Palmer volunteers participated in the hazmat training at the Mat-Su Regional Medical Center.
- 4) May was National Stop the Bleed Month. Our team made a big push to recognize it and share the information on what people can do in a bleeding emergency. In conjunction with Talkeetna CERT and with the support of the State of Alaska, Public Health, they presented 10 Stop the Bleed classes throughout the borough. We reached a total of 88 people through those two hour classes.
- 5) In June we had a community safety day at the Willow Farmer's Market along with the EOC and Firewise. There will be a second community safety day on August 4<sup>th</sup> and the earthquake simulator will be available courtesy of the Department of Homeland Security and Emergency Management.
- 6) On July 4<sup>th</sup>, we helped keep the parade safe. We have practiced team work for this event and had fun doing it.

- 7) On July 13<sup>th</sup>, the Summer Reading Program at the library invited us to do something related to first aid for teenagers. We taught the FEMA – You are the Help until Help Arrives course. This is also a class that can be done by anyone online.
- 8) She is a Red Cross disaster health services nurse and in May, had the honor of being at the 2024 Hero's Award Ceremony in Anchorage. Talon Boeve from the EOC was given one of the 11 statewide awards for Safety her performance in CERT and the annual Preparedness Expo.

#### Michael Gavarrete – Enstar Natural Gas

For April through the end of June, they had 14 damages, 4 of which were mains, which carry has pressure anywhere from 55-60 psi, which can knock out a neighborhood. For this quarter, we are already at 11 damages. These are all local contractors and homeowners doing work. We just need to keep spreading awareness about 811 to call before they dig.

#### Mike Chmielewski – Radio Free Palmer

- 1) He was recently in Denver, Colorado for a National Broadcasters Conference and one of the things they were reminded about was in December 2023, all emergency alert system participants must start transmitting those EAS messages in what is referred to as an IP based format. He will have a report at the next meeting about what that means.
- 2) They completed their backup generator at their studio on downtown Palmer. Generators have been identified as an area that is problematic, and requires a great deal of attention.

#### Kathy Shea – AK DEC

- 1) A lot of the LEPC's along the railroad route have had questions about what types of chemicals are traveling through their communities along the rail system. They don't have a good answer for that, but something that recently came out is the Pipeline Hazardous Materials Security Agency, which is part of the Federal Department of Transportation, are seeking comments on requiring railroads to provide real-time information regarding the hazardous materials on the trains. If this is something that is of concern in the Mat-Su Borough, then you might want to consider commenting on it. She will put a link to the notice in the meeting chat or contact her if you would like the link.
- 2) At the last LEPCA meeting, she was made aware of some conversation between members about funding from the state for LEPCs. The task was for LEPCs to talk amongst their groups to determine what they might want funding for and bring it to the next LEPCA meeting in October. Anchorage is writing a letter to SERC for their needs and if we are interested, we might want to do that as well. She doesn't make any guarantee of funding awards, know where potential funding would come from, or know what the requirements would be around the funding, but wants to be sure we know we can advocate for ourselves and ask for money through SERC or the State.

Mr. Cook stated that he thinks what Anchorage is doing is proposing a change to the State EMPG funding to expand the scope of work to be closer in line to the National EMPG scope of work to include equipment.



### Simon Brown – State Defense Force

- 1) In February there will be a statewide emergency disaster exercise plan called Vigilant Guard.
- 2) We are in the process of writing protocols for emergency response for the Arctic Winter Games. The next meeting is August 4<sup>th</sup> and if anyone wants to attend, please let him know. There are 31 different venues for the games and they need about 2,000 volunteers. If anyone is interested in volunteering, please let him know.

### Talon Boeve – CERT / Emergency Preparedness

- 1) Kiela Cott and I just returned from the National CERT Association Conference in Burlingame, California. She looks forward to sharing some of the resources and information they gained from the conference.
- 2) This year's Emergency Expo will take place before the next LEPC meeting and she wants to thank everyone that is involved in the planning stages. If there is anyone in the room who can attend the event, be an exhibitor, or assist with planning, please reach out to her or Bea, or any others involved in Expo planning. The LEPC has been at the center of this event since the beginning so she hopes the LEPC can have a presence there as well. It is our 15<sup>th</sup> year this year, and the Expo will be held at the Menard Center on Saturday, September 30<sup>th</sup>.

### Tracey Loscar – MSB EMS

- 1) We made it through the 4<sup>th</sup> of July and now have the fair upcoming.
- 2) We are working with Kara at the hospital on the Pulsara roll-out to assist them in their drill in October.
- 3) From a PSA standpoint for summer, as always, PFD's and helmets.
- 4) For awareness from an operational standpoint - for June, we did close to 1,000 calls, averaging about 33 calls per day, which is high for us. We have seen a tremendous increase in calls in both the north (Willow and on) and the east (Palmer through Glacier View). This is about a 50% increase in both directions which is logistically challenging when trying to cover those long distances. They don't expect the numbers to go down anytime soon and for planning purposes, the other trends they are noticing on the east side is violence in the Jim Creek area. Up north, in addition to Princess Lodge at Mile 133, they have been in conversation with the Historic Chulitna Lodge at Mile 156. They are remodeling and will become a small resort facility. In addition, the igloo is turning into a distillery. We will be looking at our overall deployment for up north for seasonal changes.

### Casey Cook - MSB Emergency Management

- 1) We are still working on closing out the 2018 Earthquake repairs for Houston High/Middle School and Point Mackenzie.
- 2) He is still working with the state and FEMA on the 2022 January Windstorm and 2022 August Flooding.
- 3) This last quarter we have spent a lot of time in the EOC focusing on food security. In June they did a tabletop drill discussing last mile planning (getting food from Seattle to Anchorage, and then Anchorage to Mat-Su Borough, and then out to the communities).

We have developed a comprehensive plan for it and are working with FEMA to be sure it fits into their plan as well.

- 4) Medical Countermeasures continue to move forward.

#### INFORMATIONAL ITEMS

Mr. Hillman asked: Has this group or anyone in it considered how to deal with nuclear incidents? The reason being is because the state is looking into purchasing micro-nuclear reactors for energy generation. They are still under testing but the air force base will be getting their first reactor soon.

Mr. Cook stated: There was a big presentation about this at the Spring Preparedness Conference so we are aware of it being on the horizon. We are waiting to get more information to see what this is going to look like systematically. If they decide to bring the reactors up this way, we will have more local LEPC discussions around it.

Ms. Anthony stated: Through the course of working through a communication issue in the Arctic area of the state, she learned that there will be 5 new Homeland Security agents assigned to Alaska.

#### NEXT MEETING DATE

Chairman Cook announced that the next meeting date would be October 18, 2023.

#### ADJOURNMENT

  
\_\_\_\_\_  
Casey Cook, Chairman

ATTEST:

  
\_\_\_\_\_  
Casey Laughlin, Secretary

## Meadow Lakes Community Council July 12, 2023 Meeting

### OFFICERS

Camden Yehle, President, [president@mlccak.org](mailto:president@mlccak.org)  
Steve Edwards, Vice President, [vp@mlccak.org](mailto:vp@mlccak.org)  
Patricia Fisher, Secretary, [secretary@mlccak.org](mailto:secretary@mlccak.org)  
Trish Jacob, Treasurer, [treasurer@mlccak.org](mailto:treasurer@mlccak.org)  
Tim Swezey, Council Coordinator, [cc@mlccak.org](mailto:cc@mlccak.org)

### BOARD

Tish Link, Education, [education@mlccak.org](mailto:education@mlccak.org)  
Lori Benner-Hanson, Parks, Recreation & Trails, [parks-rec-trails@mlccak.org](mailto:parks-rec-trails@mlccak.org)  
Chad Scott, Community Safety, [public\\_safety@mlccak.org](mailto:public_safety@mlccak.org)  
Ariel Cannon, Gaming, [gaming@mlccak.org](mailto:gaming@mlccak.org)  
Terry Boyle, Bylaws, [bylaws@mlccak.org](mailto:bylaws@mlccak.org)  
Holly Grant, Membership, [membership@mlccak.org](mailto:membership@mlccak.org)  
Kim Kalmbach, Capital Improvement Projects, [cip@mlccak.org](mailto:cip@mlccak.org)

### ELECTED OFFICIALS

David Wilson, Senator  
Mike Showers, Senator  
Kevin McCabe, Representative  
David Eastman, Representative  
Edna DeVries, Borough Mayor  
Ron Bernier, Assembly Member  
Mokie Tew, Assembly Member

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*Quorum Requirements Three Officers, 13 Council Members*

**Meeting Date:** July 12, 2023

**Time:** 7 pm

**Location:** Meadow Lakes Community Park

A quorum of RSA 27 road board members may be present.

- **Call to order** – meeting called to order by VP Steve Edwards at 7pm
- **Determination of a quorum** – Quorum met
- **Pledge of allegiance** - recited
- **Approval of consent agenda** – Agenda, including minutes of June 14 meeting, were approved with no objections
- **Board reports:**
  - Ariel Cannon reported on Gaming.
  - Lori Hanson displayed the carsonite sign post which will be located along the Visnaw trail.
  - Secretary Patti Fisher reported that the Assembly will be hearing and voting on Ordinance 23-049, Waterbody Set Back distance change, on July 18. Comments are due on July 14.
- **Presentation:** The following presentations were made by Board members.
  - History of the Council and Park: Sherri Rusher
  - Park maintenance: Tim Swezey
  - Current Park projects: Ariel Cannon
  - Grant funding and possible future projects: Patti Fisher

## Meadow Lakes Community Council July 12, 2023 Meeting

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**Business: None**

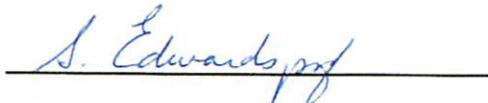
- **Persons to be heard:** Tim Zalinger, Matsu Valley Rebuild; Joan Tovsen
- **Adjournment** - 8:10pm

A tour of the Orchard project was conducted by Ariel Cannon.

**Next meeting:** Wednesday, August 9, 7 pm

This will be a hybrid meeting (in-person at the Meadow Lakes Senior Center and on-line). A presentation on the 2024 Artic Winter Games will be given.

**Minutes submitted by Secretary, Patricia Fisher**



Steve Edwards, Vice President, Date



Patricia Fisher, Secretary, Date



## Meadow Lakes Community Council September 13, 2023 Meeting

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### OFFICERS

Camden Yehle, President, [president@mlccak.org](mailto:president@mlccak.org)  
Steve Edwards, Vice President, [vp@mlccak.org](mailto:vp@mlccak.org)  
Patricia Fisher, Secretary, [secretary@mlccak.org](mailto:secretary@mlccak.org)  
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Chad Scott, Community Safety, [public\\_safety@mlccak.org](mailto:public_safety@mlccak.org)  
Ariel Cannon, Gaming, [gaming@mlccak.org](mailto:gaming@mlccak.org)  
Terry Boyle, Bylaws, [bylaws@mlccak.org](mailto:bylaws@mlccak.org)  
Holly Grant, Membership, [membership@mlccak.org](mailto:membership@mlccak.org)  
Kim Kalmbach, Capital Improvement Projects, [cip@mlccak.org](mailto:cip@mlccak.org)

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Mike Showers, Senator  
Kevin McCabe, Representative  
David Eastman, Representative  
Edna DeVries, Borough Mayor  
Ron Bernier, Assembly Member  
Mokie Tew, Assembly Member

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*Quorum Requirements Three Officers, 13 Council Members*

**Meeting Date:** September 13, 2023

**Time:** 7:02 pm

**Location:** Meadow Lakes Seniors, 1210 Kim Drive, Meadow Lakes

A quorum of Road Service Area 27 road board members may be present.

- **Call to order** – meeting called to order by President Yehle at 7:02pm  
**Determination of a quorum** – No quorum initially achieved.
- **Pledge of allegiance** - recited
- **Approval of consent agenda** – A quorum was established at 8:00pm. At that time a motion was made by Secretary Fisher to approve the minutes from the August 9<sup>th</sup> meeting; seconded by Ariel Cannon. There was no objection to approving the minutes.
- **Board reports:**  
**Gaming:** Ariel Cannon, Gaming chair, reported there will be a gaming event Oct 13 at AK Combat at the Palmer Depot on Friday October 13.

**Treasurer's Report:** Trish Jacob gave the August Financial Report.

**Vice President,** Steve Edwards gave a report on the Road Service Area Board. Work on roads was slow this season. The RSA was not successful in getting many projects moving. Steve asked if Council was able to purchase an "Owl" webcam. Camden reported that the Owl was purchased with MatSu Health Foundation grant funds.

**Legal Committee,** Kim Kalmbach. Reported that the plaintiff in the case has died. Our attorney filed a motion to vacate the trial date which was set for September 15<sup>th</sup> and to hold the case in abeyance for 90 days to give the plaintiff's estate the opportunity to pursue the case if they wish. The judge has granted the motion to vacate the trial and

## Meadow Lakes Community Council September 13, 2023 Meeting

set a date for a status hearing on January 30<sup>th</sup>, 2024.

**Orchard:** Ariel Cannon. Ariel gave a report on the Community.  
Orchard. The trees will be planted within the next two weeks.

**President:** Camden Yehle. The Mat-Su Emergency Expo is scheduled for September 30, 10am to 3pm. The Borough has set Free Dump Days for September 16 through 30<sup>th</sup>.

• **Presentation: Ted Swanson, District 7, Representative to the Mat-Su School Board.** Mr. Swanson, gave a report on recent issues before the Board. Several controversial issues have been before the Board: Mr. Swanson discussed the issue of the removal of the Student Representative from the Board. Steve Edwards asked what participated the change regarding the student representative. Mr. Swanson said the decision to change the policy came through the Policy Board, on which Mr. Swanson does not sit. He was not aware of any minutes from the Policy Board meeting.

Other policy changes were made regarding meeting conduct: 1) reading the rules of public participation before the start of public testimony, limiting applause for a presentation, placing a one-hour time limit on non-actions items.

Mr. Swanson's nomination for the Library Citizen's Advisory Committee was Melinda Dale, who was approved. Sherri Rusher asked if any books had been banned to date, and Mr. Swanson said "No". He suggested asking the District office for the list of books that are under review.

Ariel thanked Mr. Swanson for appearing at our meeting and asked that he support Career and Technical Education (CTE). Linda thanked Ted for appearing at our meeting and supporting our librarians. There should be no contract issues on busing as contacts have been agreed to with the union. Sherri asked about the delayed start on Monday morning. Ted did not have an opinion at this time


**Agency Reports:** Senator David Wilson stated that he has been working with other community councils on derelict properties. He announced the ribbon cutting on Friday Sept 15 at the Wasilla airport for the expansion of the airport runway.

**West Lake Fire,** Chief Tawyna Hightower, gave a report on activities at West Lake. They participated in a September 11<sup>th</sup> event conducted by the American Legion. There were 60 emergency calls in August.

**Persons to be Heard:** None

**Next meeting:** Wednesday, October 11, 7:00 pm  
The Presentation is planned to be on Seldon Extension.

• **Adjournment** – 8:12pm

 10/9/23  
Camden Yehle, President

 10/9/2023  
Patricia Fisher, Secretary



North Lakes Community Council Minutes  
Boys and Girls Club Wasilla  
General Membership Meeting August 24, 2023

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**I. Call to Order/Determination of Quorum:**

- A. Called to order by T. Bair, President at 7 pm Quorum established.
- B. Pledge of Allegiance led by T. Bair, President.

**II. Agenda Discussion/Approval:** Brief discussion of proposed agenda: L. Calandri moved to approve the agenda, Seconded by R. Sayen-Lambert, Agenda approved unanimously.

**III. Minutes Approval- June 22, 2023:** Motion by L. Calandri to approve minutes as presented, second by A. Sayen, Minutes approved unanimously.

**IV. Correspondence:**

A. Incoming and outgoing :

Incoming: State of Alaska Bi-Annual Report notification received by T. Bair. Rachel will complete report for the State. P. Purcell received in the mail returned picnic notices, which will be given to the Borough to update their addresses. All other correspondence will be handled in meeting items.

Outgoing: email notices for meeting

**V. Officer /Committee Reports**

A. President's Report: Nothing new to report.

B. Treasurer's Report: R. Sayen-Lambert reported \$64,836.30 in checking and \$5,685.00 in savings.

C. Committees and Special Working Groups:

1. AMCO Liaison Committee: P. Purcell reported the AMCO is setting up a test for the new online application for liquor and marijuana licenses. Title 4 is the legal explanation of this process. The online system will be operational in 2024. They are doing a test in September.
2. Communications Committee: Rod asked Board about access to the email communication and wants input on if we can access them.
3. Intergovernmental Liaison Committee: T. Bair asked for a volunteer for this.
4. Traffic & Road Safety Committee: C. Schnipke reported Committee will be spending next few months getting a priority list for Legislature. He asked for items if anyone has anything of concern. By end of Oct. the plan is to have priority list to approve. Radar signs are deployed on Green Forest and Charlie. There needs to be a request and approval for next locations. Brackets needed for the signs (less than \$100 each) R. Hanson is working with Borough to get software to access the results from the signs. L. Calandri made the motion that R. Hanson purchase 6 brackets not to exceed \$600, seconded by J. Matlock. Discussion followed and R. Hanson amended motion to purchase 6 brackets and 1 battery at total of \$700. Approved unanimously.
5. Finance Committee: Finance Committee met to discuss Grant applications. 5 applications were received and budget was approved for \$10,000. L. Calandri moved that since we received additional funding we fund 3 of the projects at \$5,000 each total \$15,000 to distribute Mat-Su Valley Rebuild for property and buildings on Palmer/Wasilla Hwy, The Fish Park for a BBQ and Big Lake Trails for a snow machine. F. Conaway seconded. Discussion followed about money we have available, funding we distribute and how long the Borough gives us to distribute funding. Motion passed 7 in favor with no opposition. R. Hanson will send out notification letters. Finance Committee will meet in November to develop Budget for 2024.

**\*\*L Calandri moved to extend meeting 30 minutes, R. Sayen-Lambert seconded, approved unanimously**

**VI. Presentations/Speakers**

- A. Cheryl Metiva, Arctic Winter Games Sponsorship and Community Relations Manager reported on the upcoming Arctic Winter Games. This is different from The Alaska Native Games. The Arctic Winter Games is an international event and is held every 10 years. This is the first time it is being held in the Mat-Su Valley. It will be held during Spring break March 10 – 16, 2024. It will be the largest winter event ever to be held in the Valley with 2000 athletes expected to attend, over 2000 volunteers and 4000-5000 additional guests from many countries. There will be 20 different sporting events held at schools throughout the Valley. They need lots of volunteers and sponsors. Web site is AWG2024.org for more information on how you can help.
- B. MSB or State Representatives: Jasmin Martin, representing Senator Wilson asked if anyone had any questions?  
She was available after the meeting or we could call Senator Wilson's office.

**VII. New Business**

- A. Annual NLCC BBQ debrief/lessons learned/recognitions: J. Coleman reported she was there for most of the event and thought the raffle could be done while people were present. BBQ was good, but could be a potluck with variety of dishes. Location & signage were also good. R. Hanson reported we had a good turnout and got 4 or 5 new members. R. Hanson noted that Nicole Faulkenberry should be recognized with flowers or a gift certificate for her efforts with the BBQ. She did a great job and may be willing to do it again R. Hanson moved we recognize Nicole's efforts and get her flowers and a certificate not to exceed \$100, J. Coleman seconded.  
Approved unanimously.
- B. NLCC Grant awards – review recommendations/ make decisions: Details in Finance Committee Report.

C. MSC Code 17.05 essential Services Utilities Amendment/NLCC position involvement? R. Hanson explained There is an effort to revise code 17.05 to include public input and we should support this. Discussion followed regarding sending a representative or letter? L. Calandri moved we authorize Theron Bair, President to speak on behalf of NLCC on subject of MSB Code 17.05 if it increases public input, R. Hanson seconded and motion passed unanimously.

D. MSB initiative on derelict properties/cleanup efforts-NLCC involvement? R. Sayen-Lambert attended Borough meeting and it was more formal than she expected. She will attend next meeting Nov 14<sup>th</sup>.

\*P. Purcell moved to extend meeting to 9 pm. L. Calandri seconded and motion passed unanimously They may be giving all Community Councils combined \$288,000 which could be \$10,000 each to deal with issues. Tiaina Hiler is planning to also attend the next meeting.

E. NLCC Officer Elections – Kick Off Nomination Process for October Election : A. Sayen and R. Sayen-Lambert will be terming out. R. Sayen Lambert would like to continue or would be willing to assist a new person. R. Hanson moved a proposal to amend the By-Laws to align with an October election cycle for Board Members, seconded by P. Purcell. Motion passed unanimously.

Complete proposal as follows: Rod D. Hanson August 24, 2023

I make a motion to do a simple amendment to the NLCC Bylaws to align with the desires of the membership and Board to return to an October annual election cycle for Board Members. The necessary amendments are as follows:

1. Article 7, Section 2.B. Revise to read: "Annual election of Board Members shall take place at The October General Membership meeting",
2. Article 9, Section 4.A. Revise to read: "The Board shall appoint a nominating committee at least 2 months prior to the October General Membership meeting each year. The nominating committee shall be responsible for soliciting and presenting nominees at a general membership meeting at least one meeting prior to the October General Membership meeting (See Article 10-Committees)"
3. Article 9, Section 4.B. Revise to read: "Nominations from the floor shall also be permitted with the consent of the nominees. Nominations for all open offices shall be closed and become final at the October General Membership Meeting, immediately prior to voting for Board Members."
4. Article 9, Section 5.C. Revise to read: "If a Board position cannot be filled at an October election, the term of the outgoing Board Members may be extended for an additional (30) day period by a supermajority vote of two-thirds (2/3) at a General Membership meeting."

After significant discussion amongst the Board Members about the difficulty in finding candidates for Board positions, it was suggested that term limits be removed from the current Bylaws at the same time. T. Bair provided the Bylaw reference and R. Hanson agreed to amend his initial motion to also strike Article 9 Section 6, Part B term limits. L. Calandri seconded, Motion passed unanimously.

Nominating committee volunteers are R. Hanson, P. Purcell and L. Calandri.

F. Other topics identified under "Correspondence": Nothing new.

#### VIII. Old Business

A. Welcome to North Lakes Signs – Status update: L. Calandri/T. Bair no progress

B. Membership Strategy/Bylaw revisions: T. Bair, President had several potential By-law amendments that he presented regarding Articles 7 and 9, as well as changing the Communication Committee to a standing Committee. Discussion followed. Articles presented for revision will be presented in written form either at the September NLCC meeting or prior to the September meeting.

C. Black Sheep Ministry/Williwaw/Homelessness issues: T. Bair reported they are selling tents and cars on Facebook and are still living in the bus and on the property. Basically no change in the issue.

#### IX. Audience Participation: none

Meeting adjourned 8:58 pm

Signed by:

Theron Bair, President

26 Oct 2023,

Date Signed

Attested by:

Patricia Purcell, Secretary

10/26/23

Date Signed



**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
October 2, 2023**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on October 2, 2023, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establish a quorum:

Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Mr. Andrew Shane, Assembly District #4  
Ms. Linn McCabe, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6  
Mr. Curt Scoggin, Assembly District #7

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Planning Commission members absent and excused were:

Mr. Doug Glenn, Assembly District #1

Staff in attendance:

Mr. Rick Benedict, Planner II  
Mr. Alex Strawn, Planning and Land Use Director  
Ms. Kim Sollien, Planning Services Manager  
Ms. Denise Michalske, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist\*  
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

Chair Koan 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 Commissioner Allen.

**IV. CONSENT AGENDA**

**A. MINUTES**

Regular Meeting Minutes: September 18, 2023

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

**Resolution 23-36** A Conditional Use Permit for the construction of four meteorological towers, located within Township 16 North, Range 9 West, Sections 8 and 19; Township 16 North, Range 10 West, Section 25; and Township 17 North, Range 9 West, Section 23, Seward Meridian; Public Hearing:

October 16, 2023 (Applicant: Andrew McDonnell of Little Mount Susitna Wind LLC; Staff: Peggy Horton, Planner II)

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

**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 23-32** A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the operation of a marijuana cultivation facility known as, Green Go, located at 2323 E. Palmer Wasilla Highway, Tax ID #17N01W11A020, within Township 17 North, Range 1 West, Section 11, Seward Meridian; (Applicant: Sandra Millhouse for Green Go., LLC; Staff: Rick Benedict, Planner II)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Staff presented their staff report.

Sandra Millhouse presented additional information regarding the application.

Chair Koan opened the public hearing.

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

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 23-32. The motion was seconded by Commissioner McCabe.

No discussion

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

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 23-34** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance adopting MSB 2.29.110 – Procedures for Appeals, Requests for Correction, or Requests for Exemption under MSB 17.11 – Sex Offenders; and amending MSB 17.11.080 – Appeals, to reference the appeal procedures for MSB 2.29.110 (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners had no questions.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 23-34:

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

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 23-34. The motion was seconded by Commissioner Scoggin

No discussion ensued

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

**Resolution 23-35** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB Title 15 relating to the Planning Commission (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- Commissioner Fernandez: Provisions giving city representatives more rights than borough representatives?
- Commissioner Allen: Is there a process on how the cities put forward names? That would come through the city council.
- Commissioner McCabe: Is the Mayor obligated to pick from the names that are provided?
- Commissioner Shane: Is there anywhere that there would be conflict in representing the same place?

- Commissioner McCabe: If you have two people from the same area, could they potentially weight decisions?

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 23-35:

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

**MOTION:** Commissioner Fernandez moved to approve Planning Commission Resolution 23-35. The motion was seconded by Commissioner McCabe.

No discussion ensued

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

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

**XII. UNFINISHED BUSINESS -** *(There was no unfinished business.)*

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

**XIV. COMMISSION BUSINESS**

- A. Upcoming Planning Commission Agenda Items
- B. School Site Selection Committee Seat – Vote/Election

Commissioner Fernandez would like to volunteer.

Chair Koan asked if there were any objections.

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

- C. Joint Assembly/Planning Commission Meeting – Tuesday, October 10  
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Fernandez: The idea of learning more information about how a specific type of committee would make a recommendation for selecting a school fascinates me. As for NSEW – I’m a real estate broker; if I want to find you, I’m going to find you.

Commissioner Allen: Welcome, Commissioner Shane.



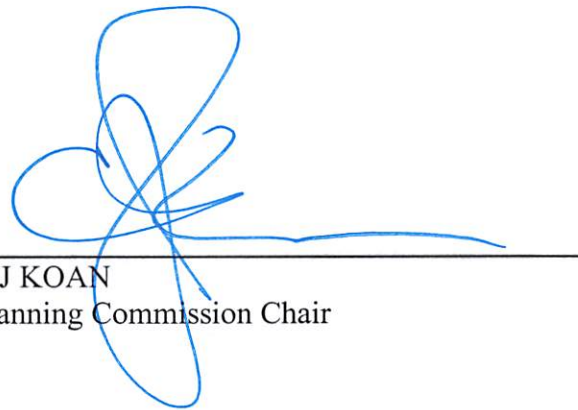
**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
October 2, 2023**

- Commissioner McCabe: Welcome, Commissioner Shane, and thank you, Commissioner Fernandez, for stepping up.
- Commissioner Shane: Happy to be here. Thank you for the warm welcome, and I look forward to working with you all.
- Commissioner Koan: Thank you to Commissioner Fernandez for doing that; it has come up a couple of times, so it is good to have a name on the list. Commissioner Shane, welcome. I hope you see we are all not perfect at this and we are able to survive it so you will do fine. Good to have you on board.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:41 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

*Minutes approved: October 16, 2023*

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By: Peggy Horton  
Introduced: October 2, 2023  
Public Hearing: October 16, 2023  
Action: ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-36**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH MSB 17.67 - TALL STRUCTURES, INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS, AND OTHER TALL STRUCTURES, FOR FOUR 165.5-FOOT TALL METEOROLOGICAL TOWERS LOCATED ON LITTLE MOUNT SUSITNA, WITHIN TOWNSHIP 16 NORTH, RANGE 9 WEST, SECTIONS 9 AND 19; TOWNSHIP 16 NORTH, RANGE 10 WEST SECTION 25; AND TOWNSHIP 17 NORTH, RANGE 9 WEST SECTION 32, SEWARD MERIDIAN.

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WHEREAS, Little Mt Susitna Wind LLC applied for a conditional use permit to construct four 165.5-foot tall meteorological towers on Little Mount Susitna; and

WHEREAS, it is the purpose and intent of MSB Chapter 17.67 to enable the orderly built-out of wireless telecommunication infrastructure, wind energy conversion systems (WECS), and other tall structures while promoting the health, safety, and general welfare of the public; and

WHEREAS, the Planning Commission has reviewed this application, associated materials, and the staff report with respect to standards set forth in MSB 17.67; and

WHEREAS, according to the application material, the proposed meteorological towers are four monopole structures, each approximately 165.5 feet tall; and

WHEREAS, the proposed locations are not within a special land use district; and

WHEREAS, the proposed use is not within a community council boundary; and

WHEREAS, the nearest community to the proposed tower locations is the Willow Area Community Organization; and

WHEREAS, the Willow Area Community Organization holds its meetings within the Willow Community Center; and

WHEREAS, according to the application material, the applicant had a public meeting on September 1, 2023, from 5:30 to 6:30 p.m. at the Willow Community Center; and

WHEREAS, Appendix A of the application material shows the notice letter, address list, certificates of mailing, and the letters returned; and

WHEREAS, Planning staff provided the applicant with the mailing addresses of the property owners within one-half mile of the proposed locations and of the property owners of the five nearest tax parcels; and

WHEREAS, Planning staff provided the applicant with the Willow Area Community Organization's mailing address; and

WHEREAS, a certified mailing notification shows 21 notices were mailed on August 17, 2023, to property owners and the Willow Area Community Organization; and

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

WHEREAS, Appendix B and C of the application material contain a copy of the meeting sign-in sheet, a written report summarizing the comments received during the public meeting, and a detailed response from the applicant; and

WHEREAS, according to the applicant, no written comments were received; and

WHEREAS, according to the site plan, site LMS\_Met\_1 is located within Township 16 North, Range 9 West, Section 19. The west side of Section 19 is approximately 1,396 feet from the proposed site. The north side of Section 19 is approximately 2,108 feet from the proposed site; and

WHEREAS, according to the site plan, site LMS\_Met\_2 is located within Township 16 North, Range 9 West, Section 8. The west side



of Section 8 is approximately 1,067 feet from the proposed site. The south side of Section 8 is approximately 782 feet from the proposed site; and

WHEREAS, according to the site plan, site LMS\_Met\_3 is located within Township 17 North, Range 9 West, Section 32. The east side of Section 32 is approximately 682 feet from the proposed site. The south side of Section 32 is approximately 199 feet from the proposed site; and

WHEREAS, according to the site plan, site LMS\_Met\_4 is located within Township 16 North, Range 10 West, Section 25. The west side of Section 25 is approximately 2,067 feet from the proposed site. The south side of Section 25 is approximately 983 feet from the proposed site; and

WHEREAS, the four proposed sites are surrounded by undeveloped wilderness. The nearest privately owned land is approximately 2.75 miles east of the site known as LMS\_Met\_3; and

WHEREAS, the closest recognized trail is the Sleeping Lady Trail, approximately 5.6 miles east of the site known as LMS\_Met\_3; and

WHEREAS, according to the application material, the tower locations were chosen to properly quantify the wind speed attributes across the proposed wind farm project; and

WHEREAS, the remote locations of the proposed meteorological towers and the lack of privately owned property in the area provide a natural buffer that helps to minimize the visual impacts on the surrounding area; and

WHEREAS, the closest waterbody is an unnamed creek, approximately one-half mile north of the site known as LMS\_Met\_4; and

WHEREAS, according to the Matanuska-Susitna Borough's database of registered airport and landing strips, the closest airstrip is approximately 16.5 miles northeast of the site known as LMS\_Met\_3; and

WHEREAS, according to the application material, the Federal Aviation Administration online "Notice Criteria Tool" indicates the proposed meteorological towers and their corresponding locations do not exceed the FAA Notice Criteria; and

WHEREAS, the four proposed sites are surrounded by undeveloped wilderness. The nearest privately owned land is approximately 2.75 miles east of the site known as LMS\_Met\_3; and

WHEREAS, according to the application material, the proposed towers have been engineered in accordance with the 2021 International Building Code; and

WHEREAS, the applicant submitted a structural design report for the proposed towers, which contains certified drawings from Registered Professional Engineer Aaron Boonstra, who is licensed to practice in Alaska; and

WHEREAS, the proposed tall structures are meteorological towers, not telecommunications towers or wind energy conversion systems; and

WHEREAS, according to the application material, each site has adequate room for two parking spaces; and

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 23-36:

1. The proposed use meets the criteria to qualify for a conditional use permit for the construction of four 165.5-foot-tall meteorological towers (MSB 17.67.040(A)(1)).
2. The applicant has met the pre-application requirements for new tall structures that require a conditional use permit (MSB 17.67.050).
3. The locations of the four meteorological towers are such that their negative effects on the visual and scenic

resources of all surrounding properties have been minimized (MSB 17.67.080(B)(1)).

4. Visibility of the proposed meteorological towers from public parks and trails has been minimized (MSB 17.67.080(B)(2)).

5. The proposed tall structure will not interfere with the approaches to any existing airport or airfield that are identified in the borough's regional aviation system plan or by the Alaska State Aviation System Plan (MSB 17.67.080(B)(3)).

6. The proposed towers will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.080(B)(4)).

7. MSB 17.67.090(A) is not applicable to the proposed meteorological towers.

8. Adequate vehicle parking has been provided (MSB 17.67.090(B)(1)).

9. MSB 17.67.090(C) is not applicable to the proposed meteorological towers.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.30.060 and does hereby approve



the conditional use permit for the tall structures with the following conditions:

1. The operation shall comply with all applicable federal, state, and local regulations.

2. The facility shall be removed at the owner's expense within 90 days after abandonment or termination of the permit in accordance with MSB 17.67.130(A)(1).

3. Authorized representatives of the borough shall be allowed to inspect the site and related records at reasonable times for the purpose of monitoring compliance with all permit conditions. Upon reasonable notice from the borough, the permittee shall provide necessary assistance to facilitate authorized inspections (MSB 17.67.300(D) & (E)).

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16 day of October, 2023.

  
\_\_\_\_\_  
C.J. KOAN, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

(6) Commissioner Allen, Glenn, Fernandez, Shane, Koan, & McCabe

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on SEPTEMBER 7, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:02 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1  
Mr. Eric Koan, District Seat #3  
Mr. Sandra Kreger, District Seat #6  
Mr. Alan Leonard, District Seat #7, Chair  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Emmett Leffel, District Seat #2  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District #5  
Ms. Amanda Salmon, Alternate A

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

Platting Officer, Fred Wagner led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- August 3, 2023, Minutes were approved unanimously.

**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**

*(No Reconsiderations/Appeals)*

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**6. PUBLIC HEARINGS**

- A. **KELTON'S CIRCLE:** : The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#'s 18N01W35C007/1384000T006); lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061)*

Chair Leonard 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 252 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per 43.10.065.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard left the public hearing open.

**MOTION:** Platting Member Johnson made a motion to continue Kelton's Circle to October 5, 2023. Platting Member Koan seconded the motion.

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

- B. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼ SE ¼ SE ¼ & NE ¼ Section 28, to be known as **Houston Wye**, containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E ½ Section 28, and SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. *(Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088)*

Chair Leonard 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 7 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Petitioner's representative/petitioner chose not to speak at this time.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard left the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative chose not to give a brief overview of the case.

**MOTION:** Platting Member Koan made a motion to continue Houston Wye to October 5, 2023. Platting Member Hallford seconded the motion.

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

- C. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089*)

Chair Leonard 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 11 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.



- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Petitioner's representative/petitioner was not present.

There being no one to be heard Chair Leonard left the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

Petitioner's representative/petitioner was not present.

**MOTION:**                      Platting Member Kreger made a motion to continue Alliance Ridge Estates to October 5, 2023. Platting Member Hallford seconded the motion.

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

- D. SCHREIBER- PUBLIC USE EASEMENT:** The request is to create a 60' X 70' Public Use Easement with a T-turnaround in the northwest corner of Parcel #2, MSB Waiver 2006-154-PWm, recorded at 2007-00026-0 (Tax ID#24N04W05B006), containing 3,150 sf (.07 acres +/-). The proposed Public Use Easement is located east of S. Talkeetna Spur and directly south of E. Tanner Road; located within the NW ¼ NW ¼ Section 5, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Petitioner/Owner: Rick Schreiber, Staff: Chris Curlin, Case # 2023-077*)

Chair Leonard 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 12 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

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

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The petitioner, Rick Schreiber gave a brief overview of the case.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner, Mr. Schreiber, had questions for the board. Chair Leonard directed him to Public Works to answer his question.

**MOTION:**                      Platting Member Johnson made a motion to approve with 5 findings of fact and 5 conditions. Platting Member Koan seconded the motion.

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

- E. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **SCULPIN MASTER PLAN**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.

Chair Leonard 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 August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

Platting member, Mr. Hallford, had a question for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard kept the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

Petitioner's representative/petitioner was not present.

**MOTION:** Platting Member Kreger made a motion to continue Sculpin Master Plan to October 5, 2023. Platting Member Koan seconded the motion.

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

- F. **LUITEN - VACATION OF PUBLIC USE EASEMENT:** The request is to vacate the 50' Public Use Easement on **Tract 1A, South Big Lake Alaska Subdivision**, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake

Community Council and in Assembly District #5. (*Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case # 2023-085*)

Chair Leonard 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 13 public hearing notices were mailed out on August 16, 2023.

Staff gave an overview of the case:

- Staff recommends continuance due to error in the program used to notify surrounding property owners.
- Staff recommends continuance to October 5, 2023, to allow for proper notification to be accomplished per MSB 43.10.065.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Petitioner's representative/petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard kept the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

Petitioner's representative/petitioner was not present.

**MOTION:** Platting Member Johnson made a motion to continue Luiten Vacation of Public Use Easement to October 5, 2023. Platting Member Koan seconded the motion.

Discussion ensued.

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

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

(None)

## **8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- Next meeting October 5, 2023. We now have eight cases on the agenda, we had three, but due to the continuance of today's five cases, which gives us eight cases next meeting.
  - Settler's Bay South (SLEV)
  - Knik River Place
  - South Shore Waterfront MSP

- Kelton's Circle
- Houston Wye
- Alliance Ridge
- Sculpin MSP
- Luiten VAC – PUE
- We had to choose October 5 for the continued cases because of the proper time for notification.
- This was an error, and we are making steps to ensure this does not happen again.

**BOARD COMMENTS**

- Platting member Hallford - None
- Platting member Koan – I would like to congratulate Fred on his first time leading the Pledge of Allegiance.
- Platting member Kreger - None
- Platting member Johnson – Is Fred buying lunch for the next meeting?
- Chair Leonard – Great job staff. We are subject to mistakes.

**9. ADJOURNMENT**

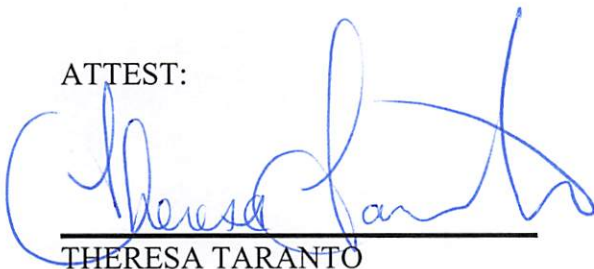
With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **1:34 pm**.



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ALAN LEONARD  
Platting Board Chair

ATTEST:



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THERESA TARANTO  
Platting Board Clerk



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 5, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1  
Mr. Eric Koan, District Seat #3  
Ms. Michelle Traxler, District #5  
Mr. Alan Leonard, District Seat #7, Chair  
Ms. Amanda Salmon, Alternate A - Arrived at 1:06 PM

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OCT 20 2023

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Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Mr. Sandra Kreger, District Seat #6  
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Theresa Taranto, Platting Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Koan led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- September 7, 2023, Minutes were approved unanimously.

**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**  
(*No Reconsiderations/Appeals*)

**6. PUBLIC HEARINGS**

- A. **KNIK RIVER PLACE:** The request is to create nine lots from Tract A, The Cedars, Plat No. 2014-7, to be known as **Knik River Place**, containing 11.31 acres +/- (Tax ID# 7275000T00A). A Public Use Easement recorded on September 28, 2017, at Reception No. 2017-040154-0 and the adjoining 15' wide utility easement will be vacated to allow for the creation of a new access street. Access is from S. Nystrom Way, lying within the NW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik Community Council and in Assembly District #1. (*Petitioner/Owner: Chia Hsi Chiavetta, Staff: Amy Otto-Buchanan, Case # 2023-096*)

Chair Leonard 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 52 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

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

Chair Leonard asked Platting Member Salmon about Ex-Parte & Interest in the current case being heard. Platting Member Salmon said she did not.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Christopher Chiavetta, the Petitioner gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Julie Nystrom
- Ann Houseal
- John Nystrom
- Raymond Phillips
- Chris Mobley
- Elvina Meyer

There being no one else to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Gary LoRusso, the petitioner's representative gave an overview of the case.

- This plan is consistent with code. Mr. LoRusso is here for any questions from the board.
- Curt Holler, the Engineer was present.

**MOTION:** Platting Member Johnson made a motion to approve with 8 findings of fact and 9 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **SOUTH SHORE WATERFRONT:** The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **South Shore Waterfront**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009), lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Seth Kroenke, Staff: Amy Otto-Buchanan, Case # 2023-098*)

Chair Leonard 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 September 13, 2023.

Staff gave an overview of the case:

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

Platting member Traxler had questions for staff.

Chair Leonard had questions for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative Craig Hanson was present and chose not to speak at this time.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Jeanne Mee
- Greg Bland
- Don Seidler

Chair Leonard had questions for Mr. Seidler.

The following persons spoke telephonically:

- Terry Smith
- Robbie Muir

There being no one else to be heard Chair Leonard closed the public hearing and

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

Craig Hanson, petitioner's representative gave an overview of the case.

- They will address water well with DEC.
- The well should not have been put where it was shown on this drawing.
- Jeanette Street is not wide enough to use.
- Agrees with conditions.

Platting Member. Johnson had questions for Mr. Hanson.

**MOTION:** Platting Member Koan made a motion to approve with 7 findings of fact and 9 conditions. Platting Member Salmon seconded the motion.

Discussion ensued.

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

**BREAK** 2:16 PM

**RECONVENE:** 2:27 PM

- C. **SCULPIN MASTER PLAN:** The request is to create 23 lots by a two-phase Master Plan, from Lot 1, Durham Subdivision, Plat No. 2014-13, to be known as **Sculpin Master Plan**, containing 31.61 acres +/- . Parcels are located west of S. Talkeetna Spur and east of the Susitna River (Tax ID# 7365000L001). Access is from E. Leila Lane. Petitioner will be replacing the existing 15' wide utility easement adjoining the new right-of-way for the extension of E. Leila Lane, lying within the NW ¼ Section 07, Township 25 North, Range 04 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. *(Petitioner/Owner: All Aspects Construction LLC, Staff: Amy Otto-Buchanan, Case # 2023-078)*

Chair Leonard 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 September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Using Section Line Easement but cannot dedicate it.

Platting member Salmon had a question for staff.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The Petitioner/petitioner's representative was not present.



Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner/petitioner's representative was not present.

**MOTION:** Platting Member Johnson made a motion to approve with 6 findings of fact and 8 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

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

D. **KELTON'S CIRCLE:** The request is to create seven lots from Tax Parcel C7 (Parcel #3, MSB Waiver 76-4, recorded 79-245w) and create a 60' X 60' Public Use Easement on Tract 6, Kelton's Knob Hill, Plat No. 2006-98, to be known as **Kelton's Circle**, containing 15.82 acres +/- . Petitioner is applying for a variance from MSB 43.20.120(A)(1) Legal Access and MSB 43.20.140(A)(1) Physical Access. Parcels are located east and south of N. Wasilla-Fishhook Road. Access is from N. Kelton Knob Circle, which is currently unconstructed (Tax ID#s 18N01W35C007/1384000T006) lying within the SW ¼ Section 35, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Precision Homes LLC & Bennett J. & Rhonda A. Durgeloh, Staff: Amy Otto-Buchanan, Case # 2023-061)*

Chair Leonard 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 175 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Variance request for Legal and Physical Access was submitted, standards of approval.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative chose not to give a brief overview of the case at this time.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson petitioner's representative gave an overview of the case.

**MOTION:** Platting Member Johnson made a motion to approve with 8 findings of fact and 7 conditions. Platting Member Salmon seconded the motion.

Discussion ensued.

**VARIANCE**

**MOTION:** Platting Member Johnson to approve the variance application legal access and physical access. Seconded by Platting Member Salmon.

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

**VOTE**

**MAIN MOTION:** The motion passed without objection.

- E. **HOUSTON WYE:** The request is to create four tracts from S1/2 NW1/4 & W1/2 SW1/4 Section 27; N ½ SE ¼, SW ¼ SE ¼, SE ¼ SE ¼ , & NE ¼ Section 28, to be known as **Houston Wye** containing 261.1 acres +/- . The property is located directly north of W. Miller's Reach Road, West of W. Railside Drive and south of the Alaska Railroad (Tax ID # 18N03W28D002, D003, & D004); within the E ½ Section 28, and SE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and Assembly District # 7. (*Petitioner/Owner: MSB Department of Public Works, Staff: Chris Curlin, Case # 2023-088*)

Chair Leonard 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 8 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

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

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Sheila Armstrong, petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative chose not to give another overview of the case.

**MOTION:** Platting Member Koan made a motion to approve with 7 findings of fact and 6 conditions. Platting Member Johnson seconded the motion.

Discussion ensued.

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

- F. **ALLIANCE RIDGE ESTATES:** The request is to create 26 lots from Tax Parcel B8 (NW ¼, SW ¼, 40 Acre Exemption #1996-12-EXM) and create internal roads for access, to be known as **Alliance Ridge Estates**, containing 40.00 acres +/- . The property is located north of S. Knik Goose Bay Road, south and east of S. Clapp Street, and southwest of Lucille Lake (Tax ID # 17N01W17B008); within the SW ¼ Section 17, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Alliance Construction, Staff: Matthew Goddard, Case # 2023-089*)

Chair Leonard 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 88 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.
- Finding #7 should read: There was one objection received from the public in response to the notice of public hearing.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Ellery Gibbs, petitioner's representative gave a brief overview of the case.

- Objects to recommendation #5

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Ellery Gibbs, petitioner's representative gave a further overview of the case.

- Asked the board to remove condition # 5 requiring the movement of the cul-de-sac.

Platting member Johnson had questions for Mr. Gibbs.

Chair Leonard had questions for Mr. Gibbs.

**MOTION:** Platting Member Johnson made a motion to approve with 7 findings of fact and 8 conditions, Platting Member Traxler seconded the motion.

Discussion ensued.

**AMENDED**

**MOTION:** Platting Member Johnson made a motion removing recommendation #5. Platting Member Salmon seconded that motion.

Discussion ensued.

**BREAK:** 3:45 PM

**RECONVENE:** 3:48 PM

Discussion ensued.

**VOTE**

**AMENDED MOTION:** Motion failed. Platting Members, Salmon, Johnson and Koan in favor of removing recommendation #5 and Platting Members Traxler and Leonard not in favor. Majority vote of 4 members is needed.

Discussion ensued.

**VOTE**

**MAIN MOTION:** The motion passed without objection.

**G. LUITEN - VACATION OF PUBLIC USE EASEMENT:** The request is to vacate the 50' Public Use Easement on **Tract 1A, South Big Lake Alaska Subdivision**, Plat #66-4 (Tax ID#6285000T001A), containing 13,939 sf (.32 acres +/-). The property is located north of S. Big Lake Road and west of S. Dottie Lou Lane; located within the NW ¼ Section 36, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Tony & Jennifer Luiten, Staff: Chris Curlin, Case #2023-085*)

Chair Leonard 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 57 public hearing notices were mailed out on September 13, 2023.

Staff gave an overview of the case:

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

Chair Leonard had questions for staff.

Platting Member Johnson had questions for staff.



Platting Member Traxler had questions for staff.

Platting Member Salmon had comments.

Chair Leonard invited the petitioner/petitioner's representative to give an overview.

Dayna Rumfelt, the petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Dayna Rumfelt the petitioner's representative gave a further overview of the case and handed out documents to all board members.

- These documents are the history of the Public Use Easement.
- Documents consisted of: Release of Non-Development Covenant Book 0692 Page 081 & 082 from the State of Alaska Recording Office.

**MOTION:** Platting Member Koan made a motion to approve with 6 findings of fact and 6 conditions. Platting Member Salmon seconded the motion.

Discussion ensued.

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

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

*(None)*

## **8. PLATTING STAFF & OFFICER COMMENTS**

- A. Adjudicatory *(if needed)*
- B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener informed the board of upcoming items:

- Next meeting October 19, 2023. We have two cases on the agenda.
  - Angus Acres
  - Old Business – Riddleburg Station
- MSB Presentation on Borough Wide Comprehensive Plan – Kelsey Anderson, Planner.

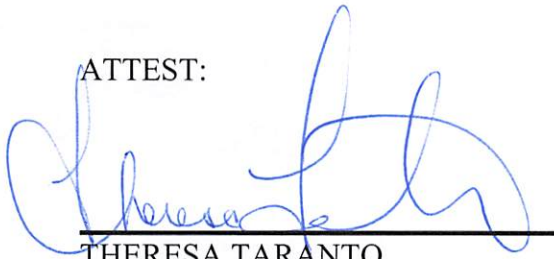
## **BOARD COMMENTS.**

- Platting member Traxler – None
- Platting member Koan – None
- Platting member Salmon – None
- Platting member Johnson – None
- Chair Leonard – None

**9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **4:27 PM**.

ATTEST:



**THERESA TARANTO**  
Platting Board Clerk



**ALAN LEONARD**  
Platting Board Chair

**Minutes  
RSA 16 South Colony  
July 19, 2023 2:00 PM  
RM 203 Dorothy Swanda Building**

**RECEIVED  
OCT 25 2023  
CLERKS OFFICE**

**Call To Order – 2:25**

**Roll Call and Quorum –** Charlie Crim, Rhonda Stark, Doug Sughroue

**Pledge of Allegiance –**

**Agenda –** Rhonda moved to accept

**Minutes –** Rhonda moved to approve Charlie seconded

**Persons to be heard –** no one

**Staff Reports –**

Doug Sughroue – Monte Carlo is an issue. On approved list but has not begun yet as change orders. Utilities went in Oct 2022 and material was pulled from ditches to fill in the trenches so no material to pull back onto road. Dustin was going to look into the contract to see if the current maintenance contractor and also see if they can find any material. Rhonda inquired about getting material from other ditches or is there some borough can haul up but the road is slated for rebuild reconstruction. Discussion.

Archie Rd, Sandra J, toppings – 2-3" D1 to put more gradable material. Jana Dr dig-out of clay to improve base, C-Bell received topping and compacted, Kilby Ln also. C-Bell MEA brushed right of way and some complaints. Snow Goose bike path was swept and cleaned up.

Drove by the new parking at GPRA and it is huge and moving along.

**Dustin Spidal –**

not present – report emailed and inserted below:

Central Landfill Access Road (Chanlyut Circle): Clearing for this project was completed over the winter. Construction is currently underway. The extension of Chanlyut Circle is nearly built to subgrade. The deep excavation areas had less useable excavation than anticipated in the design documents, requiring a change order to import and place more gravel. That change order is expected to be executed this week. The schedule is to complete improvements to the Chanlyut/49th State intersection and Chanlyut Circle past the recycling center this year, including paving. We plan to let the extension past the recycling center sit over the winter

through a freeze-thaw cycle to allow any settling. Paving for the extension will be completed next summer.

Blair Estates: This week the contractor was staking the project. I would anticipate construction to start within the next month and be completed by the end of this construction season.

Crimsonview Subdivision: We are putting together the RFQ for design and anticipate this being out to the Engineering firms late this month. We have received the final Geotechnical report and will include this in the RFQ.

Kilkenny Drive, Kildare Drive, Highland Circle, Garret Woodson Circle and Ravendale Drive: The design is completed and the utility companies are working on the relocation plans.

LaWalter Road, Twig Circle, Tick Circle & Pace Circle: The design is at 95% complete. We are working ROW acquisitions before it advances. We have decided to expand the survey on this project to address the flooding issue on Gunny Sack and tie the drainage in the Pace.

Gunny Sack Road, & Grover Lane: We are working through ROW acquisitions and the project is held @ 65% design.

#### **Unfinished Business –**

Flashing signage for Ryder – where are they? Still do not know.  
Blunk Rd. – No change

Reviewed the condensed unimproved roads list and added Wagon Wheel.

#### **New Business –**

Doug welcome! Has worked for the borough over five years in roads and maintenance. Good fit.

RSA 16 Duties of board – Rhonda Primary, Charlie Co-primary, Kelly – Secretary

Lanikai Estates Wagon Wheel Rd unpaved segment – discussed above but Doug determined they are not in RSA 16 – need to explore further. The T or cul-de-sac is. In the rsa and not paved for the final segment.

**Confirm next meeting – October 11<sup>th</sup> 2:00 PM**

**Board member comments –**

**Adjourn – 3:16**

*Rhonda Stark 10/25/23*  
*Charlie Co-primary 10/25/2023*  
*Kelly J. Gordon 25 OCT 2023*



RECEIVED  
OCT 26 2023  
CLERKS OFFICE

South Colony Road Service Area 16  
Wendt Road Parking Project  
Resolution 23- 002

Whereas, the Matanuska Susitna Borough's South Colony RSA 16 currently maintains Wendt Road from Sun Valley Drive to the Matanuska Valley Moose Range Trailhead; and

Whereas, Wendt Road was platted with a stub at the east end with no designed or constructed turn-around for maintenance or emergency vehicles; and

Whereas, the Matanuska Valley Moose Range is heavily used by residents and visitors for recreation and hunting activities who park at the east end of Wendt Road; and

Whereas, it is common to encounter vehicles parked in the travel lanes blocking required maintenance during both summer and winter seasons; and

Whereas, the Borough Public Works Department has worked many years to identify a solution and funding for improvements to remedy the problem; and

Whereas, the Borough Public Works Department applied for and received confirmation of a grant award that will cover the cost of improvements which will both provide the needed parking and provide a place for maintenance and emergency vehicles to turn around; and

Whereas, to receive the grant funding the Borough will be required to sign an agreement with the granting agency to maintain the improvements,

Now therefore be it resolved that the South Colony RSA 16 Board supports accepting the grant funding for the Matanuska Valley Moose Range Wendt Road Trailhead and Parking Lot Improvements Project, project 35001 and will provide the maintenance required through its annual budget.

Voting – all in favor – (3) yes (0) no

RSA 16 Board




Rhonda Stark – Chairman




Date

Charles Crim – Co-Chairman

Date



Kelly Gordon - Secretary



Date

**Meeting Minutes**  
July 6, 2023 7:00pm  
Upper Susitna Senior & Community Center

Establish Quorum – Ned Sparks, Bryan Kirby, Clark Smith, Richard Sayers & Sheena Fort.

- I. Call Meeting to Order – 7:00pm
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda
  - a. Motion by: Richard Sayers
  - b. 2<sup>nd</sup> by: Sheena Fort
- IV. Approval of Meeting Minutes
  - a. Motion by: Sheena Fort
  - b. 2<sup>nd</sup> by: Richard Sayers
- V. Treasurer's Report
  - a. Checking Account – \$7,187.84
  - b. Savings Account – \$226.15
- VI. Persons to be Heard (suggested 3 minutes each)
  - a. N/A
- VII. Correspondence-
  - a. N/A

*Sheena Fort*  
*10/6/23*

- VIII. Committee and Governmental Reports
  - a. Road Service Area (15 & 29) N/A
  - b. Borough, Assembly- Representative Kevin McCabe attended the community council meeting and informed the community that the bridge work is on track but the bypasses for the bridges won't be moved until next summer and we should expect long delays. He is trying to pass 4.75 water and sewer upgrade bill for a public well to be drilled in Talkeetna for public access. Snow grooming for trails has also been moved from DOT to DNR.
  - c. Fire District – There has been 18 fire and rescue calls for the month. 20 Narcan kits have been distributed to local businesses and more can be ordered if





needed. The Fire Department is looking for first responders, if interested apply at the local fire department.

IX. Old Business-

- a. By Laws Committee- postponed for the moment.
- b. Fishermans Hop park property - Due to legal issues the park property is no longer an option. There still will be a small section line for community access to the lake.
- c. Second Grant cycle announcement—
  - i. Susitna River Coalition- \$100.00
  - ii. Meals on Wheels-\$4,070
  - iii. Upper Susitna Shooters Association- \$4,070
  - iv. KTNA Local News- \$1,500.00
  - v. Upper Susitna Senior and Community Center- \$4,070

X. New Business-

- a. Banka Lake Access- Local residents and land owners on Banka Lake came to the meeting to discuss the gate on the access point and some possible options for resolutions.
  - i. A motion was made to create a Banka Lake Committee
  - ii. 1st by Sheena Fort
  - iii. 2nd by Richard Sayers
- B. Printer for Council use

XI. Board Comments:

- a. N/A

XII. Adjournment- 8:26pm

**Meeting Minutes**  
August 3, 2023 7:00pm  
Upper Susitna Senior & Community Center

Establish Quorum – Ned Sparks, Bryan Kirby, Clark Smith, Richard Sayers & Sheena Fort.

- I. Call Meeting to Order – 7:00pm
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda
  - a. Motion by: Sheena Fort
  - b. 2<sup>nd</sup> by: Clark Smith
- IV. Approval of Meeting Minutes
  - a. Motion by: Bryan Kirby
  - b. 2<sup>nd</sup> by: Sheena Fort
- V. Treasurer's Report
  - a. Checking Account – \$7,181.84
  - b. Savings Account – \$226.15

*Sheena Fort*  
10/05/23

VI. Persons to be Heard (suggested 3 minutes each)  
a. MEA- They are in the process of applying for a Dept. of Energy grant that would fund the microgrid that would increase reliability of the power system in the Susitna area.

The project timeline can be found on their website. Any questions can be directed to Josh Craft 907-761-9335 or [josh.craft@mea.coop](mailto:josh.craft@mea.coop). You can also use their website to make a dangerous tree report online that is a free removal. You can also report a neighbors tree and they will contact them.

b.

VII. Correspondence-  
a. Borough request for 100' wide public use easement for S. Sunshine Creek Circle on borough property.  
b. Borough clean up Aug 8th 2023. Can call in or find information through their website.





VIII. Committee and Governmental Reports

- a. Road Service Area (15 & 29) N/A
- b. Borough, Assembly- Representative Kevin McCabe
- c. Fire District – 30 calls the past month, 3 fires and 2 search and rescue.

Volunteers are needed. They will have the fire fighter olympics with kids at the Talkeetna library.

d. Banka Lake Committee- There is a petition online with a QR code. The next meeting is Thursday the 10th at 7pm at the Sunshine Fire Hall. All meetings will be on the 2nd Thursday of each month. Bryan Kirby volunteered to attend the meeting and will be a board representative. Natalie Paris will be setting up the zoom call for meetings.

e. AK State Trooper update- New Anonymous report App called AKtips that reports information to troopers. This app is another great way to show the need for troopers in the local area.

IX. Old Business-

- a.
- b.

X. New Business-

- a.

Board Comment: Bryan Kirby informed the council of the trooper connect building on the school property that will be a self contained unit allowing the troopers a space while in the area on patrol.

XII. Adjournment- 8:40pm

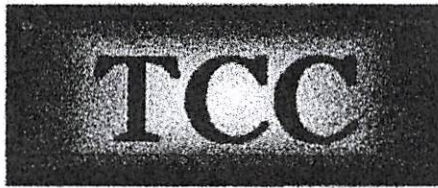
**Meeting Minutes**  
August 30th 2023 7:00pm  
Meeting Via Zoom

- I. Establish Quorum – Ned Sparks, Bryan Kirby, Richard Sayers & Sheena Fort.
- II. Call Meeting to Order – 6:00pm
- III. Letter of Support for Trooper annex at Su Valley
  - a. Motion by Bryan Kirby to send a letter of support the Mat Su School District for the trooper annex that was voted down at the August 16, 2023 board meeting. 2nd by : Ned Sparks.
    - i. The School District voted 5-2 for voting down the Trooper annex. The area school board representative was one of the 2 yes votes. There was 2 annexes that were to go two schools but one of the schools has an officer already stationed at the school and Su Valley does not. It would be great to have trooper presence for the school and the community. The board agrees this would be a great addition to the community.
    - ii. Motion Passed unanimously.
- IV. Adjournment: 6:17pm

*Richard Sparks*  
*Sheena Fort*

*10/05/23*





Tanaina Community Council  
PO Box 870236  
Wasilla, AK 99687

tanainacommunity@gmail.com

Facebook as "Tanaina Community Council"

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**MEETING MINUTES/ GENERAL MEMBERSHIP MEETING**

**TUESDAY October 24, 2023**

**Location:** Sleepy Hollow Golf Course at 2721 E Sleepy Hollow Cir  
and/or via Zoom.com meeting ID: 898 6138 3709

**Called to order:** 7:04 pm AKST

**Attendees :** Corine Hickey, Rachel Lund, Will Hastings and Senator Wilson

- **Motion** Approval of Agenda as written Will Hastings and second Rachel Lund
- **Guest Speaker and/or Assembly Representative:** Senator Wilson (Information posted by Corine to facebook)
  - Borough Grant Junk Car Removal on Private property The program is a reimbursement program that will provide up to \$200 per vehicle to a hauler for removing a junk vehicle from private property. For more information, or to request a junk vehicle removal, please visit [www.planning.matsugov.us/pages/junk-car-removal-program](http://www.planning.matsugov.us/pages/junk-car-removal-program) -
  - Alaska Senate passes Blight of Property Bill by Sumner and Dunbar that would allow municipalities to increase the property taxes of owner who properties have become blighted by as much as 50%
  - Mat-Su Transportation Fair. Date: Thursday, November 9, 2023. Time: Anytime between 3:00 PM and 7:00 PM. Location: Curtis D Menard Memorial Sports Center
    - Featured Projects
      - Knik-Goose Bay Road Reconstruction
      - Glenn Highway Milepost 34-42 Reconstruction
      - Seward Meridian Parkway Road Improvements
      - Fern Street Upgrade and Pathway
      - Cheri Lake Drive / Karen Avenue / King Arthur Drive
      - Tex-Al Drive Extension, Upgrade & Pathway
    - Long Trail
    - West Susitna Access Rd This roadway is anticipated to provide access to many resources and increase utilization of Port Mackenzie for import and export opportunities.
  - Homeless Camp Abatement the Municipality has focused on creating new shelter and housing options for homeless individuals

08/13/23

- **Treasurer's Report: Will Hastings**

- \$44,887.31 draft acct
- \$25.06 share draft
- Discussion can fund be added to money market or CD

- **OLD BUSINESS**

- MSB Group community council meeting special working session
  - Will H.
    - Summarize last meeting for Senator Wilson
    - How to fund litigation?
      - Solution- Property tax from surrounding homeowners will fund the litigation
- Heather Way- No Borough action taken at this time

- **NEW BUSINESS**

- Elections
  - President -Vacant
    - (Corine Hickey acting president)
  - Vice President – Corine Hickey
  - Secretary- Rachel Lund
  - Treasure- Will Hasting
- Select Dates for next year cleanup and annual picnic- Look for update from borough what their clean updates in May 2024

- **PERSONS TO BE HEARD-** not at this time.

- **Roundtable Discussion-as required**

- Next meeting will be November 28<sup>th</sup> at Sleepy Hollow golf Course
- December meeting – NONE
- January 23, 2024 at sleepy hollow golf course

7:55pm Adjournment

Rachel Lund 10/26/23

Will H. 10/26/23

10/26/23



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

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West Lakes Public Safety Building Station 73  
10073 W. Parks Hwy.  
Wasilla, AK 99623  
May 8<sup>th</sup>, 2023

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**MEETING MINUTES**

**I. CALL TO ORDER**

The meeting of the West Lakes Fire Service Area Board of Supervisors & Central Mat-Su Fire Service Area Board of Supervisors was called to order at **6:00 PM** by Chairman Cathi Kramer on May 8<sup>th</sup>, 2023

**II. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance.

**III. ROLL CALL AND DETERMINATION OF QUORUM**

**Board members establishing quorums:**

***West Lakes Fire Service Area Board of Supervisors:***

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

***Present from West Lakes:***

Chief Tawnya Hightower,

***Central Mat-Su Fire Service Area Board of Supervisors:***

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

***Present from Central Mat-Su:***

Chief Michael Keenan, and Admin Assistant Shari Lamz.

***Also Present:***

Deputy Director of Fire - Brian Davis.

**IV. APPROVAL OF AGENDA**

**West Lakes**

**MOTION:** Randy Newcomb moved to approve the agenda.

Cindy Michaelson second the motion.

**VOTE:** Motion passed unanimously.

# WEST LAKES FSA & CENTRAL MAT-SU FSA

## JOINT BOARD OF SUPERVISORS MEETING

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- Community Partners: ENSTAR, Horseshoe Lake Firewise, Red Cross, CERT, Alaska Safety, Division of Forestry, Emergency Management and Houston Fire Dept
- Education Opportunities: Home Ignition Zone, Hands Only CPR, Station Tours & Recruitment, Scavenger Hunt, Legal Burn Barrel, Know 2 Ways Out props and Games & Bouncy House
- **Chipping Day – June 3**
- **Apparatus Updates**
  - TRK 73 – Parts ordered
  - Tender 71 – Fuel valve needs replaced; parts ordered. 5/8/23 estimated out of service 4 more days
  - T 72 - Out of Service, parts on order. Head will be sent to Anchorage for rebuild. 5/8/23 estimated out of service 3-4 more weeks.
  - Chief Hightower will be working with Chief Keenan about the purchase of Truck 62 from Central Fire Department
- **FY24 Budget** – Waiting to be approved by the Assembly

### **District 1 Chief's Report – Michael Keenan**

- **Benny Cottle**
  - Celebration of Life held at Station 62 April 16, 2023
  - Legislation to re-name Station 6-1 “The Benny Cottle Public Safety Building” passed last week. We will be working on getting quotes to get new signage for the station.
- **March 2023 Stats**
  - Total Calls – 167
  - Structure Fires – 8
  - Provided Auto-Aid to West Lakes – 2 times
  - West Lakes provided auto-aid to us – 2 times
  - Vehicle Fires – 2
  - Rescue Calls – 68
  - 49 - medic assists
  - 19 - vehicle accidents
- **April 2023 Stats - Year to Date - 758**
  - Total Calls – 177
  - Structure Fires – 5
  - Auto-Aid provided - 2 West Lakes, 1 Palmer
  - Vehicle Fires – 2
  - Outdoor Fire – 14
  - 3 – brush/grass/vegetation fires
  - Rescue Calls – 62
  - 46 - medic assists
  - 16 – vehicle accidents – 1 with extrication
- **Training**
  - Wildland preparedness drills – department wide
  - All wildland apparatus and equipment are in service

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

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- One idea is to combine 5-2 and 6-5 into one new station in the area of the Seward Meridian extension
- I will be including the Board as we start exploring this more.
  
- **2024 State Fire Conference** – Planning in progress
  
- **Apparatus/Projects**
  - Truck 5-1 is out of service with a hydraulic leak
  - Rescue Engine 5-1 - out of service, awaiting parts
  - Brush 6-2 is out of service to repair the foam system
  - Shaw Fill Site Project - Station 5-3 – dirt work has started
  - Training complex – out to bid, awaiting proposal to see if funding is adequate
  - UAV Program – drones have arrived, training in progress and plan to stand up a team this summer
  - Tower 6-2 – arrived
  - Heavy Rescue SVI - Pre-construction complete with completion date - February 2024
  - Two Rescue-Engines – Spartan Preconstruction completed, estimated delivery date of February 2024
  - Tactical Tender - Estimated construction starts May/June 2023
  - Brush Truck - Nov 2023 for the Brush Truck Chassis
  - Support truck – received one truck and several on order
  - Station 6-4 Repairs – awaiting proposal for project management
  - Wildland Season - several small grass fires/smoke investigation/controlled burn calls
  - Wildland Preparedness – May 13

**VII. UNFINISHED BUSINESS**

Mr. Steele noted that this is the second year that our mill rate has decreased. The decrease did not impact our revenue. He is concerned if things get a little rough financially for the department will the board be able to participate in discussions and decisions about the mill rate. Mrs. Kramer also has the same concerns about the mill rate.

Mrs. Kramer would like to know if anyone would be willing to take her spot on the LEPC board.

**VIII. NEW BUSINESS**

- A. None to be heard

**IX. PERSONS TO BE HEARD**

- A. None to be heard

- X. ADJOURNMENT MOTION:** Cathi Kramer asked to adjourn meeting.  
**VOTE:** Motion passed unanimously. Meeting adjourned at **6:47 pm**.

WEST LAKES FSA  
BOARD OF SUPERVISORS MEETING

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West Lakes Public Safety Building Station 73  
10073 W. Parks Hwy.  
Wasilla, AK 99623  
September 11, 2023

**MEETING MINUTES**

**I. CALL TO ORDER**

The meeting of the West Lakes Fire Service Area Board of Supervisors was called to order at 6:00 PM by Chairman Cathi Kramer on September 11, 2023

**II. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance.

**III. ROLL CALL AND DETERMINATION OF QUORUM**

**Board members establishing quorum:**

*West Lakes Fire Service Area Board of Supervisors:*

Cathi Kramer – Chair, Randy Newcomb, and Jedediah Cox

*Present from West Lakes Fire Dept.: Chief Tawnya Hightower*

*Also present, Ken Barkley, Director of Department of Emergency Services*

**IV. APPROVAL OF AGENDA**

**MOTION:** Randy Newcomb moved to approve the agenda.

Jedediah Cox second the motion.

**VOTE:** Motion passed unanimously.

**V. APPROVAL OF MINUTES FROM PREVIOUS MEETING**

**MOTION:** Randy Newcomb moved to approve August 14, 2023 meeting minutes as written.

Jedediah second the motion.

**VOTE:** Motion passed unanimously.

**VI. CHIEF'S REPORT**

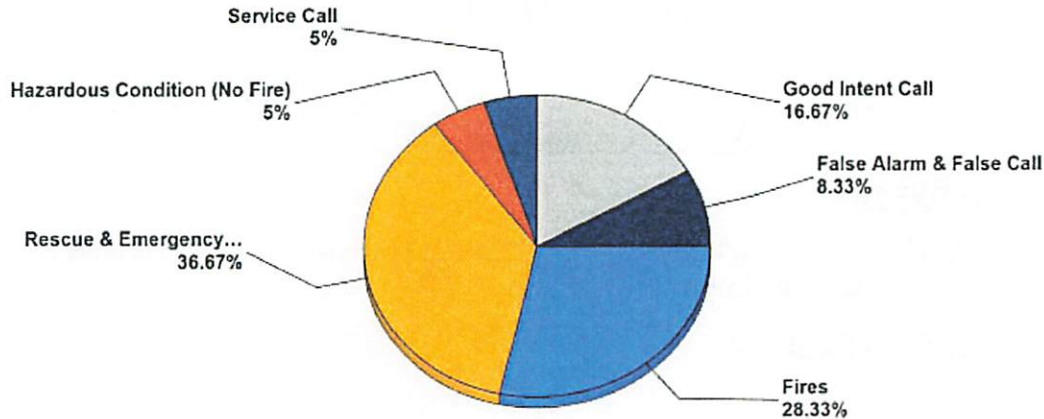
District 2 Chief's Report – Tawnya Hightower - Attached



WEST LAKES FSA

BOARD OF SUPERVISORS MEETING

Emergency Call Volume for August 2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	17	28.33%
Rescue & Emergency Medical Service	22	36.67%
Hazardous Condition (No Fire)	3	5%
Service Call	3	5%
Good Intent Call	10	16.67%
False Alarm & False Call	5	8.33%
<b>TOTAL</b>	<b>60</b>	<b>100%</b>

Community Risk Reduction

- Installed 20 Smoke Alarms
- Installed 2 CO Alarms
- Smoke Alarm Batteries Changed: 5
- Home Safety Survey: 1
- Recruitment and Educational Social Media Posts
- State Fair participation at the Fire Chief's Booth 8/24/23 & 9/2/23

Training

- Emergency Trauma Technician (ETT)
  - Students from West Lakes, Central Mat-Su Fire, MATSAR and Water Rescue. Third ETT class this year. One more scheduled.
- Quint Stabilization and Fire Attack
- Haz-Mat – Alaska Railroad Drill
- EMS Mass Causality Drill
- EOC familiarization and training with Casey Cook

WEST LAKES FSA  
BOARD OF SUPERVISORS MEETING

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Budget Update & CIP List

- *Projects in motion now:*
- **3 Command Vehicles (FY22):** 1 purchased off the lot. Getting prepped now. Two are on the way. \$210,000
- **PPE (FY22):** Turnouts on order will finish this.
- **Station 82 (FY23):** paving and pad improvements. \$125,000
- Bid Awarded to: JTA 2024 completion date.
- **Purinton Pkwy Fill-site prep (FY23).**
- **Security Cameras (FY23):** coming.
- **Fire Training Props (FY24):** \$18,000 on two connex
- **Extractors and Dryers (FY24)** requesting quotes.
- **PPE (FY24)** \$100,000
- **Pagers and Radios (FY24)** \$100,000
- 

Apparatus and Equipment Updates

- **Engine 81:** at fleet for annual inspection and maintenance. Engine 73 (Laverne) at Station 81 – water only.
- **Pumper Tender 71:** Out of Service, injectors being replaced.
- **Truck 71:** Out of Service, waiting on cylinder to arrive.
- **Tender 73:** At Station 71, water only from turret due to air leak.
- **Ladder Testing:** Complete
- **Pumper Service Testing:** Complete

**VII. UNFINISHED BUSINESS**

**VIII. NEW BUSINESS**

A. None to be heard

**IX. PERSONS TO BE HEARD**

A. Ken Barkley: Ken Barkly, Director of Emergency Services shared a Fleet update. We have good mechanics that are frustrated about waiting on parts. There is nothing DES or Fleet can do about the delays. There are approximately 450 pieces of equipment in addition to Fleet contracting with Houston Fire to maintain their primary responding apparatus. The contract does not include command or other vehicles.

Jedediah Cox had questions regarding resolutions. Director Barkley explained the MSB Assembly resolution procedure. Mr. Cox had additional questions regarding PFAS firefighting foam and whether West Lakes utilizes it. Director Barkley stated that we have gotten rid of PFAS foam.

WEST LAKES FSA  
BOARD OF SUPERVISORS MEETING

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- X. **ADJOURNMENT MOTION:** Cathi Kramer asked to adjourn meeting.  
**VOTE:** Motion passed unanimously. Meeting adjourned at **6:34 PM.**

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

ATTEST:

Tawnya Hightower  
Tawnya Hightower – District 2 Fire Chief.

Minutes approved on Oct. 9, 2023

Greater Willow

RSA 20 Advisory Board Meeting  
August 24 2023  
Willow Community Center

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**I. CALL TO ORDER:**

Meeting Called off at 7:03 PM by Tom Phillips

**II. Pledge OF ALLEGIENCE**

Tom Phillips

**III. DETERMINATION OF QUORUM— QUORUM**

A; Tom Phillips, Todd Smoldon, Bill Dale

Others in attendance; Dawn Harris, Dustin Spidal MSB , Nick Keller and M. Klawitter and Seth Hannson

**IV. APPROVAL OF AGENDA– Approved**

**V. APPROVAL OF MINUTES– April 27 2023 approved**

**VI. AGENCY REPORTS -= None**

**VII. Staff Report–** Dustin and Seth , present Maintenance going well . Erica 100% design 65% design for Honey Bee, Erica design in to Dustin for review, utilities 100% out bid Oct. 3

**VIII. Contractor - Dawn Harris** Reported fairly good winter, . Will start grading as needed. Brushing first week of May. Shoulderwork on asphalt.  
Stevens Lake subdivision gained tracktion D & S to do punch list.



**IX. BOARD MEMBER REPORTS:**

Todd requested a work session top look at unmaintained roads regarding impact of residents.

Special meeting to work on unmaintained roads.

**X. OLD BUSINESS:** Erica pavement is now on the RIP list, estimated total cost at \$250,000. Resolution to assembly to fund Lynx Lake Road development bewing worked on . Also address the substandard railway crossing of Lynx Lake Road.

**XI. NEW BUSINESS:** Received a request to add Giggly Girls Road to the maintenance list. What's the statues?  
Winter maintenance contract?

**XIII. CORRESPONDENCE.** none

**XIV.** Next meeting is scheduled for December 21 2023

**XV.** Motioned to adjourn, 8:00 pm Todd

  
\_\_\_\_\_  
RSA Supervisor

10-28-23  
\_\_\_\_\_  
Date.