

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman – LaMarr Anderson (01)	Tony West (03)	Dylan Blankenship (06)	Kenneth Hoffman (10)
Vice Chair – Misty O'Connor (09)	Alexandria Hoffman (04)	Adam Jenski (07)	Thomas Bergey (11)
Sharmin Oathout (02)	Jozef Slowik (05)	Craig Hanson (08)	Abby Raisanen (12)

MINUTES

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

RECEIVED

**April 16, 2025
4:30 P.M.**

MAY 22 2025

CLERKS OFFICE

I. CALL TO ORDER; ROLL CALL

Ms. O'Connor called the meeting to order at 4:39 p.m.

Members present and establishing a quorum were: Misty O'Connor, Sharmin Oathout, Tony West, Jozef Slowik (left @ 6:16 p.m.), Dylan Blankenship, Craig Hanson, Kenneth Hoffman and Abby Raisanen

Members absent and excused: LaMarr Anderson and Thomas Bergey

Members absent: Alexandria Hoffman and Adam Jenski

Staff present: Suzanne Reilly, Asset Manager

Joseph Metzger, Land Management Division Manager

Margie Cobb, Department Administrative Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

Agenda approved as presented.

III. AUDIENCE PARTICIPATION (Limit 3 minutes)

Rob Wells – Thanked the Board for their continued work on the issues. Shared with the Board the 2022 USDA Census of Agriculture Alaska State Profile listing farm statistics.

Beverly Cutler – Noted that neither her farm or Rob Wells' farm is on the farm list in the packet. Encouraged Board to ensure incentives do not keep farmers from farming but allow people who want to farm to be able to farm on 10-20 acres; no one knows the future.

IV. APPROVAL OF MINUTES

The March 19, 2025 Minutes were approved as presented.

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V. ITEMS OF BUSINESS

A. Staff Report

Suzanne Reilly: Mat-Su Farms: List has almost doubled; this is a “living document” and there are still more farms to add; encouraged Board members to contribute or notify her of changes that are needed.

Joseph Metzger: During the Community Development Budget Hearing the Community Development Director shared with the Assembly that this Board is working on potential changes to Ag Code for smaller parcels.

B. Resolution 25-02: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT ORDINANCE SERIAL NO. 25-023, CONVEYING THE BOROUGH’S DEVELOPMENT RIGHTS INTEREST TO TORY AND CYNTHIA OLECK FOR FEE SIMPLE TITLE WITH AGRICULTURAL COVENANTS (MSB001235).

Staff Report: Ms. Reilly shared a brief overview of the program and the application.

Mr. West moved to approve this Resolution; Ms. Slowik seconded. Motion passed unanimously.

C. Assessor’s Office

Ms. King spoke to the Borough’s letter regarding SB179 and answered questions.

Mr. Eveland spoke to the consequences of smaller ag parcels and answered questions.

D. Work Session – New Title

Mr. Hoffman motioned to go into Committee As A Whole at 5:22 pm.;
Mr. Blankenship seconded.

Ms. Raisanen motioned to come out of Committee as a Whole at 6:17 pm;
Mr. Blankenship seconded.

VI. MEMBER COMMENTS (Limit to 3 minutes)

Mr. Blankenship: Liked the thought on “what is the goal” during the work session.

Mr. Hanson: Happy to join this Board. Been in land development business and know how complicated this topic is.

Mr. Hoffman: Excited there will be meetings through the summer.

Ms. Oathout: Smaller parcels can help to make new farmers more successful.

Mr. West: Has the desire to see more ag ground be productive; producing something is better than nothing.

Ms. O’Connor: Glad Assessors came in to share and clarify information. Encouraged everyone to raise their voices to local and state policymakers. Shared how good the

Borough EMS presentation of being prepared for volcano eruption and encouraged everyone to have a plan.

VII. NEXT MEETING: May 21, 2025

VIII. ADJOURNMENT

Ms. O'Connor adjourned the meeting at 6:23 p.m.


LaMarr Anderson, Chairman


DATE

ATTEST:



Margie Cobb

Department Administrative Specialist

☒ President: Jodi Riddell
☒ Vice President: Margaret Billinger
☒ Secretary: Lisa Behrens
☒ Treasurer: Irene Crowley
☒ Director at Large: David Haggard
☒ Director at Large: Lindy Moss
☒ Director at Large: Michael Dale

RECEIVED
MAY 26 2025
CLERKS OFFICE



PO Box 520931
Big Lake, AK 99652-0931

Executive Board Meeting – February 25, 2025 – 6:00 PM
Susitna Brewing Co. Cafe

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Quorum: Yes Time: 6:03pm Guests:

2.) Pledge of Allegiance

3.) Agenda Approval Motion: Margaret Second: Yes

Motion to amend the agenda (New Business Item 4) to include RSA discussion: Jodi Second: Yes

4.) Previous Meeting Minutes Approval (November 26, 2024)

Motion: Irene Second: Yes Copy signed: Jodi Riddell

5.) Presentations none

6.) Treasurer's Report Checking: \$23,283.62 Savings: \$3356.57 Money Market (Jordan Lake Park): \$8034.13

7.) Correspondence none

8.) Unfinished Business

1. CAPSIS Grant Funding – Update from Jodi? Jodi will set up meeting with Shonda Erickson. Due date 2/27/25 (Two days). Recommendations: Fish Creek pedestrian bridge, elevated walkway over Big Lake Road and turn lane at Big Lake Elementary.
2. Letter of support to Alaska Legislature re: Turn lanes at Kenlar and Beaver Lakes Roads, streetlights, and lowered speed limit in Big Lake area. Jodi will work on composing the letter. Draft to be circulated to Board of Directors for review. Needed ASAP to Rep. McCabe's office. – Status?

9.) New Business

1. Future speakers for General Membership meetings
 - a. March – Morgan McCannon – DOT Project Specialist re: Church & Big Lake Road projects
 - March – Hugh Leslie – MSB Parks, Recreation, & Library Services Manager – to talk about residual funds \$66k from Jay Nolfi Park improvements (Ideas: park benches, pavilion, picnic tables, etc.)
2. BLCC Website – “New look” intro from Michael Dale, and recommendations for further upgrades. There are numerous options available with our website subscription that are not being utilized. Mike is working on ways to make better use. Assignment for Board: Look at website and email Mike recommendations.

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3. Discussion request from Michael Dale – Consider recommendation to the membership during March 11, 2025, meeting re: moving GM meetings to 2nd Wednesday each month vs 2nd Tuesday, to deconflict with MSB Assembly meetings, and allow District 5 Assembly member to be present and update BLCC on assembly business. (Note: change would necessitate BLCC bylaws amendment).
Recommendations: Board consensus – leave as-is
4. Irene Crowley – Update on recent events regarding Big Lake RSA Board, and MSB Mayor's resolution to address current RSA21 issues. Jodi – Bill Gamble may be able to speak on the matter at the March BLCC General Membership meeting (Irene will contact Bill)

10.) **Persons to be Heard** (3 Minute Maximum time per person) none

11.) **Announcements**

12.) **Board Member Closing Comments**

Jodi Riddell: What should we do about the BLCC State of Alaska Non-profit Entity Registered Agent? Jodi will make sure filing is completed for this year and revisit in the spring.

Margaret Billinger:

Lisa Behrens:

Irene Crowley:

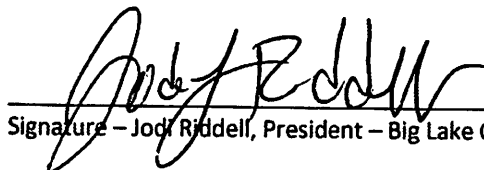
Dave Haggard:

Lindy Moss:


Michael Dale:

13.) **Adjournment**

Motion: Jodi Second: Yes Time: 6:49pm


Signature – Jodi Riddell, President – Big Lake Community Council

5-27-2025
Date


Attestation – Lisa Behrens, Secretary – Big Lake Community Council

5-27-2025
Date

☒ President: Jodi Riddell
☐ Vice President: Margaret Billinger
☒ Secretary: Lisa Behrens
☒ Treasurer: Irene Crowley
☐ Director at Large: David Haggard
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☒ Director at Large: Michael Dale

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MAY 26 2025
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PO Box 520931
Big Lake, AK 99652-0931

General Membership Meeting – April 8, 2025 – 7:00 PM
Big Lake Lions Recreation Center

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Time: 7:04pm
Quorum: Yes Attendees: 24 members signed in, plus 5 board members

2.) Pledge of Allegiance

3.) Agenda Approval

Motion: Irene Crowley Second: Yes

4.) Previous Meeting Minutes Approval (March 11, 2025)

Motion: Irene Crowley Second: Yes Copy signed: Jodi Riddell

5.) Treasurer's Report

Checking: \$36,429.76 Savings: \$3,432.20 Money Market (Jordan Lake Park project): \$9,212.51

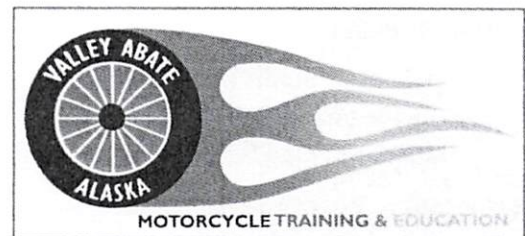
6.) Membership Report

Voting Members renewed for 2025: **58** (Plus 2 renewals prior to meeting)

Associates (non-voting) renewed for 2025: **7**

7.) Presentation(s) (15 Minutes per presentation)

1. Kathryn Sowa-Lapinskas – Valley ABATE (Alaskan Bikers Advocating for Training and Education). Valley ABATE teaches motorcycle safety, courtesy, and cooperation in sharing the road. Introductory and advanced classes are held in the Butte Elementary parking lot. Classes follow MSF (Motorcycle Safety Foundation) curriculum. Upon successful course completion, learners receive a waiver for the DOT motorcycle safety course and certification. Valley ABATE provides all safety gear and motorcycles for learners during courses. Costs are \$125 for the 1-day introductory course, and \$319 for the 2-day advanced course, which includes an online study component. Please mark your calendars for the annual motorcycle blessing in Palmer on May 10.



2. Amy Bershatz – Mat-Su Sentinel The Sentinel is a new, non-partisan, online publication to meet the need for local coverage such as community and school events, local government news, etc. Please fill out a survey card to submit your recommendations for what residents want from their local news source. Check us out at <https://www.matsusentinel.com/> and consider signing up for our newsletter.

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8.) Reports

1. Legislative (State House & Senate)

Senator Shower: Not available

Representative McCabe: Linn McCabe – with prepared information from Rep. McCabe. Main priority is the budget process. Rep. McCabe supports a full PFD. Currently there is a significant shortfall for arriving at a balanced budget, meaning a lot of work to do and several votes to come. Feel free to contact Rep. McCabe with questions or information requests.

2. Assembly (District 5)

Assembly Representative Gamble: West Susitna Access Road update. Mat Su Borough budget process starts tomorrow. Please use this link <https://transparency.matsugov.us/pages/financial-information> for all MSB budget information and scheduled public hearing meetings. Big Lake Lions Club purchase update. Waterfront Setback Workgroup update. Big Lake Hotel property disposition update. Jordan Lake Park improvement project update. Recognition and thanks to Andrew Traxler for his efforts to bring in donations for the Jordan Lake Park project. Notice: Big Lake property tax mil rate may be affected due to Oil Search Alaska transferring leases out of the Big Lake area. Rep. Gamble will keep community posted.

3. Fire Service (West Lakes Fire Department – WLFD) Chief Hightower – It's burn permit time again. Low snowfall this winter is setting the stage for a significant wildland fire season. It is important for everyone to be aware and vigilant this year. Please pick up a flyer or go online for information at <http://forestry.alaska.gov/> There were 66 fire service calls in March, of which 5 were structure fires. WLFD is always hiring on-call responders, and we always have smoke detectors and CO alarms for community members.
4. Road Service Area: Andrew Traxler – annual drive-around will be this week.

9.) Correspondence

1. Army Corps of Engineers – Active projects info
2. Shonda Erickson – HJR14 – Alaska Rail Resolution Support Request

10.) Unfinished Business

1. Lake Setback Ordinance & Waterbody Setback Advisory Board – Update: Bill Gamble – during Assembly report
<https://matsugov.us/boards/waterbody-setback-advisory-board>

11.) New Business

1. 2025 BLCC Grants Committee – request for volunteers (Jodi will get meeting schedule started)
2. HJR14 – Alaska Rail Resolution Support Request. Bill Gamble provided info and answered questions. Members voted for a BLCC letter of support, to complete the rail spur. Angie Stephi available to assist.

12.) Persons to be Heard (3 Minutes per person)

1. Cheryl Metiva – Big Lake Community events updates. (See fliers attached to draft minutes email)
2. Linn McCabe – Ranked choice voting repeal initiative information.
3. Keith Dobson – Big Lake needs a town center. Could Jordan Lake Park expand to meet this need.
4. Bill Gamble – Possible funding from Mat Su Health Foundation for Big Lake community improvements.
5. Jim Faiks – Jordan Lake Park project progress update.

**SMALL
SCALE BURN
PERMIT**

Required from April 1st - August 31st

You are REQUIRED to call the Burn
Permit Hotline prior to the start of
any burning or if conditions get
hotter, drier or windy

907-761-6312



Mat-Su Area Forestry
Fire Prevention Office
101 Airport Way
Palmer, Alaska 99645
907-761-6305

For information visit:
<http://forestry.alaska.gov/>

13.) Announcements

1. none

14.) Board Member Closing Comments

1. Jodi Riddell:
2. **Margaret Billinger:** Happy Easter
3. Irene Crowley:
4. Dave Haggard:
5. Lindy Moss:
6. **Michael Dale:** Three things...

One: Please check out the work that has been done on biglakecommunitycouncil.com and send along recommendations for further BLCC website improvements.

Two: Asking for community support in finding a way to bring more law enforcement to Big Lake – please communicate with our legislators.

Three: Please be courteous drivers and be nice on the roads!

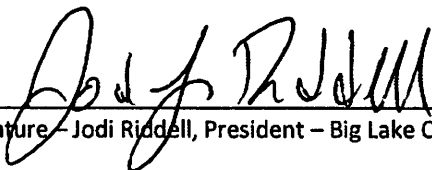
7. Lisa Behrens:

15.) Adjournment

Motion: Michael Dale

Second: Yes

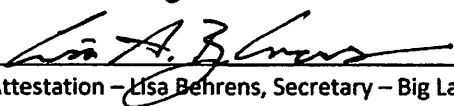
Time: 8:18pm



Signature – Jodi Riddell, President – Big Lake Community Council

5-27-2025

Date



Attestation – Lisa Behrens, Secretary – Big Lake Community Council

5-27-25

Date



MATANUSKA-SUSITNA BOROUGH

Board of Ethics

c/o Office of the Borough Clerk
350 E. Dahlia Avenue • Palmer, Alaska 99645-6488
Phone (907) 745-9683 • Fax (907) 745-9845

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JUN 04 2025

CLERKS OFFICE

Advisory Opinion 25-01

June 4, 2025

On April 11, 2025, the Board of Ethics (hereinafter the Board) received a Request for an Advisory Opinion from Chris Motz, a former Borough IT Department employee. Consequently, the Board met in a special meeting, after giving appropriate public notice, to consider the request of Mr. Motz.

Specific Question for the Board of Ethics

Mr. Motz has requested an Advisory Opinion on the following question:

"In regards to Borough code 2.71.090, Employment of Municipal Officials. I am leaving employment as a Sr. Systems Administrator to work for RDI, also as a Sr. Systems Administrator. RDI is contracted with the Borough IT Department and I am questioning if I can [work] on any RDI project where the Borough is the client?"

Findings

The Board finds that at the time when the request for an advisory opinion was made, Chris Motz was an employee of the Borough's IT Department, as a Senior Systems Administrator. At the time of the request, he had already accepted employment with Resource Data, Inc. (RDI). RDI is currently contracted with the Borough for cyber security support. In his new position with RDI, Chris would be performing similar duties in his new position as he did as an employee of the Borough.

The Board finds that the contract with RDI was put out to bid by the Borough's Purchasing Department and awarded by the Assembly and was in place prior to Chris accepting employment with them.

The Board finds that Chris did not represent, advise, or assist RDI in bidding on the contract that was awarded to RDI. Likewise, he did not represent, advise, or assist the Borough in awarding the contract to RDI.

In line with his new job description, there is the possibility that Chris would be directed to perform the duties contained therein as it relates to the Borough's contract with RDI.

The Board finds that in adopting the Ethics code, the Assembly intended that, so long as it does not interfere with the full and faithful discharge of an official's public duties and responsibilities,

this code does not prevent an official from following other independent pursuits. The Board further finds that this is applicable to current Borough employees.

The Board finds that the Assembly also recognized that in a representative democracy, the representatives are drawn from society and therefore cannot and should not be without personal and financial interests in the decisions and policies of borough government. People who serve as municipal officials retain their rights to interests of a personal or financial nature. Standards of ethical conduct for municipal officials need to distinguish between those minor and insubstantial conflicts that are unavoidable in a free society, and those conflicts of interests that are substantial and material.

The Board finds that the ethics code prohibits unethical conduct, but there is no substantial impropriety if, as to a specific matter, a municipal official's financial interest in the matter is insubstantial, or of a type that is possessed generally by the public or a large class of people to which the municipal official belongs.

The Board finds that the ethics code prohibits improper influence in Borough grants, contracts, leases, or loans. A municipal official or the official's immediate family members may not attempt to acquire, receive, apply for, be a party to, or have a personal or financial interest in a Borough grant, contract, lease, or loan if the municipal official may take or withhold official action that affects the award, execution, or administration of the borough grant, contract, lease, or loan.

The Board finds that the prohibition of receiving improper gifts does not apply to a Borough grant, contract or lease that is competitively solicited unless the municipal official is employed by the administrative unit awarding the grant, contract or lease, or is employed by the administrative unit for which the grant, contract, or lease is let; or has the ability to take official action with respect to the award, execution, or administration of the grant, contract, or lease.

The Board finds that a municipal official may not administer, oversee, or take action (including advisory functions) with respect to a Borough contract with the municipal official's current employer. A municipal official may not administer, oversee, or take action (including advisory functions) with respect to a Borough contract with the municipal official's prior employer unless a period of two years has passed since the municipal official's prior employment. The Assembly may waive application of these restrictions by formal action in its sole and absolute discretion.

The Board finds that the code of ethics applies to Chris for one year after employment under MSB 2.71 as a municipal official.

The Board finds and interprets applicability to mean that should a violation of the Ethics code have occurred while Chris was an employee of the Borough, a complaint could be filed against him for up to one-year post-employment.

Conclusions

1. Pursuant to MSB 2.71.005, Chris Motz is a municipal official for one year post employment and is considered a former municipal official.
2. MSB 2.71.030(A), states *"The code of ethics shall apply to all municipal officials and shall apply to former municipal officials to the extent that the conduct involved occurred during the term of service of the former municipal official."*
3. The Board confirmed with the Assistant Borough Clerk that no confidential or other ethics complaints have been filed against Mr. Motz as of the issuance of this opinion.
4. The Board concludes that Chris has not violated MSB 2.71.070, as he has not granted, obtained, or received directly or indirectly, any special consideration, treatment, or advantage, for himself or others, beyond what is generally available to Borough residents, to wit, employment.
5. The Board concludes that Chris has no authority to take or withhold official action in order to affect any matter with the Borough or RDI.
6. MSB 2.71.090(D) (1) , states that *"A municipal official who leaves borough service may not, for one year after leaving borough service, represent, advise or assist a person for compensation regarding a matter that was under consideration by the department served by that municipal official."*

The Board concludes that this subsection does not apply to Mr. Motz as the contract was not under consideration and had already been awarded prior to his employment with RDI.

7. MSB 2.71.090(D)(2), continues that municipal officials may not represent a person for compensation regarding, *"a matter in which the official participated personally and substantially through the exercise of official action. For the purposes of this subsection, "matter" includes a case, proceeding, application, contract or determination, but does not include the proposal or consideration of legislative measures; or the proposal, consideration or adoption of administrative regulations or code."*

The Board concludes that this subsection does not apply to Chris as he did not at all participate in putting the contract out to bid or awarding the contract as the matter of preparing the bid, putting the bid out to the public, scoring the bid, and awarding the contract to RDI was concluded prior to his employment with RDI and handled by departments that he did not work in.

8. MSB 2.71.090 (E) , states, *"A municipal official other than an elected official who leaves borough service may not, for one year after leaving borough service, represent, advise, or assist the Borough for compensation in any manner unless the Borough Assembly, in its sole and absolute discretion, approves the compensation. This section does not apply where the official is re-hired, elected, or appointed into a position within the Borough."*

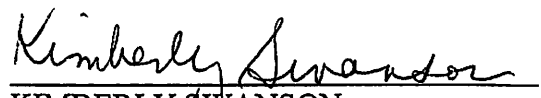
The Board concludes that this subsection does not apply to Chris as he will not be representing, advising, or assisting the Borough for compensation.

Summary of Opinion

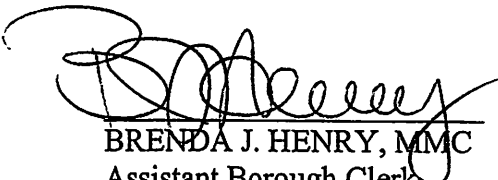
The Board of Ethics has determined that the status of the relationship as described above does not, in and of itself, constitute a conflict of interest; Chris Motz does not have a conflict of interest with his former employment in the Borough's IT Department and his new employment with RDI.

DATED at Palmer, Alaska, 4 day of June, 2025.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ETHICS


KIMBERLY SWANSON
Chairperson

ATTEST:


BRENDA J. HENRY, MMC
Assistant Borough Clerk

Passed Unanimously: Swanson, Bretz, Owens, Herglotz, and Yoder

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
February 10th, 2025
Meeting Minutes

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JUN 04 2025
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I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:30 PM at Sheep Creek Lodge by Chairperson, DJ McBride.

II. ROLL CALL – DETERMINATION OF QUORUM

Board of Supervisors in attendance: DJ McBride, Sheena Fort and Tam Boeve. Roll was called, a quorum was established, and due notice was published.

Also present: Dustin Spidal, MSB Roads Branch Manager; Stacy Johnson, Secretary. Resident(s): Shawn McBride, Clark Smith, Garret Davidson, Michelle Boll, Dan Noethlich, Marsha Fort, Dawn Harris, Mark Comer, Rich Sayers, Marti Goff, Sarah Johnson and Bill Sterns.

III. APPROVAL OF AGENDA

AMENDMENT: Add Autumn Rush Subdivision to New Business.

MOTION: Tam Boeve moved to amend the agenda. Sheena Fort seconded the motion. Agenda was approved as amended.

IV. APPROVAL OF MINUTES

Minutes of the December 9, 2024 meeting were reviewed and approved with no changes.

MOTION: Tam Boeve moved to approve the minutes. Sheena Fort seconded the motion. The December 9, 2024 meeting minutes were approved.

V. TRAINING - None

VI. STAFF REPORTS

Dustin Spidal:

- The RIP List will go forward on the February 18th meeting; the legislation is already in. Two days later, there will be another meeting to discuss certain programming. Some RSA's went from having \$1M plus dollars to less than \$100K a year. They are talking about shrinking down the lists and possibly putting in some of these projects as Capital Improvement Projects.
- Granite Construction is looking at starting road construction on Caswell Lakes Road between June and July. They are looking to kick-off their project meeting in the next month or two. Loundsbury is running contract management for this project.

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Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
February 10th, 2025
Meeting Minutes

VII. OFFICER REPORTS

The Big Board did pass a resolution against having a five member board of supervisors.

VIII. OLD BUSINESS

A. Materials Storage Site

Dustin Spidal is working with Community Development to get the land transferred over to Public Works Forcing and Storage. Once this takes place, then clearing can begin.

B. Willow Creek Airpark

Nothing to report

C. Hidden Hills and Caswell Lakes Road Projects

The fish passage project must be finished by July 15th, and the Hidden Hills and Caswell Lakes projects will be finished by December 30th.

D. Dolly Varden & Dog Sled/Homestead Flooding

No updates

E. Caswell Lakes/Bendapole Bus Stop

The Susitna Community Council is working with Su Valley Jr/Sr High School Principal, Bryan Kirby on this issue. One option is to split the bus stop into two, so there are not so many kids at one stop. Borough Civil Engineer, Jamie Taylor, is going to look at the intersection to see if it needs to be turned into a four-way stop once it's paved.

F. Alternate Access Route

See "Grants" under New Business

G. Fire Mitigation Grant

The Fire Board meeting was postponed. Dustin Spidal let us know that Emergency Manager, Casey Cook, went down the ROW to figure out what needs clearing. They are looking into applying for this grant.

H. Transportation Fair (January 30th)

This was a very informative fair. Highly recommend the residents attend any future transportation fairs. Our fish passage on Hidden Hills Road was on display at this fair and was a prime example of fish passages.

I. KTNA

Never did contact DJ McBride to do an interview about our needs and wants. This still may happen and DJ will be there.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
February 10th, 2025
Meeting Minutes

IX. NEW BUSINESS

A. Grants

Denali Commission Grant: This grant may help get some of our TIP21 projects (Dolly Varden & Dog Sled/Homestead Flooding) done. We are still waiting to hear back.

Rural and Tribal Technical Assistance Grant: This is a no-match grant which means they pay 100 percent of it. This grant pays for feasibility studies, project planning, revenue forecasting, etc., but not for construction. This grant has been submitted for our Alternate Access Route.

B. AARP Grant

This grant could provide elders with easier access to transportation facilities. Our hope with this grant is to put together a program to get driveway entrances cleared of snow for our elders. Our RSA sent this over to the Susitna Community Council, which then got with the Senior Center about this grant. Sheena Fort let us know that the Senior Center did apply for this grant.

C. Five Member Board Mandate

Assembly Member, Ron Bernier, has decided to put in an ordinance that mandates a five member board for all RSA's in District 7. He did not ask any of the residents and their RSAs if they wanted this. But if we as residents decide we want a five member board, we can go to the Assembly and our Assembly Member at any time to say we want this change. There are six RSAs in District 7, if this comes through, two of the RSAs can no longer function. The Assembly will put this to vote at the March 18th Assembly Meeting. The residents were informed that they could write-in, call, go online or attend in-person to testify for this mandate.

MOTION: Tam Boeve motioned for RSA 15 to write a resolution in opposition to mandating a five member board. Sheena Fort seconded the motion. Motion has passed.

D. CAPSIS

This is funding that goes through the Susitna Community Council. Alternate Access Route Feasibility Funding, Hidden Hills Reconstruction Phases II & III, Dog Sled/Homestead Roads Reconstruction Flood Mitigation, Dolly Varden Reconstruction Flood Mitigation and Bendapole Road/Passthebaite Upgrades were put into CAPSIS.

E. Autumn Rush Subdivision

This is a Department of Natural Resources (DNR) proposed subdivision that is not open for public comment yet, but was introduced at the Willow Area Community Organization (WACO) meeting. This subdivision is 320 acres south of mile 73. Technically, this is in the Willow RSA, however there are no roads there which means that they would possibly use Gratiot Drive which is an RSA

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
February 10th, 2025
Meeting Minutes

15 road. Tam Boeve informed the residents that they can get more information on this at the DNR website.

X. PERSONS TO BE HEARD

Resident Garret Davidson: Wanted to know if the RSA was aware of the other roads that are also flooded beside Dolly Varden and Dog Sled/Homestead. DJ informed him that they are aware of the other road, but these two are of most concern. Dustin Spidal said that the Borough can put in dry wells and will look into this. The RSA tried to get a drainage easement, but was told no.

XI. BOARD COMMENTS

Tam Boeve: Let the residents know that this is the only RSA Board that looks for grants outside borough funding; and thanked DJ for doing so.

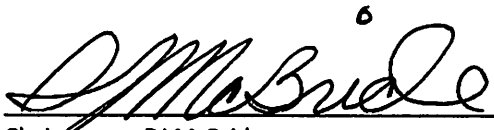
DJ McBride: Let everyone know that she appreciates the members who sit on the board and the secretary; and presented them with a token of her appreciation.

XII. NEXT MEETING

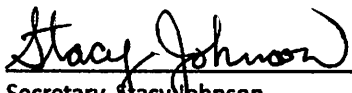
June 9th, 2025 at 6:30 PM at Sheep Creek Lodge.

XIII. ADJOURNMENT

Meeting was adjourned at 7:27 PM.



Chairperson, DJ McBride



Secretary, Stacy Johnson

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CLERKS OFFICE

North Lakes Community Council
Membership Meeting Minutes

February 27, 2025 – 7 pm

Website: <https://www.nlakes.cc>

Boys & Girls Club Bogard

1. **CALL TO ORDER** - Meeting was called to order at 7:00 by Rod Hanson.
Rod Hanson welcomed everyone. Board members and others introduced themselves. Quorum verified as 5/5 board members and more than 10% of council members present. The Pledge of Allegiance was led by Louis Calandri.
2. **AGENDA APPROVAL**
A motion to approve the agenda was made by John Miller and seconded by Rachel Greenberg. There were no recommended revisions and the agenda was therefore approved unanimously.
3. **PRIOR MEETING MINUTES APPROVAL**
A motion to approve meeting minutes from the February 27, 2024 Membership Meeting was made by John Miller and seconded by Franklin Conaway. There were no recommended revisions and the minutes were therefore approved unanimously.
4. **AUDIENCE PARTICIPATION #1**
John Miller reported on meetings held in the area on elder fraud and he gave warnings and passed out leaflets with information.
5. **CORRESPONDENCE & ACTIVITY SUMMARY**
Rod Hanson reviewed again the purpose of the February 27, 2025 Correspondence & Activity Summary report and the importance of transparency to NLCC membership for incoming and outgoing written correspondence and other activities taken by the NLCC in the preceding month. The report is widely distributed to members and residents as part of the meeting packet. It is also posted on the NLCC website (nlakes.cc) each month.
Rod mentioned that our agenda touches on many of the subjects mentioned in the report, he then drew attention to a few items that were not covered elsewhere in our agenda:
 - Item 2. Williwaw property cleanup. Franklin Conaway will be taking the lead to see if the NLCC could help the local neighborhood work with the Borough, the property owner, and a local contractor who has offered to assist. Franklin will set up initial discussions. The point of contact at the Borough was identified as Jason Ortiz. Jolleen Coleman also offered to assist on this with Franklin.
 - Item 5. We received a request for public comments on the Statewide Transportation Infrastructure Program (STIP). The road and traffic committee will work with the program to give them our response. Response is due before our next membership meeting. Response will be consistent with positions the NLCC has previously taken on Road and Traffic Safety.
 - Item 8. Radar Speed Signs. Josh Luetzinger has deployed two of our radar speed signs on Green Forest Drive. He will soon deploy the third radar speed sign on Charley Drive. We will gather a couple weeks of data in "stealth mode"

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and then at least a couple weeks of data in display mode before working with the Borough and our Committee on the next locations.

- Item 19. Welcome to North Lakes Sign Project. Josh Leutzinger is taking the lead on this as well. He is working with the MSB and the State on permitting now. Implementation strategy has shifted away from hiring a contractor and toward a volunteer effort using equipment and labor of NLCC members. There may be a need for some rental equipment as well.

6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson had no further report.
- b. Treasurer's Report - Jolleen Coleman summarized the balance sheet and budget report as of 1/31/25.
- c. Finance Committee - No meeting. No report.
- d. Bylaws Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.
- f. Road & Traffic Safety Committee - R. Greenberg reviewed minutes of the February 16th committee meeting. A copy of the draft minutes is in the packet.
- g. North Lakes Comprehensive Plan Committee - C. Vague met with the borough to get copies of other comprehensive plans. Vague will email NLCC members to recruit committee members. A meeting date and time will be set and published on the Public Meetings Calendar by the MSB. The committee will be exploring options and pros and cons to recommend the best way forward, considering potentially significant costs if the Borough needs to bring on a consultant to assist. The meeting date and time will be broadly communicated to members to see who else might wish to get involved.

7. GUESTS PRESENTATIONS

Tom Adams, MSB Public Works Director, and Kelsey Means, HDL Public Involvement Coordinator, conducted a presentation on the Engstrom to Trunk Road Connector project. Key topics covered in the Q&A included:

- Clarification on route proposals.
- Questions were asked about timelines and project status.

At the end of the presentation, Rod Hanson shared NLCC perspectives and indicated that we will continue to push for transparency and involvement in the project scoping and decision making process. Some of the key points were:

- When the voters approved the TIP 21 ballot initiative, the ballot initiative described the Southern Route.
- Final decision criteria should include:
 - Overall improvements to current and forecast traffic congestion relief
 - Schedule: The timing of various alternatives
 - ROW Acquisition expectations and costs
 - Overall costs to Borough taxpayers (bang for the buck)
- Looking forward, both Northern and Southern options should be constructed.
- The Northern Route will require ROW acquisition through eminent domain.
- The Southern Route involves ROW that property owners are willing to sell.
- The Southern Route cuts through Central Gravel Products development. They have indicated a willingness to construct the road base at little to no cost to the Borough.

Rod thanked Tom Adams and Kelsey Means for their informative presentation and assured them that we intended to continue our professional engagement as the project is further defined and as a final decision is made on route selection. We encourage the Borough to engage with the property owners and with Central Gravel to confirm willingness and opportunity for significant cost savings.

8. STATE & BOROUGH OFFICIALS - UPDATES

Sharon Johnson provided an update from Representative Elexie Moore's Office. She will also send that information to the NLCC Board in an email.

Rod Hanson shared the essence of an earlier conversation with Senator Rob Yundt, who was unable to attend this evening. The Senator shared information on a school bus accident earlier in the day. The bus was enroute to Fairbanks with a Colony Middle School sports team. There was at least one injury requiring ambulance transportation. The troopers are investigating. Senator Yundt also provided a copy of a press release from his office today regarding SB 92. Copies of the press release were available as handouts.

9. ONGOING / UNFINISHED BUSINESS

- a. Updates on Hot Topics: Rod Hanson provided updates on the following subjects. There are also written updates on these topics included in the Monthly Correspondence & Activity Summary report.
 - i. Waterbody Setback Code Revisions
 - ii. Safe Streets 4 All - Action Plan Feedback
 - iii. Central Gravel Products - Conditional Use Permit with updates on approval.
 - iv. CAMP / Bogard Road Projects (Coordination with AKDOT) were updated based on input from the community.
- b. 2025 Volunteer Opportunities. R. Hanson led a discussion to review current volunteer opportunities and identify any additional opportunities. A list of opportunities was included in the meeting packet. He will post it to the website and email it to NLCC members.

10. NEW BUSINESS

- a. 2024 Grant Recipient - Updates and Final Reports
 - i. Big Lake Trails completed their work today and emailed the board an update.
 - ii. Mat-Su Valley Rebuild sent us an update on their completed projects.
 - iii. Mat-Su Disc Golf Association is working to complete their project this summer.

- b. 2025 Grant Program - Next Steps. The published schedule was for applicants to have their information submitted by the end of February. We have not yet communicated this information to the community. Colleen Vague moved to extend the deadline for the grant applications to the end of March. Jolene Coleman seconded the motion and it passed unanimously. Rod Hanson will send out information via Mailchimp and Facebook tomorrow.
- c. Mat-Su Transit Resolution - to be decided in March. R. Greenberg discussed our intent to submit a resolution to the MSB in support of continued funding for transit services in the area. A presentation is scheduled for our March meeting. A resolution will be finalized after that presentation.
- d. NLCC Response to Final CAMP report. R. Greenberg reviewed a draft of a letter the NLCC plans to submit to see if there were any suggested changes. Sherry Fetzner had earlier mentioned specific concerns about the Caribou / Bogard intersection. Rod Hanson said he would update the letter report to include that intersection on the list of priority issues within the North Lakes area. The deadline for submission is tomorrow, February 28th.

11. ADDITIONAL AUDIENCE PARTICIPATION

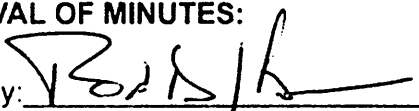
Jade Laughlin from Central Gravel Products thanked the council for our support and for speaking up about our concerns. Rod Hanson thanked him for his willingness to meet with us throughout the process and his willingness to meet with the Borough as earlier discussed regarding the Southern route option for the Engstrom to Trunk Connector.

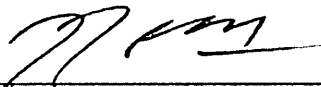
12. BOARD MEMBER COMMENTS

No board member comments.

13. ADJOURN - The meeting was adjourned at 9:03 pm.

APPROVAL OF MINUTES:

Signed by:  Date Signed: 3/27/25

Attested by:  Date Signed: 3/27/25

North Lakes Community Council Membership Meeting Minutes

March 27, 2025 – 7 pm

Website: <https://www.nlakes.cc>

Boys & Girls Club Bogard

1. CALL TO ORDER

Meeting was called to order at 7:00 by Rod Hanson.
Rod Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 5/5 board members and more than 10% of council members present. The Pledge of Allegiance was led by Franklin Conaway.

2. AGENDA APPROVAL

There were no recommended revisions and the agenda was approved unanimously.

3. PRIOR MEETING MINUTES APPROVAL

Two corrections were identified. Dates were corrected in the first sentences of items #3 and #4. There were no further recommended revisions and the minutes were therefore approved unanimously.

4. AUDIENCE PARTICIPATION #1

Rod reminded everyone that this section was for individuals to bring forward any topics that are not already on tonight's agenda. Participants are limited to 3 minutes each. There will be another opportunity for audience participation near the end of the meeting. The following individuals spoke:

- Father Randy Hillman announced a PSA that the borough has introduced two new systems to book campsites and trailheads.
- Mark Masteller let the council members know that he is running for reelection for the MEA board.
- Maxwell Sumner from the borough assembly wanted to reach out and introduce himself. He was appointed to take Rob Yundt's vacated seat.

5. CORRESPONDENCE & ACTIVITY SUMMARY

Rod Hanson reviewed the March 27, 2025 Correspondence & Activity Summary report. He drew specific attention to the following items in the report:

- Items #1 and #2. Engstrom to Trunk Road Connector Project. He summarized the public open house that the MSB held yesterday evening. He also pointed out the availability of more detail that the NLCC has distributed to our subscribers and residents. The public review process has started and the NLCC Board will draft and submit a Resolution in the coming weeks. The resolution will be consistent with the positions we have previously taken and will encourage a decision-making process that considers cost, schedule, and recommended sequencing of new road projects in the area. Rod asked if there were any additional questions or recommended input to the NLCC resolution. Randy Hillman moved that the Board be authorized to finalize a resolution and send it out. Motion seconded by Colleen Vague. No objections. Approved unanimously
- Items #4, #8, #12, and #15 and #16 will be covered by other specific agenda items later tonight.

6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson had no further report.
- b. Treasurer's Report - Jolleen Coleman summarized the balance sheet and budget report as of 2/28/25.
- c. Finance Committee - No meeting. No report.
- d. Bylaws Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.
- f. Road & Traffic Safety Committee - R. Greenberg reviewed minutes of the March 16th committee meeting. A copy of the draft minutes is in the packet. This active committee would welcome additional participation!
- g. North Lakes Comprehensive Plan Committee - No meeting. No report.

7. GUEST PRESENTATIONS

- a. Set Free Alaska- Philip Licht, founder of Set Free Alaska, introduced their mission and vision. Set Free Alaska has services for children and family, addiction services, inpatient and outpatient care and counseling.

- b. Wolf Lake - State of Alaska DNR proposed land disposal surrounding Wolf Lake was presented by Jess Barbeau. Feedback was given by many community council members. The vast majority of comments were in opposition to a residential subdivision. They were in support of the property being a well managed park. NLCC will summarize feedback and continue as a communication link for the process as it goes forward. The NLCC will also reach out to the Fishhook Community Council. There will be future opportunities for public input as the State of Alaska project moves forward.

8. STATE & BOROUGH OFFICIALS - UPDATES

- Sharon Johnson had nothing to report from Juneau officials.
- Assemblyman Sumner reported that he issued an ordinance for a homeless shelter permit. He is also putting forth an ordinance for a property tax cap. He expressed appreciation for the level of public engagement in the NLCC.

9. ONGOING / UNFINISHED BUSINESS

- a. Waterbody Setback Advisory Board Update. Rod Hanson summarized the current status of the advisory board and the next steps under consideration by the Borough. He encouraged everyone to visit our website for more detail.
- b. Community Cleanup - Williwaw Property. Franklin Conaway indicated that if the community could provide a dumpster, the residents would help to clean it up. The residents also expressed a desire to remove the abandoned vehicles.
- c. Radar Speed Signs. Josh Luetzinger and Rod Hanson reported that the signs have been deployed and gathering data on Charley Drive and Green Forest Drive. A report of the results will be available at the April meeting. Signs will be re-deployed to Engstrom and Lakeview roads in early April.
- d. Welcome Signs. Josh Leutzinger provided an update on the status of permitting and preparing for sign installations. Volunteers are needed. Please contact Josh directly if you are able to assist.
- e. Grant Application Reviews. NLCC has received several grant applications. The deadline for application submission is 3/31/24. The Finance Committee will meet on April 17th to score the applications and make recommendations for approval. Approval by the Board will be on our April 24th NLCC Monthly Meeting Agenda.
- f. NLCC Response to Final CAMP report. A copy of the final letter is available through the link provided.
- g. NLCC Response to Alaska STIP Projects Review. A copy of the final letter is available through the link provided.
- h. 2025 Volunteer Opportunities. Rod Hanson reminded everyone that we are always very appreciative of those who step forward and volunteer to help on subjects of interest. A great example is that Mark Saddler recently joined the Road & Traffic Safety Committee.

10. NEW BUSINESS

- a. Mat-Su Transit Presentation given by Borough transportation coordinators, Rebecca Skjothaug and Bianca Zibrat about upcoming Valley Transit funding changes. Rachel Greenberg presented a resolution to support the transit program at the highest level possible. Father Randy Hillman moved to approve the resolution and R. Greenberg seconded it. Was approved unanimously.
- b. NLCC Outreach Strategy - Engstrom to Trunk Road Connector Project. Rod Hanson explained that, in addition to the Resolution discussed early tonight, he is considering specific outreach to the Havemeister and Kircher families to see if they would proactively provide written feedback indicating their willingness to negotiate a fair ROW acquisition for the Southern Route. He also plans to reach out to the owner of Central Gravel Products to see if he would be interested in providing written input to the Project team about his willingness to construct the gravel road base for the project.

11. ADDITIONAL AUDIENCE PARTICIPATION

- John Miller recommended the NLCC reach out to the Fishhook Community Council to see where they stand. Rod Hanson agreed.
- Randy Hillman stated that he believes there needs to be a place for a park for children in the Wolf Lake area.
- Louie Callandry suggested that we support the Wolf Lake State property be separated into park lands and some public lands.
- Josh Leutzinger stated that online participants (zoom call) need to be better included in meetings.

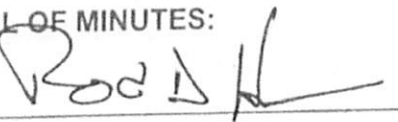
12. BOARD MEMBER COMMENTS

- C. Vague suggested we contact the borough for cleanup day bags.
- R. Hanson assured everyone that we would strive to do a better job of attending to zoom participants as we manage future meetings.

13. ADJOURN - C. Vague earlier moved to extend the meeting to 9:15. N. Smith seconded the motion and it was approved unanimously. The meeting was adjourned at 9:10 pm.

APPROVAL OF MINUTES:

Signed by:



Date Signed:

4/24/25

Attested by:



Date Signed:

4-24-25

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JUN 02 2025

CLERKS OFFICE

Boys & Girls Club Bogard

North Lakes Community Council
Membership Meeting Minutes
April 24, 2025 – 7 pm
Website: <https://www.nlakes.cc>

1. CALL TO ORDER

The meeting was called to order at 7:01 by Rod Hanson.
Rod Hanson welcomed everyone. Board members introduced themselves. Quorum verified as 5/5 board members and more than 10% of council members present. The Pledge of Allegiance was led by David Wilicker.

2. AGENDA APPROVAL

There were no recommended revisions and the agenda was approved unanimously.

3. PRIOR MEETING MINUTES APPROVAL

There were no recommended revisions and the March 27th minutes were approved unanimously.

4. AUDIENCE PARTICIPATION #1

Rod reminded everyone that this section was for individuals to bring forward any topics that are not already on tonight's agenda. Participants are limited to 3 minutes each. There will be another opportunity for audience participation near the end of the meeting. The following individuals spoke:

- Franklin Conoway reported a vacancy for the borough cleanup organizer.

5. CORRESPONDENCE & ACTIVITY SUMMARY

Rod Hanson reviewed the April 24, 2025 Correspondence & Activity Summary report. He drew specific attention to the following items in the report:

- Items #8. Planning Commission meeting on April 21st. Approved a land use designation for purposes of a new Fire Station on the south side of Bogard across from Tait. NLCC supports.
- Several other items on this report are incorporated into our agenda for this evening and will be further discussed at that time.

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6. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson had no further report.
- b. Treasurer's Report - Jolleen Coleman summarized the balance sheet and budget report as of 3/31/25.
- c. Finance Committee - L. Calandri reported that the committee met on 4/17 and developed recommendations for grant awards. Will be reviewed under item 9.a on tonight's agenda.
- d. Bylaws Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.
- f. Road & Traffic Safety Committee - The meeting was cancelled because it fell on Easter Sunday.
- g. North Lakes Comprehensive Plan Committee - C. Vague reported there has been no further progress. She is scheduling a meeting of interested folks on April 15th at noon at Affordable Catering on Palmer Wasilla Highway.

7. GUEST PRESENTATIONS

- a. Wild Free Alaska OT - Jillian Blount presented information on her program. The location of her operation is located off of Seldon Road to the West of the NLCC area, but offers services to families and youth in our area. See the meeting packet for more details.

8. STATE & BOROUGH OFFICIALS - UPDATES

- A. A written report by Rep. Elexie Moore was received too late to be included in the hard-copy meeting packet. It is however included in the on-line agenda and packet on our website.

9. NEW BUSINESS

- a. 2025 Grant Awards. L. Calandri and the Finance Committee discussed their recommendation to award \$5,000 to the Wasilla Area Seniors Inc nutrition (food delivery) program.
 - i. A motion was made by F. Conoway to approve the recommended grant. A second was made by C. Vague.
 - ii. Discussion.
 - iii. There were no objections and the motion was approved unanimously.

- b. Shaw Elementary School Access Project. Andrew Strahler from the MSB presented information on the proposed work to improve access to Shaw Elementary and construct access to the new Birchtree Charter School. R. Hanson then facilitated Q&A and Public Comments. In summary, there was acknowledgement of the safety concerns at Wasilla Fishhook and Paradise given the high volume of school traffic and the inadequate intersection design. There was significant discussion about the future high volume of traffic for the new Birchtree Charter School being constructed next to Shaw Elementary. The school will have between 400 and 450 students attending and only a very small percentage are bused to the school. The vast majority of students will be driven to school by parents or other family members. About one-half of this traffic is expected to come from Wasilla Fishhook and the other one-half through the new Foxtrot connection. There were also many concerns raised by local residents about the negative impacts of increased traffic through the Shaw's Tri Lakes neighborhood and particularly along the Caribou / Charley / Mariah "short cut" between Bogard and Wasilla Fishhook. Residents along Foxtrot also expressed concern about the increase in traffic through their neighborhood. There were suggestions to add speed bumps and/or other traffic calming design measures to force traffic to move through the neighborhood slowly. There were also questions about pathways. The MSB indicated that a separated pathway was within the scope of the project for Paradise and Foxtrot. This led to questions about when improvements to Charley Drive (including pathways) were to be completed.

Rod Hanson suggested that the highest priority should be placed first on intersection improvements at Wasilla Fishhook and Paradise. This intersection should be designed for significant traffic levels with a focus on school traffic. A signalized intersection should be considered in lieu of a roundabout. This would provide for much more positive traffic control, particularly during the morning and afternoon school rush. The extension of Paradise should serve the Birchtree school and the school parking lots / traffic patterns should be designed to accommodate the high number of drop-off and pick-up vehicles. On-site traffic flow should accommodate the vehicle queues to avoid back-up of vehicles onto Paradise. The connection to Foxtrot should not happen at this time. It should be considered only after necessary improvements are made to the Caribou / Charley / Mariah corridor.

R. Hanson then described the next steps for the NLCC, which will include preparation of an NLCC resolution providing feedback to the MSB on this project. The resolution will capture the nature of tonight's concerns and recommendations. The resolution will likely be submitted to the MSB prior to the May 29th NLCC Membership meeting. This approach is allowed in our bylaws.

10. ONGOING / UNFINISHED BUSINESS

- a. Waterbody Setbacks - Meeting will be May 1 at 4:00 at the Borough assembly.
- b. Wolf Lake State DNR Land Disposal - NLCC and FCC is advocating that the borough take ownership from the state to create a borough park.
- c. Engstrom to Trunk Connector Road - Some outreach from the Olsen family to the Kercher family that they would be willing to negotiate with the borough for the southern route. Louis Callandri, as president of Shorewood subdivision, indicated that they are not in favor of the southern route. Rod Hanson said he would be sure to include that information in future letters or resolutions, but that the previous position taken by the NLCC was unlikely to change; primarily because of safety concerns with truck traffic onto Bogard Road and because of the cost and schedule impacts of the northern versus southern route.
- d. MSB Transit Services - The resolution has been finalized. It was signed tonight and will be submitted asap to the Mat-Su Borough. A copy is in the meeting packet.
- e. Welcome Signs Project - Josh Leutzing reported that an encroachment permit application was submitted to the Borough have signs to be installed between June and August of this year.
- f. Radar Speed Signs - J. Leutzing states that signs were moved but they don't seem to be working well as a traffic calming measure. More enforcement is needed. The hope is that the data can be used to improve enforcement.

11. ADDITIONAL AUDIENCE PARTICIPATION

- R. Hanson reported that at the last assembly meeting they approved the pursuit of grant funds to replace the King's Lake culvert and the Charlie Rd. Culvert.
- J. Leutzing reported that there are some more high yield savings accounts where we may be able to deposit our money that may allow us to earn more on our funds.

12. BOARD MEMBER COMMENTS

- C. Vague asked if the community council had a scheduled clean up date (nothing has been organized). Also expressed a need to be vigilant about education for our children.
- J. Coleman commented that she hopes the borough chooses a stop light at the Paradise / Wasilla Fishhook intersection.
- F. Conaway reported that the problem property in Williwaw is not a law enforcement issue. He would like to see what enforcement can do to prevent further trashing of the area.
- N. Smith had no comments.
- R. Hanson expressed gratitude for Louis bringing up differing viewpoints.

13. ADJOURN - The meeting was adjourned at 9:01 pm.

APPROVAL OF MINUTES:

Signed by: [Signature]

Date Signed: 5/29/25

Attested by: [Signature]

Date Signed: 5/29/25

NORTH LAKES COMMUNITY COUNCIL
RESOLUTION OF RECOMMENDATIONS
TO MAT-SU BOROUGH FOR

SHAW ELEMENTARY ACCESS PROJECT

RESOLUTION 24-004 DATED MAY 29, 2025

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JUN 02 2025
CLERKS OFFICE

The undersigned Chair and Secretary on behalf of the North Lakes Community Council hereby present the following:

WHEREAS, it is imperative that there is safe vehicular access to all schools in the Matanuska-Susitna Borough, particularly for buses and parents delivering school children to the schools and picking them up after school; and

WHEREAS, Shaw Elementary School is located on Paradise Lane and there are already significant community safety concerns with the intersection of Paradise Lane and Wasilla Fishhook Road due to the Shaw Elementary traffic, and

WHEREAS, even though many Shaw Elementary students ride buses, the existing parking lots and queueing lanes for personal vehicles (drop off and pick up) at Shaw Elementary are currently inadequate and result in vehicle queueing on Paradise Lane; and

WHEREAS, a decision seems to have been made (without consultation with or input from the North Lakes Community Council) to construct new facilities for relocation of the Birchtree Charter School adjacent to Shaw Elementary on Paradise Lane; and

WHEREAS, the Birchtree charter school provides only minimal busing (2 buses) for over 425 students and the level of personal vehicle (drop off and pick up) traffic associated with the charter school and will add an estimated 2,100 vehicles to the AADT for Paradise Lane (based on the project team's analysis completed by Dowl Engineering; and

WHEREAS, the Shaw Elementary Access Project appropriately includes design and construction of a controlled intersection at Paradise Lane and Wasilla Fishhook, but does not dictate a traffic light controlled intersection design (versus a round-a-bout), and that a traffic controlled intersection is more appropriate for such a major multiple-school access intersection; and

WHEREAS, the design of on-site parking areas and queuing lanes is preliminary and unknown to the NLCC residents, but there remain significant concerns about vehicle queueing on Paradise Lane; and

WHEREAS, the current project scope considers a new connection to Foxtrot Avenue and that approximately one-half of the 2,100 AADT traffic load will use Foxtrot Avenue to access Shaw Elementary and Birchtree Charter Schools; and

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**NORTH LAKES COMMUNITY COUNCIL
RESOLUTION OF RECOMMENDATIONS
TO MAT-SU BOROUGH FOR**

SHAW ELEMENTARY ACCESS PROJECT

RESOLUTION 24-004 DATED MAY 29, 2025

WHEREAS, according to the School District Deputy Superintendent, there are no plans for Shaw Elementary to change their school boundaries to incorporate any of the Shaw's Tri Lakes neighborhoods located to the East of the school, including those residents along Foxtrot; and

WHEREAS, the significant increase in traffic loads on Foxtrot would also need to use the current Bogard-Caribou-Charley-Foxtrot corridor; and

WHEREAS, the Caribou-Charley-Mariah corridor connecting Bogard Road to Wasilla Fishhook Road already experiences traffic in excess of its design criteria, constant documented violations of speed limits, a lack of safe bicycle or pedestrian pathways, multiple hidden driveways and is therefore presenting significant hazards to neighborhood residents; and

WHEREAS, the Caribou / Bogard intersection is already problematic and under-designed, and that an increase of 1,050 AADT would put the Caribou / Bogard intersection near the same traffic load as the highly dangerous Engstrom / Bogard intersection; and

WHEREAS, since the last traffic analysis, an additional 31 new residential units have been constructed on Caribou between Charley and Bogard; and

WHEREAS, the 3-mile stretch of Bogard Road between Trunk Road and Seldon Road has been clearly identified as under-capacity for current and projected traffic loads by the recently completed Bogard-Seldon Corridor Access Management Plan (CAMP) and requires major improvements that are not expected to be completed for several years; and

WHEREAS, within the CAMP, it is identified that "with 12 schools located on, or very close, to the Bogard-Seldon Road corridor, traffic during the school year can be significantly impacted at morning drop-off and afternoon pick-up times"; and

WHEREAS, encouraging additional school-related traffic onto this particularly problematic section of Bogard Road is counter to public safety until such time as Bogard is upgraded; and

WHEREAS, existing and planned improvements to the Palmer-Wasilla Highway, Seward Meridian Parkway, Seldon Road, and Wasilla Fishhook make these roads a much safer primary travel corridor than the Bogard-Caribou-Charley-Foxtrot route for traffic going to and from Shaw Elementary and Birchtree Charter Schools; and

**NORTH LAKES COMMUNITY COUNCIL
RESOLUTION OF RECOMMENDATIONS
TO MAT-SU BOROUGH FOR**

SHAW ELEMENTARY ACCESS PROJECT

RESOLUTION 24-004 DATED MAY 29, 2025

WHEREAS, given the availability of other Borough-owned properties, there may be a fundamentally more prudent location for relocation of the Birchtree Charter School, thus reserving the property next to Shaw Elementary for a future middle school or expansion of the elementary school to serve the anticipated population growth in the vicinity (particularly to the north) of the existing Shaw elementary school.

Now THEREFORE, be it resolved that the North Lakes Community Council make the following recommendations to the Matanuska-Susitna Borough Administration, School Board, and to the State of Alaska Department of Transportation for changes to the current scope of work of the Shaw Elementary Access Project.

1. The Alaska DOT and Mat-Su Borough should PRIORITIZE and proceed aggressively with safety improvements to the Wasilla Fishhook / Paradise Lane intersection. This intersection should be designed as a signal controlled intersection with the appropriate turn lanes and traffic light logic to provide the utmost safety for traffic transporting children to and from Shaw Elementary and Birchtree Charter schools. The design should consider full traffic loads for the expected population of both schools forecasted at least 10 years into the future.
2. The Mat-Su Borough School District and the Mat-Su Borough Administration should collaborate to assure on-property accommodations are constructed for adequate parking lots and traffic queueing lanes for each respective school adequate to assure no traffic queueing on Paradise Lane during peak school drop off and pick up times. This will require modifications to the existing on-property Shaw Elementary traffic patterns.
3. The Matanuska-Susitna Borough should fully consider this resolution and the issues already identified in the Bogard-Seldon Corridor Access Management Plan in the design of this and other projects that impact that Corridor.
4. The Matanuska-Susitna Borough should REMOVE the connection of Paradise Lane to Foxtrot as part of the scope of work for the Shaw Elementary Access project.

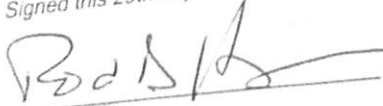
NORTH LAKES COMMUNITY COUNCIL
RESOLUTION OF RECOMMENDATIONS
TO MAT-SU BOROUGH FOR
SHAW ELEMENTARY ACCESS PROJECT
RESOLUTION 24-004 DATED MAY 29, 2025

5. The Mat-Su Planning and Public Works Departments should step back and re-evaluate the Official Streets and Highways Plan and incorporate a more logical sequencing of project implementation. The improvements needed to assure safe traffic flow through the Caribou-Charley-Mariah corridor (including walking and bike paths) must be fully addressed before any other projects that would result in significant increases in traffic through that currently congested neighborhood. This same logic applies to the intersections of this corridor with Bogard Road and Wasilla Fishhook Road. Those intersections must be improved prior to projects that direct even more traffic through the Caribou-Charley-Mariah corridor.
6. The Mat-Su Borough and Mat-Su school district should reconsider whether the Paradise Lane location is the best location for a new Birchtree Charter School. The MSB owns 160 acres on France Road off the Palmer-Wasilla Highway, of which a portion has been developed for the Valley Pathways High School. This could be a more optimum location when considering the high volume of traffic associated with an elementary / middle charter school and the existing transportation infrastructure. Similarly, the MSB owns a 56 acre property on the south side of Bogard Road near the Tait intersection. A portion of this property is being reserved for a future fire station. It could also be considered a potential site for the Birchtree Charter School and would be located on a section of Bogard that has much more manageable traffic levels.

END

We, the undersigned Chair and Secretary do certify, based on a vote amongst the NLCC membership on May 29, 2025, this resolution is hereby approved.

Signed this 29th day of May 2025.


Rod Hanson, Chair


Nichole Smith, Secretary

May 29, 2025

JUN 04 2025

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

Michael Brown, Borough Manager

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
 Richard Allen, District 2
 VACANT, District 3
 Michael Collins, District 4
 Linn McCabe, District 5
 Wilfred Fernandez, District 6 – Chair
 Curt Scoggin, District 7



PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director
 Jason Ortiz, Planning & Land Use Deputy Director
 Wade Long, Development Services Manager
 Fred Wagner, Platting Officer
 Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
 Dorothy Swanda Jones Building
 350 E. Dahlia Avenue, Palmer*

**PLANNING COMMISSION
 MEETING MINUTES
 May 19, 2025**

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on May 19, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Wilfred Fernandez called the meeting to order at 6:00 p.m.

Present: – Commissioner Doug Glenn
 Commissioner Curt Scoggin
 Commissioner Linn McCabe
 Commissioner Wilfred Fernandez
 Commissioner Richard Allen

Absent/Excused: 1 – Commissioner Michael Collins

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director
 Mr. Wade Long, Development Services Manager
 Ms. Lacie Olivieri, Planning Department Admin
 Ms. Denise Michalske, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair Fernandez 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 Scoggin.

IV. CONSENT AGENDA

*Cm
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A. MINUTES: Regular Meeting Minutes – May 5, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 25-08 A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Magic Flower, Located At 8874 W. Business Park Drive (Tax ID# 3209B08L006) (Applicant: Egor Esipov for Magic Flower; Staff: Rick Benedict, Current Planner)

Chair Fernandez read the Consent Agenda into the record.

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS
(There were no introductions 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 being no persons to be heard, Audience Participation was closed without objection.

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

X. **PUBLIC HEARING LEGISLATIVE MATTERS**

Resolution 25-09 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Modifying The Intent, Notification, And Appeal Process For MSB 17.05 – Essential Service Utilities. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Fernandez read the resolution title into the record.

Staff, Alex Strawn, presented his staff report.

Chair Fernandez inquired if commissioners had any questions for the Staff.

Commissioner McCabe questioned Mr. Alex Strawn.

Chair Fernandez opened the public hearing.

The following people spoke regarding Planning Commission Resolution 25-09:
Jennifer Castro – in favor
Amber McDonough – in favor

There being no other persons to be heard, Chair Fernandez closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-09. The motion was seconded by Commissioner Glenn.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Allen: No Comment

Commissioner Glenn: No Comment

Commissioner McCabe: No Comment

Commissioner Scoggin: No Comment

Wade Long: I'd like to recognize Planning Department staff Taunnie Boothby. She is our current planner and Borough floodplain administrator. Taunnie has completed 20 years as a certified floodplain Manager. She is currently down in the states attending the annual Flood Plain conference. She is being nationally recognized for her 20 years of dedicated service. We are very fortunate to have such an experienced and committed professional on our team.

Commissioner Fernandez: Thank you for attending and participating in public Testimony. It is a big part of what we do, and hearing your voices is very important.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:13 p.m



WILFRED FERNANDEZ
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

JUN 04 2025

CLERKS OFFICE

By: Rick Benedict
Introduced: May 19, 2025
Public Hearing: June 2, 2025
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 25-08

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 8874 W. BUSINESS PARK DRIVE, TAX ID#3209B08L006.

WHEREAS, an application has been received from Egor Esipov on behalf of Magic Flower for a conditional use permit for the operation of a marijuana retail facility at 8874 W. Business Park Drive, TAX ID#3209B08L006; and

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

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

WHEREAS, the subject parcel is within the Meadow Lakes Community Council area; and

WHEREAS, the subject parcel is .92 acres in size and is part of the Potter Place Add #1 subdivision; and

WHEREAS, according to the application materials, the proposed AMCO licensed operation will be 580 square feet within an existing commercial structure totaling approximately 3,000 square feet; and

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WHEREAS, according to the application materials, the existing structure was previously owned and operated by "Brandy's Garden Supply"; and

WHEREAS, parcels with West Business Park Drive frontage are mainly commercial and undeveloped; and

WHEREAS, the proposed hours of operation are 9:00 a.m. to 10:00 p.m. Tuesdays through Saturdays, 10:00 a.m. to 6:00 p.m. on Sundays, and closed Mondays; and

WHEREAS, various land uses, including commercial, residential, and undeveloped, exist within 1,000 feet of the subject property; and

WHEREAS, according to the application materials, the operation will not sell, offer to sell, give, distribute, or deliver marijuana or marijuana products to consumers who are not physically present on the licensed premises (including online and phone orders), are under the influence of alcohol, inhalant, or controlled substance, or are not at least twenty-one (21) years of age, as evidenced by valid government-issued photo identification; and

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

WHEREAS, people under 21 are prohibited from entering the facility; and

WHEREAS, according to the application materials, the store's restricted access areas are behind the sales counter and are properly secured. Access is limited to employees only; and

WHEREAS, according to the application materials, a no-loitering policy exists. Employees will randomly check the perimeter to ensure that no loiterers remain on the premises; and

WHEREAS, according to the application materials, the exterior of the building will be well-lit and equipped with 24/7 video surveillance. Signs stating, "No Loitering" and noting the 24-hour alarm monitoring system will be mounted; and

WHEREAS, according to the application materials, security cameras will be strategically placed to monitor all areas 24 hours a day, including entrances/exits, restricted access areas, windows, the office, the point-of-sale area, and the exterior; and

WHEREAS, according to the application materials, lights will be installed to keep the exterior, signs, and doors well-lit and allow cameras to clearly record individuals within twenty (20) feet of any entrance or exterior window; and

WHEREAS, according to the application materials, exterior lighting will be mounted to the side of the building at 10' off the ground. Additional lighting will be installed at the main entrance canopy to cover the parking area; and

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

WHEREAS, according to the application materials, the operation will refuse service to customers who are under the influence of alcohol, inhalants, or controlled substances; and

WHEREAS, according to the application materials, waste will be rendered unusable before leaving the store by grinding and mixing it with other compostable and non-compostable non-marijuana material (food waste, cardboard, paper, yard waste) until the mixture is no more than 50% marijuana waste; and

WHEREAS, according to the application materials, the operation will maintain a log tracking the type of waste, date of disposal, date rendered unusable, reason for wastage, and final destination; and

WHEREAS, according to the application materials, disposal methods may include incineration, composting, contracting a Mat-Su Borough waste management company, or an employee collecting the mixture for disposal at the local waste station. All waste information will be recorded in a disposal log and securely stored as a business record; and

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

WHEREAS, the proposed use will be located northwest of and approximately 111 feet from the closest residential parcel, and approximately 19 feet west of the nearest commercial parcel (DC Subaru); and

WHEREAS, the applicant submitted all required site plans and operational information; and

WHEREAS, according to the application materials, the proposed use will not involve industrial equipment or processes that generate noise; and

WHEREAS, according to the application materials, the proposed marijuana retail store will not generate odors or excessive noise; and

WHEREAS, according to the application materials, all retail operations will occur indoors; and

WHEREAS, according to the application materials, all products will be stored in sealed containers, addressing odor concerns; and

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

WHEREAS, according to the application materials, the commercial structure housing the proposed operation is approximately 135' from West Business Park Drive, approximately 19' from the eastern property line, approximately 64' from the western property line, and approximately 105' from the southern property line; and

WHEREAS, according to the application materials, the property will retain existing trees and enhance the landscaping area with seasonal plantings; and

WHEREAS, according to the application materials, all existing trees will be kept in place. The landscaping area by the driveway and planted berms on both sides of the main entrance will be renovated and re-vegetated each summer season; and

WHEREAS, according to the application materials, the structure was remodeled by the previous owner approximately 5-7 years ago, including new roofing, a new exterior front wall with an open entrance canopy, and concrete flooring. The front exterior wall and canopy are stained in a low-dark natural wood color, while the side walls are painted in a similar color; and

WHEREAS, according to the application materials, the existing structure consists of two 10' wide by 55' long prefabricated mobile/office trailers and one 10' wide by 32' long prefabricated mobile/office trailer; and

WHEREAS, according to the application materials, the two larger trailers are set parallel at 19.5' apart upfront, with the smaller trailer set perpendicularly against the back, forming a rectangular shape. A concrete pad and roofing were constructed between the mobile/office trailers. The inner space between the trailers has its own raised roof and concrete flooring; and

WHEREAS, according to the application materials, the proposed dispensary area will be located inside the existing structure at the north(front) end of the building. It will consist of two rooms: a sales room (19.5'by 22.5') and an office (14' by 10'); and

WHEREAS, according to the application materials, the remaining space within the existing commercial structure is not related to the operation and includes open space and storage areas containing retail items from the previous garden supply business; and

WHEREAS, according to the application materials, the operation will install three signs on the exterior of the building, including one near the entrance and two along the driveway, as indicated in the Site Plan. The signs will feature the business name and logo in bright purple, with appropriate lighting; and

WHEREAS, according to the application materials, signs will be lit at night by LED and mounted to the building structure with stainless steel or hot-dipped galvanized metal brackets; and

WHEREAS, according to the application materials, no nearby buildings are within the light glare area, and neighboring parcels are separated by brush and trees. Exterior lights will be installed to prevent light spillage and glare; and

WHEREAS, according to the application materials, all three outside advertisement signs will be 4' by 4' and will display the

dispensary name "Magic Flower" in bright purple, wrapped around a green cannabis leaf; and

WHEREAS, the closest schools (Little Hands Preschool and American Charter Academy) are approximately 7,600 feet northeast of the proposed use; and

WHEREAS, the State of Alaska Marijuana Control Board (AMCO) voted to approve Magic Flower's Retail Marijuana Store License (36748) with delegation at the November 20, 2024, meeting; and

WHEREAS, delegation means the AMCO director is authorized to issue the license once all outstanding approvals, including the fire marshal, local government, and the Department of Environmental Conservation-Food Safety Program, are received; and

WHEREAS, the application contained a copy of AMCO's delegated approval letter for Magic Flower's Retail Marijuana Store License (36748); and

WHEREAS, a Full Plan Review for Magic Flower (Plan Review #2024ANCH0942) was conducted by the State of Alaska, Department of Public Safety, Division of Fire & Life Safety, and approved on December 18, 2024; and

WHEREAS, the application contained a copy of the approved Plan Review (2024ANCH0137), dated December 18, 2024; and

WHEREAS, the proposed use will access West Business Park Drive, for which the applicant has obtained a driveway permit from the Borough (D32061); and

WHEREAS, a Parks Highway Separated Path easement exists along Business Park Drive, north of and adjacent to the subject property; and

WHEREAS, West Business Park Drive is a borough-maintained roadway with a local classification and can support light commercial traffic; and

WHEREAS, West Parks Highway is northwest of and adjacent to West Business Park Drive. It is classified as an interstate and maintained by the State of Alaska. It can accommodate the traffic associated with commercial use; and

WHEREAS, South Corgi Place and South Potter Road provide access to West Business Park Drive from West Parks Highway northeast and southwest of the proposed use; and

WHEREAS, parcels with West Parks Highway frontage are used for various purposes, including residential, commercial, industrial, and undeveloped; and

WHEREAS, according to the application material, at peak operation, no more than seven (7) vehicles per hour are anticipated; and

WHEREAS, a marijuana retail facility with an area of 580 square feet is required to provide two (2) parking spaces, one of which must be an Americans with Disabilities Act (ADA) compliant space; and

WHEREAS, according to the application materials, five (5) customer parking spaces will be provided; two (2) of which will comply with ADA requirements; and

WHEREAS, according to the application materials, each traditional parking space is 20 feet long and 10 feet wide; and

WHEREAS, according to the application materials, the parking lot is approximately 90 feet by 95 feet in total size; and

WHEREAS, according to the application materials, parking areas on the site have no vertical clearance limitations; and

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

WHEREAS, the Planning Commission conducted a public hearing on June 2, 2025, on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 25-08:

1. The proposed use, with conditions, will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use, with conditions, will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).

3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The application material meets all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use, with conditions, will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place, with conditions, to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use, with conditions, is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant has provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The applicant has provided documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).

12. The proposed use meets the minimum number of parking spaces for retail facilities (MSB 17.60.170(B)).
13. The proposed use complies with current ADA parking space guidelines (MSB 17.60.170(C)).

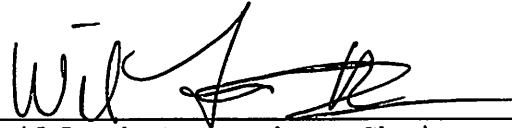
BE IT FURTHER RESOLVED, that the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana retail facility, with the following conditions:

1. Prior to operating, the applicant shall provide evidence that the ADA parking areas are fully compliant. ADA compliance will include the appropriate surface and material types, applicable ADA space designation, posted signage, access aisle, and striping. Documentation demonstrating compliance with the Americans with Disabilities Act (ADA) must be provided to the Planning Department.
2. Prior to operating, junk vehicles, junk, and trash must be removed from the subject property and/or out of plain sight of public rights-of-way. Documentation demonstrating compliance with MSB 8.50 must be provided to the Planning Department.
3. Prior to operating, the applicant shall provide the Planning Department proof in the form of a current ADOT&PF issued access permit for Business Park Drive or

documentation from the state demonstrating exemption from the requirement.

4. The operation shall comply with all applicable state and local regulations.
5. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
6. Borough staff shall be permitted to enter the premises, subject to this permit, to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.
7. The hours of operation shall not exceed 9:00 a.m. to 10:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. Sunday.
8. On-site consumption of marijuana and marijuana products is prohibited.
9. A drive-through window is not authorized at this location.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 2 day of June, 2025.



Wilfred Fernandez, Chair

ATTEST

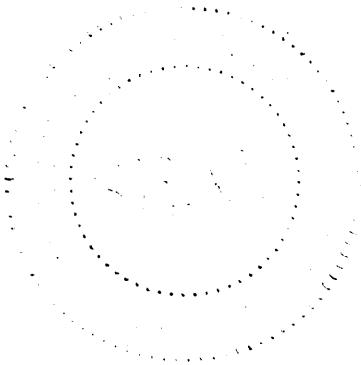


Lacie Olivieri, Planning Clerk

(SEAL)

YES: Carpenter, Collins, Fernandez, Scoggin, McCabe

NO: None



RECEIVED

JUN 04 2025

CLERKS OFFICE

South Lakes Community Council (SLCC)

SLCC Meeting Minutes

Date: June 2, 2025

Location: Northern Lights Bible Chapel 7550 E Palmer Wasilla Hwy Palmer, AK 99645

Time: 7pm

- A. Call to Order - call to order at 7:07 pm
- B. Roll Call
 - a. Chair - Susanna Biederman - present
 - b. Vice-Chair - Dan Kennedy - present
 - c. Secretary - Terry Roth - present
 - d. Member-At-Large - Lance Nielsen - present
 - e. Member-At-Large - Lynn Hallford - not present, excused
- C. Approval of Minutes from May 5, 2025 Meeting:
 - a. Vice Chair Kennedy made motion to approve
 - b. Motion 2nd by Member-at-large Nielsen
 - c. Motion passed
- D. Treasurer's Report
- E. Open Board Positions
 - a. Treasurer - no nominations or volunteers
- F. Community Non-Profit Spotlight - My House - Michelle Overstreet
- G. Borough Spotlight - Animal Services - Officer Dean Teeple
- H. Bylaw Review
- I. Community Needs or Community Projects

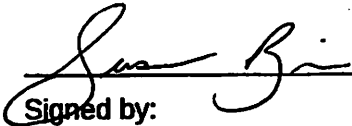
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J. Public Comments

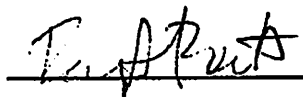
- a. Community Member Dorte Mobley made motion to suspend meetings for July and August, 2025
- b. Motion 2nd by Secretary Roth
- c. Discussion - no meeting in July, but will meet in August

Adjournment at 8:32 pm

Next meeting Monday, August 4, 2025 at Northern Lights Bible Chapel 7550 E Palmer Wasilla Highway


Signed by:
Susanna Biederman, Chair

6-4-25
Date


Signed by:
Terry Roth, Secretary

6-4-25
Date

Regular Meeting of the Talkeetna Community Council

Monday, April 7th, 2025, 7:00 p.m.

Talkeetna Public Library w/ Zoom link

Meeting Minutes

RECEIVED

JUN 02 2025

CLERKS OFFICE

1. Call to order 7:02pm. Establish a quorum: 6 were in

attendance: B. Hughes, K. Bowman, K. Leddy, J. Korta. J. Rodwell,

K. Walker. Absent: E. Hunker

2. Kai Leddy will take the minutes

3. Approval of agenda - **Motion** Kara motions to approve, Jodi seconds. Motion passes, agenda approved.

4. Approval of Minutes from 3/05/2025 - **Motion** Jodi motions to approve, Kara seconds. Discussion: John Strassenburgh suggests 2 edits to New Business: typo in regards to wording on RSA board input regarding MSB 25-017 description from March minutes. Minutes were amended and approved.

5. Treasurer's Report - Kara Walker - Mat Su CAP funds have come through \$15,789 which will be distributed locally via CAP grant process, deadline to apply for these funds is April 11th. Application available at www.talkeetnacouncil.org. The committee will meet and decisions will be finalized at the May 5th TCCI meeting.

6. Out-of-Town Guest(s):

Mat Su Health Foundation - Amy Gorn and Jim Beck (Program Officers) - Our job is looking at grant applications and making recommendations. Mat Su Health Foundation goes back to the 1940's - originally ran the old Valley Hospital in Palmer which has now evolved to become Mat Su Regional Hospital. The Health Foundation has an ownership stake and oversees a portion of the board for Mat Su Regional and that's where the revenue comes from that is distributed into the community from Glacier View all the way out to Trapper Creek. If we didn't have this joint governance model of the hospital, all the revenue would be leaving the state. This allows Mat Su Health Foundation to provide grants and funding for our local communities. In 2024, the Foundation funded 20-25 million dollars to nonprofits via grants and scholarships. In the eyes of the IRS, the hospital is seen as a non-profit hospital. There are not many organizations in the country with this joint governance status. Some projects the Mat Su Health Foundation has worked on in the Talkeetna area include: Sunshine Childcare Center (capitol funding for expansion/renovation, programming for the kids), Denali Arts Council (funding youth summer camps/programming), Upper Susitna Senior Center, Sunshine Transit (they have to

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have a local match to get the state/federal funding and Mat Su Health is the local group that matches those funds), Talkeetna Elementary (food/snack support), and Upper Su Food Pantry. Ruth Wood spoke of her involvement with the Food Pantry and expressed how fortunate we are to have Mat Su Health Foundation involved in our community. You can find out more and get in touch at their website: <https://www.healthymatsu.org>

Jessica Stevens Community Foundation (JSCF) - Diane Ziegner (Chair of JSCF Board) - An affiliate of the Alaska Community Foundation, JSCF can function as the "middle person" between larger funding agencies and our nonprofits in our community. The JSCF "Healthy Communities" Grant opens next month, they do ask community members to be involved in the grant committee to offer input in addition to the JSCF Board. Their process is that AK Community Foundation denotes an amount of money JSCF can give out which has a broad scope of focus areas - some inspired by Jessica Stevens and her work. JSCF funds Upper Valley (Sunshine, Trapper Creek, Talkeetna). More information can be found at their website: www.jessicastevenscf.org.

7. Correspondence - see correspondence packet here: <https://tinyurl.com/2578cbjk> - TCCI Letter to MSB opposing increase of RSA boards to 5 members. MSB amended the resolution to not include the RSA's in this area. Lots of information regarding many projects/happenings in the packet.

8. Announcements: - Earth Day event is April 19th from 11am-3pm at Denali Education Center. Alaska Long Trail Feasibility Study comment period ends April 14th.

9. Persons to be heard: none

10. Fire Dept. Report - Chief Eric Chappel - 14 calls this month (calm before the storm), going into summer please be mindful if burning barrels, grass, etc. needs a burn permit depending on size. Also commercial building projects need a permit from state fire marshal and a sign off regarding local fire department access - any building that has employees, paying customers, any residential larger than a 3-plex. Fire department is still looking for folks near Talkeetna to join the department. Contact 907-795-2389 if interested.

11. Talkeetna Water and Sewer Board - n/a

12. Talkeetna Road Service Area Report - John Strassenburgh - MSB voted to keep northern valley RSA's at 3 board members and amended the original resolution that Meadow Lakes and Gold Trail boards increased from 3 to 5 members. There was a lot of opposition and John wants to thank TCCI and those that spoke out to keep these boards at 3 members. Results for the road maintenance contracts were put out and Bill Stearns/D&S Road Services was the lowest bidding, but the contract has not been awarded yet. Our contract (for this RSA) is about 20% higher than last year's (just road maintenance last year was \$579,000) up to \$696,000 for this year. Per mile went up from \$8,600/mi to over \$10,000/mi. The contract bids are for a 3 year period, but at the end of each year both borough and contractor have to agree to go forward (can pull for re-bid annually).

13. Talkeetna Library Report - Geri Dinkewalter - Library board meets April 8th at 1pm (at the library!) There will not be brownies this time :(Breakfast book club is wednesday morning 9:30am. Strong women exercise group is Tues/Thursdays. This is National Library week! They will be writing poetry this week. Library Citizens Advisory Committee (LCAC) (which is involved with the "banned books" issue) has 2 books up for challenge - "Water for Elephants" "This Book is Gay". When someone files the challenge, the librarian reads the book and has a meeting with that person - in the past 18 months there hasn't been a book pulled by the challenge. In that meeting the librarian speaks whether the book needs to be moved to the adult section, etc. - that is then taken to the committee which is then moved to the Borough Library Director (Jillian Morrissey) - past decisions have included either leaving the book where it is or moving it to the adult section - no books have been pulled. Geri informed that this is the first round where the books being challenged are all currently in the adult section (not the children's section). The LCAC meets next Monday via Facebook Live - you must be present to speak to the committee. Friends of TKA Library meet on May 1st - this is the Library's nonprofit that funds a number of activities at the library. Theme for Summer Reading Program is "Level Up" - if you have a talent or activity you'd like to share with the children, please reach out to the library! Library is open Mon-Sat 11am-6pm and there is always a notary on duty!

Jodi asked about the Rose Group (a third party group the borough brought in to assess the books on the shelves and the "banned books" topic). Geri wasn't sure how/why the Rose Group was removed.

14. Committee/Board Reports

- a. TPAC (Talkeetna Parks Advisory Committee) - see correspondence packet for report
- b. Recycling - Cici Schoenberger - Twenty-three gallon recycling containers are available to lend out to groups having events in the area, just reach out to recycling@talkeetnacouncil.org. They are getting some metal signs for the downtown bear-proof recycling containers in village park, hopefully will support items being put in the right place. Mobile recycling starts up in May - working with businesses and limited mobility/transport individuals to pick up beverage cans, plastic, and steel cans. Bachelor's Society has a PSA circulating, thank you Bachelor's Society. Lastly, the recycling committee is considering splitting off from the TKA Council and beginning their own nonprofit - it would allow them to hire employees to pursue projects (and grants) for their amazing goals! The recycling committee does have an active board and would greatly benefit from the flexibility of being their own non-profit.
- c. CERT (Community Emergency Response Team) - still looking for local leaders! Contact Eric Chappel if interested.
- d. Community Assistance Program - Jodi Rodwell - will be in touch with Elliot (Leddy did as well) that he's interested in chairing the committee (not present tonight to speak) - the committee is looking for 7-9 members total to be involved with the grant review for distributing the \$15k funds to our local nonprofits! Grant deadline is April 11th, link on the TCCI website. If you're interested in joining the committee please email cap@talkeetnacouncil.org.

- e. Technology Committee - Kai Leddy - committee chairs if your meetings are regular (e.g. 2nd Thursday every month) let me know and I'll schedule you on calendar for whole year.
- f. Paddle and Racket Committee - Brad Hughes - see report in correspondence packet
- g. Skatepark Committee - Caitlin Palmer - number of grants actively applying for, lots of funding opportunities. Over 180 emails to various funding sources - various niche foundations that have interest in our local skatepark. Various meetings coming up with design builders and Grindline to look into design plans and surveying. Next meeting is April 8th at 6pm at Denali Education Center. Looking into getting a QuickBooks subscription to help manage their donations, grant funds, and commerce from merchandise sales. Their management plan currently includes port-o-potties, trash pickup, and plowing. The parking section of that plan includes 3 parking spaces (including an ADA spot) - they will work with Grindline on potentially expanding the parking. Caitlin wanted to say a big thank you to Representative McCabe and Senator Showers for their wonderful letters of support! Skatepark is doing a survey, you can find the survey here:
<https://forms.gle/5UXdkwD5mFpvt2y8>

15. Unfinished Business - nothing!

16. New Business

a. Letter of non-objection to MSB to relocate permitted float plane dock on Christensen Lake - **Motion** to write letter of non-objection by Krister, seconded by Kara. Discussion: this request came from TPAC, Billy Fitzgerald was present to speak: has had his airplane parked here for nearly 30 years, in the past few years there's been a lot more activity in that area to access the water. Issues with public touching the parked airplanes, climbing on planes, safety issues, etc. It would take 1 day to move the float dock, the movement of the dock would reduce the number of public members interacting with parked planes. Christian Munar with MSB recommended Billy coordinate through Talkeetna Parks Advisory Council to the Talkeetna Community Council to bring this formally to the Borough. TPAC voted unanimously to support this letter of non-objection as long as the borough doesn't see any conflicts. Karl Swanson (TPAC chair) wrote a draft letter that has been forwarded to the TKA Council Board. No opposition, motion passes.

b. Su Valley Voice Government Check-in Program participation - Trisha Costello is hoping to do a monthly show involving our local government - Jon proposes we do a rotation through our board members to do the check-in so the Talkeetna Board is represented and we are helping support the Su Valley Voice!

17. Board Comments

Brad - thanks everyone for coming!

Kara - thanks everyone for being here - surprise snow day!

Krister - will be gone for next several months on mission in Fiji, will be engaged remotely. Still wants to make sure people feel represented and is happy to step down if people feel it's

needed.

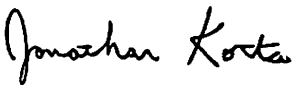
Jodi - appreciate everyone's appreciation - Amy & Jim from Health Foundation, Diane and Christie from JSCF - what a great turnout! Thank you to everyone online. Please support our library and consider going to the meeting tomorrow at 1pm!

Jon - Thankful to Krister for staying engaged even though he'll be in Fiji for some amount of time. Also wants to thank Mat Su Health and Jessica Stevens Foundation for being here - it's great to see the faces behind the entities that fund our community!

Leddy - Thanks everyone for being here! I spend so much time typing during the meeting that I can't always process what's going on in the chaos - so thank you for your patience and being so engaged in our community!

18. Adjourn **Motion** meeting adjourns 9:09 pm.

Next meeting May 5th, 2025 at 7pm at Talkeetna Public Library.

Signed by: Jon Korta, Chair _____  _____ 5-5-25 Date: _____

Attested to: Kai Leddy, Secretary _____  _____ Date: 5-5-25

If you're not on our correspondence email list, please send a note to connect@talkeetnacouncil.org

Regular Meeting of the Talkeetna Community Council

Monday, May 5th, 2025, 7:00 p.m.

Talkeetna Public Library w/ Zoom link

Meeting Minutes

RECEIVED

JUN 03 2025

CLERKS OFFICE

1. Call to order 7:00pm. Establish a quorum: 7 were in

attendance: Kai Leddy, Krister Bowman, Elliot Hunker, Jodi

Rodwell, Kara Walker, Brad Hughes, and Jon Korta.

2. Kai Leddy will take the minutes

3. Approval of agenda - **Motion** by Jodi to approve, seconded by Brad. No opposition, motion is approved.

4. Approval of Minutes from 4/07/2025 - **Motion** by Jodi to amend minutes in RSA report from 25% down to 20% (from John Strassenburgh). Kara seconds, amended minutes are approved - Leddy will make changes.

5. Treasurer's Report - Kara Walker - Skatepark got miscellaneous donations and sales - can be seen in Treasurer's Report

6. Out-of-Town Guest(s): none

7. Correspondence - see correspondence packet here: <https://tinyurl.com/3y3cvj5d>, Denali Park road open to Mile 30 (Teklanika) until May 19th,

8. Announcements: - Next Wednesday evening is the high school graduation. Last MSB budget planning meeting is next Tuesday.

9. Persons to be heard: Roger Robinson - Christiansen Lake Development Plan was made in 1999. Roger is here to address issues with float planes, in regards to safety, signage and permitting. The concern is folks recreating on the lake (especially paddleboarders) who might be in danger of planes landing on the lake while users such as paddleboarders might be recreating in the middle of the lake for long periods of time. Signage is requested to inform users and family groups of this issue. MSB is working on signage but is short on funds/resources. Roger is inquiring if TPAC (TKA Parks Advisory Council) could help with funding signage for the lake. Dave - Historically, Christiansen Lake has been a float plane lake, a sign that says "active float plane lake" would be a good idea. Additionally, there is a high cost to pilots of insurance liability to have a float plane dock with road access - however there has been evidence of recreational users using these docks for boat launching and littering. There's been safety issues with planes attempting to land and

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taking off from the lake when recreational users are in the center of the lake. Future measures might include a buoy landing/takeoff zone to keep users out of the danger area. An old sign once existed and got run down, signs that remain don't mention the active float planes or any safety warnings. Jodi Rodwell agrees there's an increased use of the lake by recreational users and people are generally unaware of the danger from planes taking off/landing in the lake.

10. Fire Dept. Report - Chief Eric Chappel - Calm before the storm - 13 calls last month. Bringing on one new responder - Kai Leddy. Central Fire in Wasilla sent a 90s model pumper tender (holds 4 more people) and a bit more modern (ABS brakes, 10 years newer, etc.) New brush truck getting lights put in this week will be on the road by mid-summer. Still looking for people if anyone is interested in helping the Fire Dept.

11. Talkeetna Water and Sewer Board - n/a - Eye on Water is the name of the app you can monitor your rate.

12. Talkeetna Road Service Area Report - John Strassenburgh - Met April 10th, discussed break up season - pretty sloppy this year. About 20% increase (not 25%) in cost of road maintenance contract over fiscal year (see amended minutes from April). Our RSA is on track for a zero berm policy. The hydrants are supposed to be cleared with zero berm (Eric Chappel commented that berms for on sides as well). Next meeting is this Thursday May 8th, 2025 (via Zoom).

13. Talkeetna Library Report - Geri Dinkewalter - Prep month for the Library, filling garden barrels with dirt, getting community herb garden together, pulling out picnic tables with umbrellas, there will be a concrete pad out there as well (especially for folks who come in after hours and plug in). Reading program starts on May 29th, there will be a community barbeque for those interested in joining the program. Lunch on the lawn will be happening through the Food Pantry. There will be other activities such as: rock painting, nature walks, volcano experiments, firefighter olympics. The anniversary for the 10 year anniversary of the new library is this month!

14. Committee/Board Reports

- a. TPAC (Talkeetna Parks Advisory Committee) - did not meet in April
- b. Recycling - Cici Schoenberger - Recycling won a \$100 mini grant from the Earth Day event at Denali Education Center, congrats! TKA Recycling Works (TRW) is having 2 cardboard recycling trainings this month - still looking for volunteers.
- c. CERT (Community Emergency Response Team) - still looking for local leaders! Contact Eric Chappel if interested.
- d. Community Assistance Program - Kara Walker - met last week (5 reviewers) and reviewed all the applications and made decisions on how to allocate the funds. The distribution is in the correspondence packet and later (in New Business) the Board will vote to approve the distribution.
- e. Technology Committee - Kai Leddy - committee chairs if your meetings are regular (e.g. 2nd Thursday every month) let me know and I'll schedule you on the calendar for the whole year.

- f. Paddle and Racket Committee - Brad Hughes - have not met this month, still waiting on Land Use Permit from Christian Munar at MSB.
- g. Skatepark Committee - Caitlin Palmer - not in correspondence packet (April report will be in June correspondence packet, email connect@talkeetnacouncil.org to get access before June). Skatepark did receive \$7500 grant from MEA, denied Rasmuson grant. Next meeting is May 14th at 6pm at Denali Education Center.

15. Unfinished Business -

16. New Business

- a. Wildwood Playground Annual Maintenance Work Plan - Brian Robison - looking for consistent volunteers to assist with maintenance. MSB gave TCCI the Land Use Agreement for the playground for construction, then responsibility was granted back to MSB and the borough would be in charge of maintenance - Robison has been managing the maintenance to this point, but they are now in need of more regular volunteers for regular maintenance. The TCCI Playground Committee has not been active but could be the best strategy for organizing these maintenance efforts. Ruth Wood suggested that through the school, maybe parents/families could be more involved. The Bachelor's of Bachelor's Society was brought up as a potential work source. Brian can organize event(s) for maintenance and TCCI can help disseminate the information to get more folks involved. Ruth commented that when the construction of the playground was active, there would be big community events with food to bring folks out to help with the project. Kara (treasurer) stated there is ~\$8,300 left in playground account. Brian will write up a request of items needing replacing in the playground and will submit as formal request to TCCI so those funds can be put towards repairs/maintenance in the future.
- b. Christiansen Lake Management Plan Re: Float Planes - TPAC does have some signage money from a grant, but is mostly caught up in signage for the parks...Jon suggests this could go towards signage at Christiansen Lake park. **Motion** by Brad that TCCI works with Christian Munar at MSB to create signage for Christiansen Lake regarding the activity of float planes on the lake and potential safety hazards, not to exceed \$3,600. Seconded by Jodi. Discussion: Ruth Wood - commented this would have to be done at Fish Lake in the future. John Strassenbergh - asked about creating floating signs that would be in the water to warn people of the danger. **Motion passes.**
- c. Community Assistance Program Grant Distribution - TCCI has \$15,789 to distribute, the recommendation by the CAP Committee is below. **Motion** by Brad to distribute funds as recommended, seconded by Kara. Discussion: Jon - we received these funds in February, so word got out to the community later than usual. We had 12 applicants, about the same as in previous years. Ruth Wood - it would be great to work with Andrew to get a story on KTNA about what these groups are working on and how they'll use the funds. Jodi R. gave an overview of some of the projects these organizations are requesting money for. No opposition or changes, **Motion passes.** Leddy and Jodi will be contacting these nonprofits and get a Memorandum of Agreement signed so checks can be distributed.

<u>Organization</u>	<u>Recommended Distribution</u>
Denali Education Center	\$1,000
Friends of the Library	\$750
TKA Historical Society	\$1,000
Denali Nordic Ski Club	\$250
Upper Susitna Food Pantry	\$2,680
KTNA	\$1,000
Talkeetna Youth Hockey	\$1,000
Su-Valley PTSA	\$2,680
Talkeetna Elementary PTA	\$2,680
Denali Arts Council	\$2,000
Susitna River Coalition	\$500
Talkeetna Skatepark	\$250
	\$15,790

- d. Transfer of Signatory Authority for Library Crosswalk Grant - Jon K. - last year the state legislature granted TCCI ~\$70k for the library crosswalk, however when MSB's design came out it became clear it would cost significantly more. TCCI is the admin of this money and needs to file monthly or quarterly reports on the funds (even if it's not being spent). It makes sense to transfer the signatory authority to MSB because TCCI will not be overseeing the construction anyways. Jon would like to start this process and at our next meeting we can be more formal with language on this transfer. **Motion** to work with MSB to transfer signatory authority to one of their staff - made by Jodi. Kara seconded. Discussion: Ruth Wood commented that TCCI has done this before and it's worked well. No opposition, **Motion passes.**

17. Board Comments

Brad - Thanks everyone for being here

Kara - Thanks for being here at a full house, calm before the storm (of summer)!

Krister - Thank you to everyone, appreciates the OWL unit.

Jodi - Has been listening to the budget meetings from MSB, wants to plant seeds that Capitol Improvement Projects are coming up soon so keep eyes peeled.

Jon - DEC's Earth Day was a huge success and celebration of our community. Was fun and well attended, almost the entire TCCI Board was present which is great - lots of networking. Next meeting is 2nd of June at 7pm at the Library (and via Zoom).

Elliot - Thanks to everyone for being here at a well attended meeting, thank you Leddy for

heading up the CAP committee.

Leddy - Thanks everyone for being here - has notes taken for next month to smooth out some technical issues.

18. Adjourn **Motion** by Brad, meeting adjourns 8:29pm.

Next meeting June 2nd, 2025 at 7pm at Talkeetna Public Library.

Signed by: Jon Korta, Chair _____  _____ Date: 6-2-25 _____

Attested to: Kai Leddy, Secretary _____  _____ Date: 6-2-25 _____

If you're not on our correspondence email list, please send a note to connect@talkeetnacouncil.org



Tanaina Community Council
PO Box 870236
Wasilla, AK 99687

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

MEETING MINUTES GENERAL MEMBERSHIP MEETING

TUESDAY April 22, 2025 @ 7pm

RECEIVED
MAY 26 2025
CLERKS OFFICE

Location: Curtis Menard Sports Complex Meeting Room or via Zoom.com meeting ID: 898 6138 3709,

Called to Order: 7:05 pm AKST by Amanda Kern

Attendance: Amanda Kern, Corine Hickey, Rachel Lund, Dave Johnson real estate agent, Harry Zola, Will Hastings,

I. Motion -I move to approve the previous meeting minutes dated March 25, 2025 and today agenda as written Motion by Rachel, 2nd by Amanda. Motion passed unanimously.

II. Treasurer's Report: Corine Hickey – same as last month

III. Guest Speaker and/or Assembly Representative:

A. No assembly or state representative

B. Dave Johnson real estate with Daves Alaska Homes

a. No real estate available for TCC at this time

b. 424,000 average sale price 2024 and 39 days on market and new construction is 30% of market

c. Rental rate 5% in year and consistently gone up.

IV. Old Business

A. Community outreach -will discuss in April meeting

B. Community clean up

i. May 3rd 10-3

ii. dumpster delivery May 2 and remove May 5th Tanaina Elementary

iii. bags picked up Thursday by Amanda

iv. Corine make flyer

v. \$500 was spent on marketing

C. Motion I move to spend up to \$500 on prizes for the TCC clean-up. Motion by Corine and second Rachel and motion pass unanimously Discussion prizes to include: sleepy hollow golf course, bowling, swimming, and ice skating. Amanda will talk with little dipper to see if they will donate free ice cream cone for spring clean up.

D. Community Party (late summer/ early fall) Amanda and Stacy spear head and will discuss more in May

E. Update TCC logo four designs purposed new logo approved.–

F. S-curve Amanda emailed senator showers and Andy Mills and then follow up

V. NEW BUSINESS

A. Create scholarship and one of the requirement is to participate in spring cleanup and if they clean up then eligible to apply. Then write an essay. Scholarship not conditional.

B. Concern broached by community members_Raven drug house and Fonov took Assembly

C. Welcome to TCC sign inside round about at Seldon and Lucille and appeal to Boy scout and eagle scout projects and WHS wood working project.

D. In future need to invite schools and see what projects they need.

VI Persons to be heard -None

VII Roundtable Discussion-None

VIII Adjournment 8:24 pm meeting Adjournment

Our next TCC Community meeting is 4th Tuesday of the Month **May 27, 2025**

Rachel Lund. TCC secretary 4/30/25

Chickaf, Treasurer

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CLERKS OFFICE

Trapper Creek Community Council

General Meeting

Minutes

6:30PM Thursday, April 17, 2025

Trapper Creek Community Center Mile Post 115.2 George Parks Highway.

Turn onto E Trapper Creek Park Circle

PO Box 13021 Trapper Creek AK 99683

Telephone Conference (907)-373-2663 Enter Code: 991090#

- I. **Call to Order-** 6:36pm
- II. **Pledge of Allegiance**
- III. **Determination of Quorum-** yes 6 members
- IV. **Board Members in Attendance-** Jason Kresge, Michael Volin, Jeff Spotts, Degosh Reed, Kim Torbick, Dave Ritenburgh
- V. **Others in Attendance-** Steve Strong Jr, Randy Crosby, Brad Roberts, Tony Jurasek via teleconference: Emerson Krueger, Jennie Earles Goetsch, Ruth Reeder, Kevin McCabe
- VI. **Approval of April Agenda-**approved
- VII. **Minutes of the Regular March Meeting** -Jeff made a motion to accept the minutes with change to the New Business- Vote on Bylaw change section, Dave seconded. The board voted, all approved.
- VIII. **Borough Assembly Report (if current Representative has reached out)-** none
- IX. **Treasurer Report** – given by Degosh. Bottom line is \$6,788.72
- X. **Community Reports**
 - A. TCCSA Water Committee- 373,485.55 gallons have been pumped so far, all is going well
 - B. Trapper Creek Volunteer Fire Department- none
 - C. CERT Team- An AED is in place at station 14.1, so the CERT team will now have access to an AED at all times. Recruiting is in progress. They have new Narcan kits; although Mike suggests holding onto the expired ones for emergencies.
 - D. Youth Council Liaison- report sent from Isaac- The Cabin Fever Reliever Fundraiser was very successful and brought in \$100. They are currently planning summer classes to teach various skills.
 - E. Kevin McCabe Report- He gave a summary of the budget. He said it did not go well and that many items were turned down. The money for the Talkeetna trooper post was held onto, however, and the Governor has the trooper post budget at the top of his list.
- XI. **Correspondence/Current Mail**
 - A. Planning Commission Meeting- see attached
 - B. Community Assistance Program Grants- see attached
 - C. 2025 Biennial Report- see attached

D. Development Service Division- see attached

XII. Public Forum

A. **Emerson Krueger**- he spoke on behalf of the Matanuska-Susitna Borough Land and Resource Development Division as their Natural Resource Manager. He gave an overview of the upcoming DOT project. It is planned to repair the highway crossing over railroad creek at mile 128. They are planning to use the gravel pit at the mile marker 128 on the Parks Highway.

- Several members commented on the project, including Randy Crosby, Jason Krege, Michael Volin, Tony Jurasek
- Jason commented on the lack of communication from the borough to the council on these types of matters and not keeping us informed.

XIII. Unfinished Business

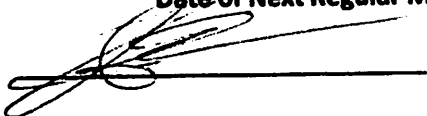
- A. **Speed Limit** – we received a response from Edna Devries about the speed limit change letter that was sent out.
- B. **TCCC Proposed Boundary Update**- We have been following along the checklist from the borough. The next steps are mass mailing, advertising, and contacting other adjoining community councils.

XIV. New Business

- A. Mike announced that Trisha Costello of KTNA has a new segment on her show to advertise community council events. Our board members can take turns to make a recording to play over the air.
- B. Question from Jennie Earles Goetsch- request to update the board members info on the council website. She also had a question about why the live feed videos of council meetings are not being saved beyond 30 days. It was brought up that Facebook has changed their settings and will only save videos for 30 days.

XV. Meeting Adjourned: Jeff Spotts made a motion to adjourn, Dave Ritenburgh seconded. The board voted, all approved
Meeting adjourned at 7:34pm

Date of Next Regular Meeting: 6:30PM Thursday, May 15, 2025



Jason Kresge, Chairman

5/15/25 Michael Volin

Date

Kim Torbick, Secretary
MICHAEL VOLIN
COMMUNICATION
DIRECTOR

5-15-25

Date

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MAY 23 2025

CLERKS OFFICE



**MATANUSKA-SUSITNA BOROUGH
WATERBODY SETBACK ADVISORY BOARD
MINUTES**

REGULAR MEETING

5:00 P.M.

March 12, 2025

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

The Waterbody Setback Advisory Board's regular meeting was held on Wednesday, March 12, 2025, at 350 E. Dahlia Avenue, Palmer, Alaska. Chair Bill Klebesadel called the meeting to order at 5:04 p.m.

Members present; # – Tim Alley, Matthew LaCroix, Kendra Zamzow, Bill Klebesadel, Carl Brent, Jeanette Perdue @ 5:27, CJ Koan @ 7:08

Members absent/excused; #4 – Bill Haller and Bill Kendig

II. APPROVAL OF AGENDA

Tim Alley moved an amendment to add a staff report after the first audience participation. The motion was seconded by Carl Brent. The amendment passed without objection. The agenda passed as amended without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Carl Brent.

IV. APPROVAL OF MINUTES: Regular Meeting: March 5, 2025

Tim Alley moved to approve the minutes. The motion was seconded by Carl Brent. The March 5, 2025 minutes were approved without objection.

V. AUDIENCE PARTICIPATION

Rod Hansen, North Lakes Community Council
Jean Holt
Michelle Heun
Butch Moore

There being no other persons to be heard Audience Participation was closed without objection.

VI. STAFF REPORT

Madam Mayor, Edna DeVries, presented medals of excellence to the Advisory Board.

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Alex Strawn, Planning and Land Use Director gave his staff report.

VII. ITEMS OF BUSINESS

A. Draft Ordinance – **A DRAFT ORDINANCE TO BE PRESENTED TO THE ASSEMBLY AMENDING MSB 17.55 TO ALLOW STRUCTURES TO BE CONSTRUCTED WITHIN 75 FEET OF A WATERBODY, SO LONG AS CERTAIN ENGINEERING STANDARDS TO PROTECT WATER QUALITY ARE APPLIED**

Tim Alley moved to approve Section 7 (17.55.020) as amended by staff. The motion was seconded by Carl Brent.
Discussion ensued

Tim Alley moved to table his motion approving section 7 and approve adding “Houston” to Section 5 (17.55.010) (D). The motion was seconded by Matt LaCroix?
The motion passed without objection.

Tim Alley moved to return to the tabled motion to approve Section 7 (17.55.020) as revised by staff.
Discussion ensued

Matt LaCroix moved an amendment to move the revised text from A (2) and (3) to (F) (1) and (2). The motion was seconded by Carl Brent.
Discussion ensued.
The amendment passed without objection.

Kendra Zamzow objected to the main motion.

Tim Alley moved to table section 7 until they discuss Sections 11 and 12. The motion was seconded by Matt LaCroix.
The motion passed without objection.

Kendra moved to remove “Or where the property owner proposes to remove the riparian buffer” from Section 11 (17.02.035 Required Standards) (A) (1) (a). And remove “except that impervious surfaces may exceed 20% if the requirements of MSB 17.02.050(B) are met” from Section 11 (A) (3). The motion was seconded by Matt LaCroix.
Discussion ensued.
The motion passed without objection.

Matt LaCroix moved to approve the changes in section 12. The motion was seconded by Tim Alley.
Discussion ensued.
The motion passed without objection.

The group returned to the tabled motion to approve Section 7.
Discussion ensued.
The motion passed without objection.

Matt LaCroix moved to delete the language in Section 14 (A) (1) (b) that says “Provided they are not subsequently enlarged or altered after the effective date of this subparagraph”
The motion was seconded by Kendra Zamzow.
Discussion ensued.

The motion passed without objection.

Carl Brent moved to accept the Ordinance as written. The motion was seconded by Matt LaCroix.

The motion passed without objection.

VIII. AUDIENCE PARTICIPATION

Rod Hanson

Jean Holt

IX. BOARD MEMBER COMMENTS

Matt Lacroix – I mostly want to thank folks who are here and online that routinely came to the meetings and participated folks did so in a very collegiate, congenial manner, very respectful and polite. As Kendra pointed out some of these issues are very controversial and people had strong opinions and different perspectives. And people just worked together. I think tonight was a very good example of that. Where we tried to find a path where we can come to an agreement. We don't know what the Assembly is going to do, they may not choose to do anything. And depending on what they choose to do different stakeholder groups or different members of the public will end up in different places. I am representing a partnership of like 65 organizations. Some of whom have tracked this, others have not. Will any of those organizations take a public stance if the Assembly decides to do something with this, I don't know. Will they support or oppose it, I don't know. There are a lot of unknowns here but I think all of us made the effort to do what we could to come up with a set of recommendations. It will be interesting to see what happens. Thanks everyone for your effort.

Bill Klebesadel – I probably made it halfway through the public comments. They certainly ranged from government get out of my face to government save us from those crazy people that are gonna destroy the waterbodies. I hope both sides realize that at some point government has to step in, in a role where if you are going to have a functioning society there has to be some compromise and compromise either agreed to or imposed. And that's always tough. It's the left versus the right. That's why we have two political parties. We had a broad section of opinions. I specifically want to note Matt here with all the effort he brought like when I worked with you on the Subdivision Construction manual and the water quality issues you brought a lot of strength to that. Granted it didn't pass the first time. It was certainly an experience. Which leads me into the next issue where our charter was to at least find a path to getting these properties legal. And then I have heard some push back from one of the assembly members that we are getting a little outside of our charter. We are not just finding a path we are putting to many regulations in. I told them no those are good common sense ideas. They received the approval of this group because

they are good ideas. They might make it impalpable for the assembly. But what we all represent are different prospectives. I am personally jealous of people that have waterfrontage. But I think we brought a lot to the table. So I don't think we got outside of the charter. We as human beings got together and we all had different people pushing us or just our own interests to bring to the table and I am really proud of what we have. And the motion I brought up at the last meeting was not a hundred and zero it was a 51/49. I, over the last few days, wanted to call Kendra and Matt to say I'm sorry guys. And I hope it makes it more palatable for the assembly. It's one less hurdle for them to say its realistic or unrealistic. I hope they don't cherry pick to much. As we go forward I am sure the Assembly will reach out to us. Or we will reach out to them. I encourage everyone to do their best to support everything as gone together. Yet maybe a nudge to either side because the Assembly, they are their own people too and they will want to throw certain things out and they will want to keep certain things but I urge everyone to support what we did as a whole. And that's all I have to say. I again, the people that did their homework, I commend them because I often came unprepared to these but what you guys brought to the table was very well thought out and I was happy to vote accordingly to those.

Tim Alley – Good job. We had some coordination to do there. We did good. Came to a good consensus. Appreciate the audience participation and their feedback. It was good working with all of you. I just want to add one more quick thing I just want to thank Alex and Lacie for dealing with all of the changes and doing all of the homework. You guys are awesome.

Kendra Zamzow – Thank you, Rod Hanson, Jean Holt, Margret Stearn, and Patti Fisher for all of your participation. It was very important to have members of the public here. They may have paid more attention to this then some of the members of the board. I really appreciate there time. A lot of good work went into this. If we had one more person or one less person at the last meeting this could have been very different. This is a very contentious topic. We need to find a way to keep the waters clean while doing what we can to protect property rights. If the Assembly doesn't want to give the borough the right tools this will never be resolved. Exceedingly disappointed with the Attorneys to give us one decision and let us send this out for public comment and then come back with more changes. Now we have a completely different product. I was disappointed more members of the board didn't try to address public comments and we didn't get more comments from community councils. Would love to create a FAQ sheet for the public once we know what the Assembly wants to do. Thank you everybody for showing up

Carl Brent – My only comment is I am feeling like we did get submarined by legal. When they saw us the third or fourth meeting of this is when we should have been told what they told us to weeks ago. Otherwise, can't complain. Very civil group. Everything went well. I appreciate all of the input.

Jeanette Perdue – I said many months ago the borough Assembly is going to do what they want to do. I appreciate everyone's time. And even though I had some very hard personal challenges with deaths in the family and it was horrible timing, I did listen to every meeting that I was not able to attend and read every transcript. And I stand by all of the votes that I did. But I still think that it is hard to do anything right to protect the waterbodies.

CJ Koan – I just want to say that this has been a great board to work with even though it has been a very tedious experience, kind of an experiment, how are we gonna make this thing happen. I did mention it last night at the joint Planning Commission/Assembly meeting that everybody on this board cares about what's going on. Cares about the water, cares about the people, and cares about the homeowners. And that I really appreciated about this board. You guys all cared, you all commit, you were committed to it. And even the hard decisions and sometimes the bitter pills that we had to take in this process you guys stuck it out. And I always appreciated having the public there as well. And I do believe, I don't remember who mentioned it, but, yeah, I agree. Rod you should consider running for the Assembly. And those that are there should consider getting on a board. It takes people that care and people that want to be there. Alex I appreciate everything you have done to support the board and how you helped us. And yeah I would recommend as well anytime there controversial board like this with a controversial issue I think there should always be an attorney present in the meetings to help us avoid this kind of thing again. I am sorry I wasn't theret tonight I had a very important meeting in Anchorage that I had to attend to and I am just on my way home now. Thank you all for everything that you have done. I appreciate everybody's work.

Alex Strawn – Prior to this meeting, besides myself, a couple of planners, and the attorneys I felt like we were swimming in this world. It was fun to share that world with a group of people and I think anytime you have people with various viewpoints coming together to try to solve a complex issue the best you can hope for is consensus and that's where you don't necessarily love something but you can live with it. And I think with basically zero minutes to spare this group did that and you guys far exceeded my expectations. So, great job on your involvement and engagement in getting it done.

X. ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

[Clerk's Note: The Waterbody Setback Committee dissolved on March 18, 2025. These minutes are from their last meeting and there are no more meetings at which the Committee could approve minutes. Interested parties should listen to the corresponding audio if there are any questions.]