

Big Lake RSA #21 Meeting Minutes  
Monday, November 11, 2024  
Big Lake Lions Center, 6:30pm

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CLERKS OFFICE

Primary Supervisor Pat Daniels called the meeting to order at 6:34 pm. Supervisors Pat Daniels, Jill Parson, Terry Gorlick, Andrew Traxler and Garland Morrison were present, representing a quorum.

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

Agenda was approved as presented.

Minutes for October 14, 2024, were approved as presented.

COMMUNITY BOARD UPDATES:

\*RSA Board update on zones: Zone 1-Garland and Jill, Zone 2-Terry, Zone 3-Pat, and Zone 4-Andrew. All Supervisors reported on their areas with observations and suggestions. Pat reported concerns with sanding and traction. Andrew stated Papoose Twins was not plowed to full road width.

\*LRSAAB (Big Board) and TAB Board have had another Pathways and Trails presentation.

Staff and Guests:

\*Four guests present.

No staff present. Assembly representative not present.

PERSONS TO BE HEARD

\*Michael Dale asked 1. if RSA Board members are keeping notes on issues to be addressed in next contract after seeing results from this contract, and 2. is impressed with response to new snowfall in his area.

\*Keith Lipse asked for passing lane on W. Susitna. Need a sign before Sweetwater to slow down traffic.

\*Melissa Coady and Mike Wood, representing Susitna River Coalition, stated their mission to have healthy, free flowing rivers through public education and outreach.

UNFINISHED BUSINESS:

\*Jill submitted RIP list Resolution 24-03 with Jolly Creek/Cherrywood as only project. Board approved, 4 in favor, one opposed. Terry stated he was working with FEMA to find grants for Jolly Creek. He introduced Resolution 24-04 authorizing Terry and Pat to pursue additional funding on behalf of the RSA Board. Passed unanimously.

NEW BUSINESS:

\*Pat reviewed YTD balances for periodic maintenance and public construction. Terry offered Resolution 24-05 to authorize Terry and Pat to represent the Board to pursue pending 2025 RSA21 audit balance transfer and give the Board's recommendations. Resolution passed, 4 in favor, one opposed.

BOARD ANNOUNCEMENTS: None

BOARD COMMENTS: None

Next regular meeting Monday, December 9, 2024, 6:30pm, Big Lake Lions.  
Meeting adjourned at 8:20 pm.

Respectfully submitted, Pat Daniels, Primary

Date 12-11-2024 Jill Parson, Acting Secretary

CM

GREATER PALMER CONSOLIDATED  
FIRE SERVICE AREA  
BOARD OF SUPERVISORS  
TUESDAY, DECEMBER 17, 2024  
9:02 A.M.- PALMER FIRE TRNG CENTER

## MINUTES

- A. CALL TO ORDER The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 9:02 A.M.
- B. ROLL CALL In attendance were GPCFSA Board of Supervisors members, Barry Mothershead, Marty Van Diest and Ted Stuff; GPCFSA Deputy Chief John Provost; Matanuska Borough Deputy Director of Emergency Services - Fire and Rescue, Brian Davis, and GPFSA Administrative Assistant, Dawn Vanepps.
- C. MINUTES FOR APPROVAL The minutes of the last GPCFSA Board of Supervisors meeting on July 30, 2024, were approved.
- D. NEW BUSINESS AND GENERAL DISCUSSION

1. STATION 39 UPDATE

Deputy Director Davis presented a Station 39 update. The Borough has received \$8,000,000 in grant funds to be used toward completion of the station facility. The project may go out for bid in January 2025 pending a Memorandum of Understanding (MOU) between the Borough and City of Palmer for a booster pump. The booster pump will provide water for the station, as well as the Cedar Hills subdivision. The \$450,000 cost for the pump is included in previously approved funding for the project.

2. HYDRANTS

Deputy Director Davis reported that eight hydrants were removed by the City of Palmer along Trunk Road near the Community College and MatSu Regional Hospital, while the city was investigating a major water loss in the system. The Borough is currently working with the City of Palmer to have the hydrants replaced.

3. FISCAL YEAR 2026 BUDGET

Deputy Director Davis stated that the Fiscal Year 2026 Budget is under development. No new CIP's will be requested of the Greater Palmer FSA in the budget. No major increases in the operational budget are expected.

4. GENERATORS

Station 33 and Station 35 generator grants have been approved. Work is in progress toward full installation.

5. SECURITY CAMERAS

All security camera components have been received. Installation at all facilities should be completed by March 2025.

*CW*

6. PUMPER TANKER 33

Deputy Chief Provost reported that the Station 33 pumper tender will be available for final inspection in April 2025.

7. STATION 33 WATER LINE

The water line at Station 33 has been repaired.

8. GREATER PALMER BOARD OF SUPERVISORS VACANCY

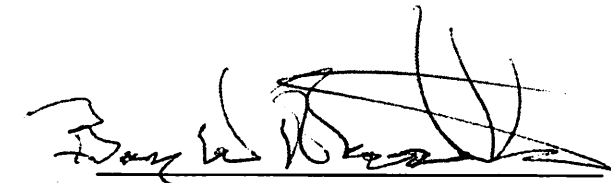
GPCFSA Board member, Ted Stuff, will not apply for another term. His current term expires on December 31, 2024.

9. SUBDIVISIONS

Barry Mothershead shared information regarding multiple new subdivisions within the GPCFSA.

E. ADJOURNMENT

Being no further business, a motion was made by Board Chair, Barry Mothershead, to adjourn the meeting. There was a second to the motion and the meeting was adjourned at 9:35 A.M.



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

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

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**Greater Talkeetna Road Service Board of Supervisors  
Minutes of Regular Meeting  
December 12, 2024**

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on December 12, 2024. Board members John Strassenburgh and Robert Gerlach attended, with Board member Billy FitzGerald arriving half way through the meeting. Dustin Spidal, Operational Branch Manager for Roads, Borough Road Superintendent Wade Lyndaker, and Dawn Harris, D&S Road Maintenance Services also attended.

- I. There was a quorum, and the meeting was called to order at 6:33 pm.
- II. Minutes of the November 14, 2024 RSA 29 meeting were approved as written.
- III. Wade gave a brief report on the status of winter maintenance. D&S effectively handled the recent warm temperatures, ice, rain, and freezing rain.
- IV. Dustin gave a brief Projects update. There has been little change since the last meeting.

Brief discussion of Montana Creek embankment stabilization project at Yoder bridge. Phase I of this project involves planting willow seedlings among the rocks, and is roughly 75% complete.

Discussed the Talkeetna dike project to add rip rap both to the scoured places beneath the water and also to bulk up the dike above the water line. The project is complete. It was not funded by the RSA.

The Borough is looking at potential funding sources outside of the RSA to repaint the Yoder Road bridge over Montana Creek. Problem is complicated by the fact that the existing paint contains lead.

Dustin clarified that the TIPs 23 Yoder Road project is approximately a mile maybe a little more, from the Spur Road east to well short of the bridge. He indicated the project might include widening the road over that first stretch.

Dustin discussed the flood plain program (FEMA funding) which includes Talkeetna.

- V. The Board then turned to RIP List. Dustin has been asked to add a project to the list, which is "design and construct a fish passage culvert within the ROW" on Mastodon where it crosses Birch Creek. The proposed project is about a mile and a third, over a substandard road, from RSA29's network of maintained

*am*

roads. The installation of fish passage would not include upgrade of the substandard road. Although the fish passage culvert is a worthy project in terms of fish and wildlife, there is little or no direct benefit to the RSA taxpayers, especially when considering other road improvement projects needed on certified roads. The Board voted unanimously to remove the project from the RIP List. With respect to the Montana Creek embankment stabilization project at Yoder bridge, it was agreed that the \$10,000 that had already been spent on the project would be deducted from the original \$100,000 so the RIP list shows \$90,000.

VI. Then followed a discussion of the Public Construction / Maintenance projects for the coming construction season. Dustin and D&S will collaborate, and come up with a list of 2025 summer projects for our January meeting, keeping in mind "Construction" vs "Maintenance" and that maintenance projects should be classified as such in order to potentially be exempt from Davis Bacon.

VII. Calcium chloride ordering was discussed briefly. The calcium chloride needs to be ordered by March so as to be delivered in time for application in May. The Board reaffirmed its application plan:

- 2<sup>nd</sup> Street (.18 mi Between D and Spur) 100%
  - D Street (.24 mi end of pavement to Veteran's Way) 100%
  - C Street (.14 mi Main St. to 2<sup>nd</sup>) 100%
  - G Street (.50 mi Second St and Beaver Rd.) 100%
- Total = 1.06 to 1.25 mi

VIII. There being no further business, the meeting was adjourned at 7:51 pm.

Sincerely,



John Strassenburgh  
RSA 29 Primary Supervisor

Attested to by Robert Gerlach,  
RSA 29 Board member, via Zoom,  
at the January 9, 2025 Regular Meeting.

Local Road Service A.B.  
Nov 21, 2024

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Public Works: Chad Fry (O&M), Jamie Taylor (Borough Engineer)

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Borough Staff (other than Public Works): None

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Assembly Members: Stephanie Nowers

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PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA: Terry moved to add a staff report on the Bogard Sheldon Corridor plan. Motion carried without objection. Dan Tucker moved to approve as amended. Tom Phillips seconded. Motion carried without objection.

APPROVAL OF MINUTES. Tom Phillips moved to approve the minutes from October 17, 2024 and Dan Tucker seconded. Motion Carried without objection.

TRAINING: None

STAFF REPORTS

- A. Bogard Sheldon Corridor Plan. Mike Campfield, MSB Public Works, presented on the plan. It's a long-range plan with a 20 year horizon. HDR is under contract for the plan. DOT is funding the study. DOT is planning some upgrades to the portion they own. Mike walked through the website and solicited public comments. Jennifer will send out the link. Board members asked additional questions on the Seldon extension project, on intersection traffic control options, consequences of right only access and offset intersections. Public comments due by December 3.
- B. O&M/Public Works. Chad Fry discussed maintenance video streaming as a tool for monitoring maintenance. Various questions were asked by board members. Chad discussed the addition of a fourth Road Maintenance Superintendent.
- C. Other Staff reports. None.

BOARD MEMBER REPORTS

- A. TAB. Pat Daniels thanked Jennifer for her support. The TAB meeting teleconference link was changed which disrupted the meeting. Pat asked for Board input on an upcoming vote on 1.5-million-dollar match for Valley Transit to continue operating. He stated it comes with a new tax.
- B. MPO. Dan Tucker reported he did not attend the last MPO meeting.

AUDIENCE PARTICIPATION. (Members of the public have 3 minutes to address the Board on any topic.) None.

- A. UNFINISHED BUSINESS. None.

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NEW BUSINESS:

- A. Resolution recommending Public Works return bonding requirements to Borough road maintenance contracts. Terry moved to approve. Dan Tucker seconded. Tom Phillips stated he agreed. John Strassenburgh recommended adding a price. He also stated there were labor and material payment bonds in the old contract. John moved to amend by adding an amount equal to the contract price in the therefore be it resolved line. Tom Phillips seconded. Motion carried with 7 yes votes and 6 no votes. John Strassenburgh moved to add additional bonding for a performance bond and labor and material payment bond to the title, plus a labor and material payment bond to the whereas statements and the now therefore be it resolved line. Harry Zola seconded the motion. Motion failed on an 8 to 5 vote. John moved to modify the title of the resolution by adding the phrase, "recommending addition of a performance bonds to all road maintenance contracts." to the resolution title. Steve Edwards seconded the motion. Motion passed with 10 yes and three no votes. Resolution as amended passed 10 to 3.

PERSONS TO BE HEARD: (Requires 14 Days Advance Notice. If No Advance Notice Is Given, Persons Wishing to Speak May Do So Under The Audience Participation Section Of The Agenda.) None

CORRESPONDENCE AND INFORMATION: None

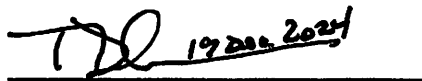
OTHER BUSINESS: None.

BOARD COMMENTS: Pat asked to add to next month's agenda the topic of funding Valley Transit. Pat said eventually we would run out of money because we can only tax so much. Steve Edwards approved the addition.

ADJOURNMENT Lucy moved to adjourn at 8:41 PM. Motion passed without objection.  
Next Meeting: December 19, 2024, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)



Stephen Edwards, Board Chair



Terry Dolan, Board Secretary

**North Lakes Community Council  
Meeting Minutes  
November 21, 2024**

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**1. CALL TO ORDER / WELCOME/ INTRODUCTIONS / QUORUM / PLEDGE**

Meeting called to order at 7:01 by Board President, Rod Hanson. All 5 board members are present as well as a quorum of voting members. The board introduced itself followed by introductions of other NLCC members. Several members of South Lakes Community council were present. Pledge led by Jason Schmidt.

**2. AGENDA APPROVAL**

Agenda moved for approval with no revisions by Rachel Greenberg. Sharon Johnson seconded the motion and it was approved unanimously.

**3. PRIOR MEETING MINUTES APPROVAL**

No revisions to minutes from 10/20/24 meeting. Franklin Conaway moved to approve the minutes, seconded by Colleen Vague. Approved unanimously.

**4. CORRESPONDENCE & ACTIVITY SUMMARY**

- A written report was provided to all members as part of a meeting packet and was also posted on the NLCC website. R. Hanson gave updates.
- Central Gravel conditional use permit. Public hearing was postponed to February 3, 2025.
- Mobile Home Parks proposed changes.
- Borough assembly meeting from the 19th of November where concerns were brought up by members of Shaw Tri Lakes airpark subdivision about the CAMP.
- The NLCC received an email from the borough about grant opportunities for 2025 for Matsu Borough trails.

**5. OFFICER / COMMITTEE REPORTS**

- a. President's Report (Hanson)
  - R. Hanson didn't have anything additional to report.
- b. Treasurer's Report (Coleman)
  - Joleen Coleman reviewed the balance sheet and budget report. Copies were made available to all members in the meeting packet.
- c. Road & Traffic Safety Committee (Greenberg)
  - Rachel Greenberg gave a verbal report about a meeting from Sunday, November 17, 2024. Going forward the committee will meet at the Boys and Girls Club the 3rd Sunday of each month at 3:00. Zoom attendance will be an option. Discussed possible recommendations that the NLCC could submit to the borough.
- d. Finance Committee (Calandri)
  - There were no meetings from the previous month so no report.
- e. Bylaws Committee (Purcell)
  - There were no meetings from the previous month so no report.
- f. Nomination Committee (Purcell)
  - There were no meetings from the previous month so no report.

## **6. ELECTED OFFICIALS - UPDATES**

(Various)

- Courtney Owen from Rep. Sumner's office greeted the NLCC but had no business to mention.
- Senator M. Shower asked the community council to make capital infrastructure suggestions and requests to his office ASAP so they can go into the Governor's budget. R. Hansen requested funding for Bogard improvements and priority to be given on safety enforcement for traffic issues in the area. Senator Shower also discussed potential for a Sheriff office in the Mat-Su Borough as a possible solution.
- Assemblyman Tim Hale gave updates from the borough assembly. Property assessments will be released soon and Hale encouraged necessary protests and challenges to be made promptly. Hale reminded NLCC that all neighborhoods have the power to request a police service district for their area. Currently there are no service districts in the borough.

## **7. ONGOING / UNFINISHED BUSINESS**

- a. Approval of Updates to NLCC Bylaws - Membership Vote (Hanson)  
Summary of bylaws changes were discussed and distributed to membership. Motion to approve bylaws made by R. Greenburg and was seconded by Jolene Coleman. The motion passed unanimously.
- b. Central Gravel Products - Conditional Use Permit - Verbal Update (Hanson)  
R. Hanson gave an update on the CUP status and reported that he sent an email to the borough to clarify points made on the NLCC resolution.
- c. Digital Advertising Report & Focus for December - Verbal Update (Klapperich)  
John Klapperich gave an update on digital advertising efforts. 115,000 impressions were made to residents within our boundaries, informing residents of the NLCC existence, boundaries, purpose and community events. 7000 community members were reached. 650 residents visited the NLCC website. R. Hanson encouraged J. Klapperich to create a proposal on what he would like to see going forward in 2025.
- d. Mobile Home Parks - Verbal Update (Hanson)  
Previously addressed by R. Hanson under Agenda item 4.

## **8. NEW BUSINESS**

- a. Waterbody Setback Code Revisions Alex Strawn, MSB  
Alex Strawn, planning director of MatSu Borough, gave a presentation about water setback regulations. A Waterbody Setback Advisory Board was created to write up recommendations and draft an ordinance. Strawn's slideshow was provided to members in a meeting packet and more information is available on the borough website with public comment due January 21, 2025. Information will be distributed to NLCC members and in December the council will draft thoughts and opinions.
- b. Corridor Access Management Plan (Greenberg)
  - Rachel Greenberg and Rod Hanson presented recommendations to be sent to Julie Spackman. Discussion ensued with comments and concerns about draft recommendations to be given.

- Motion to extend meeting to 9:15 by Coleen Vague. Seconded by John Miller. Approved unanimously.
- Members were encouraged to provide additional comment to Rachel Greenberg and Rod Hanson about the CAMP.

#### 9. ADDITIONAL AUDIENCE PARTICIPATION

- Any subject matter - Ideas / questions / comments
- Maximum 3 minutes per individual

- Senator Wilson sent his gratitude and regards through his representative Sharon Johnson.

#### 10. BOARD MEMBER COMMENTS

(Board Members)

- C. Vague encouraged members to bring suggestions for improvement to accompany any complaints.
- R. Hanson wished everyone a great Thanksgiving.

#### 11. ADJOURN

- Sharon Johnson moved to adjourn the meeting and Rachel Greenberg seconded and the motion was approved unanimously at 9:12 pm.

#### APPROVAL OF MINUTES:

Signed by: 

Date Signed: 12/19/24

Attested by: 

Date Signed: 12/19/24

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**North Lakes Community Council  
Annual Board Meeting - Minutes  
November 25, 2024**

**1. CALL TO ORDER (7:00 pm)**

- Meeting called to order by R. Hanson at 7:01
- Confirm Quorum (Majority of Board Seats) All five board members are present.
- Pledge of Allegiance

*No public participants*

**2. AGENDA REVIEW & APPROVAL**

- Agenda was unanimously approved

**3. 2024 WWW / WCBI**

- What went well?
  - The annual BBQ event was a successful effort with significantly increased attendance.
  - Participation from government agencies was much better this year. Political candidates and elected officials were present regularly.
  - Membership and attendance is up and trending upward.
- What can be improved?
  - Could improve upon BBQ preparation - earlier invites to Enstar for grilling and to public safety organizations for participation. The budget has been increased for the event.
  - We haven't adequately prioritized Audience Participation on our monthly agenda and often run out of time. We will consider moving comments to the beginning of the meeting to allow members to be heard. Also may add a second opportunity at the end of the meeting. Suggestion was made to have sign up sheets for participation.

**4. BYLAWS - APPROVED AT 11/21/24 MEETING**

- Secretary N. Smith and President R. Hanson signed updated bylaws
- Discussion
- Roles of Board Members (Article 9, Section 10) reviewed.
  - VP Colleen Vague will plan to attend some of the borough meetings. She also agreed to run the Zoom and timers for speakers.
  - Franklin Conaway suggested a less formal setting for community meet and greets.

**5. 2025 PRIORITIES / STRATEGIES / MEETING DATES**

- Possible NLCC neighborhood cleanup for spring cleanup was suggested. F. Conaway will look into adopting an area for spring cleanup.
- R. Hanson will look into more potential grants the NLCC can offer to the community, perhaps reducing the amount of large grant awards and setting up a process to fund some individual or minor grants.
- Meetings will continue to take place the last Thursday of every month except for November and December.

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- The Waterbody Setback Issue is coming to a close and should not need much additional focus in 2025.

After discussion the NLCC board set the priorities for 2025 as follows:

**- Road Safety**

- Continued leverage of the Road & Traffic Safety Committee.
- Input to the Bogard / Seldon CAMP
- Input to specific state DOT project scoping on Bogard Road
- Continue to advocate for safer neighborhood streets (MSB)

**- Membership Engagement & Outreach**

- Keep the push on getting physical "Welcome to North Lakes" signs installed.
- Leverage original posts (rather than links or shares) to drive up engagement through Facebook. Our target audience (50 year old plus) for engagement has been shown to use Facebook much more extensively than other sources and traditional media. Maybe consider Facebook advertising as an outreach strategy. Nichole Smith has experience with Facebook associated with her business and she and Rod will strategize on a path forward.
- While digital advertising in 2024 did bring more people to the website, that strategy is having the audience come to us ... rather than us going to the audience (such as through Facebook).

**- North Lakes Community Comprehensive Plan**

- Does not currently exist. Several other Councils have plans in place.
- Do some research to see if an NLCC Comp Plan could help our community with priorities and focus. Understand the process to get one in place.
- Also look at potential for Special Use Districts (SPuDs) as a way to protect neighborhood interests.
- C. Vague will lead a committee on creating a NLCC comprehensive plan.

**6. REVIEW OF COMMITTEES (Bylaws Article 10, Section 3D)**

- Finance Committee (Chair: Louis Calandri) will continue.
- Bylaws Committee (Chair: Nichole Smith) will activate if needed.
- Nominations Committee (Chair: TBD) will activate in July.
- Road & Traffic Safety Committee (Chair: Rachel Greenberg) will continue.
- Comprehensive Plan Committee: (Chair: Colleen Vague) will stand up in 2025.

**7. 2025 BUDGET REVIEW / MODIFICATION & APPROVAL**

- R. Hanson reviewed the proposed budget for 2025. Adjustments were made for more community outreach events.
- Will need to spread Welcome sign installation over two years to space out the expense.
- The NLCC will extend an unspent \$4000 grant for Matsu Disc golf association into 2025.

- o There will be a budget deficit in 2025 and 2026 (we will spend more than we bring in as income). This will draw down our reserves. Hopefully we can return to a balanced annual budget starting in 2027.
- o Jolleen Coleman will take the budget to the NLCC accountant so she can double check all information and provide us with an updated budget report before final approval.

**8. BOARD MEMBER COMMENTS**

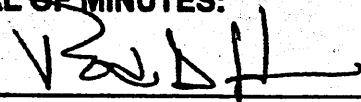
- o No specific comments given.

**9. ADJOURN**

- o Meeting adjourned at 8:46

**APPROVAL OF MINUTES:**

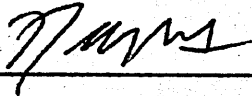
Signed by:



Date Signed:

12/19/24

Attested by:



Date Signed:

12/19/24

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 3, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:03 p.m.

## **1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Eric Koan, District Seat #3, Vice Chair  
Ms. Michelle Traxler, District Seat #5  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A

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Platting Board members absent and excused were:

Mr. Brian Goodman, District Seat #2  
Mr. Dan Bush, District Seat #4  
Ms. Sandra Kreger, District Seat #6  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Ms. Natasha Heindel, Platting Technician

### **B. THE PLEDGE OF ALLEGIANCE**

Platting Member Koan led the pledge of allegiance.

### **C. APPROVAL OF THE AGENDA**

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member McBride seconded.

The agenda was approved unanimously.

## **2. APPROVAL OF MINUTES**

- September 19, 2024.

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MOTION: Platting Member Traxler made motion to approve September 19, 2024 minutes. Platting Member McBride seconded.

Minutes were approved unanimously.

### **3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)

The following persons spoke:

- Rod Hanson
- Bill Miller
- Dan Steiner

### **4. UNFINISHED BUSINESS**

- A. **KATAGNIK RANCH ESTATES PHASE 1:** The request is to bring the approved Katagnik Ranch 2022 back for modification. The petitioner proposes creating six lots and one tract from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as **KATAGNIK RANCH ESTATES PHASE 1**, containing 40.0 acres +/- . The petitioner is dedicating and constructing one interior road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Mike & Terry Dennison, Jimmie Chynoweth & Nicole Baston, Staff: Chris Curlin, Case # 2022-112*)

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

Kayla Kinneen provided the mailing report:

- Stating that 60 public hearing notices were mailed out on September 10, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions of approval and 5 findings of fact.

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

The petitioner's representative, Ellery Gibbs spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat of Katagnik Ranch Estates Ph 1. Platting Member Koan seconded the motion.

Discussion ensued.

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

**B. VICTORY GERWIG:** The request is to bring back **VICTORY GERWIG** Subdivision for modification. The proposed alteration will remove the dedication of right of way of the W. Glenn Highway and S. Victory Road. Victory Gerwig is creating seven lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. (*Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case # 2023-140*)

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

Kayla Kinneen provided the mailing report:

- Stating that 24 public hearing notices were mailed out on September 10, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 2 conditions of approval and 7 findings of fact.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Cleve Noble

There being no one else to be heard Chair Johnson closed the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

**MOTION:** Platting Member Koan made a motion to approve the preliminary plat, Victory Gerwig. Platting Member Traxler seconded the motion.

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

## **5.RECONSIDERATIONS/APPEALS**

*(None)*

## **6.PUBLIC HEARINGS**

- A. **SPRINGS WEST**: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from the September 5<sup>th</sup> Platting Board Hearing.** *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds Staff: Chris Curlin, Case #2024-071)*

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

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions of approval and 7 findings of fact.

Platting Technician Chris Curlin called Point of Order to amend condition of approval #5.

Break: 1:52 PM

Rec: 1:54 PM

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Rod Hanson

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

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat of Springs West. Platting Member McBride seconded the motion.

Discussion ensued about amending condition of approval #5.

**MOTION:** Platting Member Traxler made motion to approve the amended condition of approval #5. Platting Member Koan seconded.

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

**MOTION:** Main motion to approve the preliminary plat of Springs West.

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

**B. GLACIER HEIGHTS ADD 1 LOTS 11A & 11B:** The request is to create 2 lots and 1 tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- (Tax ID's 6448B01L011&18N01E13C014) The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Donald & Ellen Malone & Sunflower, LLC Staff: Chris Curlin, Case #2024-106*)

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

Kayla Kinneen provided the mailing report:

- Stating that 140 public hearing notices were mailed out on September 10, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 5 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Ctaig Hanson spoke.

Discussion ensued.

**MOTION:** Platting Member Koan made a motion to approve the preliminary plat, Glacier Heights ADD 1 Lots 11A & 11B. Platting Member Traxler seconded the motion.

Discussion ensued.

**MOTION:** Platting Member Traxler made motion to approve amend condition of approval #4. Platting Member McBride seconded.

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

- C. **ALLIANCE COUNTRY HEIGHTS:** The request is to create 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public*. The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street; within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. **This case was continued from the September 19<sup>th</sup> Platting Board Hearing.** (Petitioner/Owner: Alliance Construction, LLC Staff: Natasha Heindel, Case #2024-093)

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

Kayla Kinneen provided the mailing report:

- Stating that 78 public hearing notices were mailed out on August 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 11 findings of facts.

Break: 2:43 PM

Rec: 2:48 PM

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

The petitioner's representative, Ellery Gibbs spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative and Dan Steiner spoke.

**MOTION:**                      Platting Member Koan made a motion to approve the variance request of preliminary plat Alliance Country Heights. Platting Member McBride seconded the motion.

Discussion ensued.

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

**MOTION:**                      Platting Member Koan made a motion to approve the preliminary plat, Alliance Country Heights. Platting Member Traxler seconded the motion.

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

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

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There are no cases scheduled for October 17, 2024 Platting Board
- So far there are 4 cases on November 7th Platting Board Meeting.
  - Rio's Refuge MSP
  - Syppress Hill
  - Wasilla Creek Commons Ph 3 (UE)
  - South Village MSP

Platting Officer, Fred Wagner informed the Board that Natasha Heindel had taken a position as a new Current Planner for the Matanuska Susitna Borough.

**BOARD COMMENTS.**

- Bertz- Wishes he had this weather during hunting.
- Koan- Community councils are talking about zoning and he would like to see training or discussion to help educate the community about zoning. Have had variances where conductivity was wanted but was not received and believes clarification up front is key.
- Chair Johnson- We addressed some hard questions and congratulations to Natasha.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:24 PM**.

  
\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

  
\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
November 7, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on November 7, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:02 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A

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**DEC 26 2024**

**CLERKS OFFICE**

Platting Board members absent and excused were:

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

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member Kreger led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member Koan seconded.

The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- October 3, 2024.

*cm*

MOTION:           Platting Member Traxler made motion to approve October 3, 2024 Minutes.  
Platting Member McBride seconded.

Chair Johnson inquired about clarifying the October 3<sup>rd</sup> Minutes to show amendment on Springs West condition #5.

MOTION:           Platting Member Koan made motion to approve the amended October 3, 2024 Minutes. Platting Member Kreger seconded.

VOTE:             Amended Minutes were approved unanimously.

### **3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

### **4. UNFINISHED BUSINESS**

- A. **SOUTH VILLAGE MSP**: The request is to bring **South Village Master Plan** back to the Platting Board for modification of the approved Conditions of Approval. The petitioner is proposing a community well until such time that City of Palmer water is available. The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case # 2024-023*)

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

Kayla Kinneen provided the mailing report:

- Stating that 91 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 20 conditions and 12 findings of facts.

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

The petitioner's representative, Craig Hanson spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Ronald Conklin
- Betty Conklin
- Joel Stefanski

- Brent Taylor

There being no one else to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

Discussion ensued.

**MOTION:** Platting Member Koan made a motion to approve the preliminary plat of South Village MSP. Platting Member McBride seconded the motion.

Discussion ensued.

**VOICE VOTE:** Platting Members Goodman, Bertz, Johnson, Koan, McBride, and Traxler voted in favor of approval.

Platting Member Kreger voted not in favor of approval.

The motion passed.

## **5.RECONSIDERATIONS/APPEALS**

*(None)*

## **6.PUBLIC HEARINGS**

- A. **RIO'S REFUGE**: The request is to create eight parcels from Parcel #1 and Parcel #4 (MSB Waiver 82-91-PWm, recorded as 82-142W), and Lot 1 (Radford's Retreat, Plat No. 2006-200) to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The subject property is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail; within the NE ¼ SE 1/4 of Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. *(Petitioner/Owner: Kent Larson & Steven Radford Staff: Chris Curlin, Case #2024-107)*

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

Kayla Kinneen provided the mailing report:

- Stating that 201 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to December 19<sup>th</sup> Platting Board Meeting.

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

The petitioner's representative was not present.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

Discussion ensued.

**MOTION:** Platting Member Koan made a motion to continue the preliminary plat of Rio's Refuge to December 19<sup>th</sup>, 2024. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- B. **SYMPRESS HILL**: The request is to create four lots from Lots 1 & 2, Block 10, Mission Hills Phase II (Plat 84-124) and Tract A, Mission Hills North Phase I (Plat 2008-24), to be known as **SYMPRESS HILL**, containing 8.5 acres +/- . The petitioner is requesting a variance to MSB 43.20.140 *Physical Access* and MSB 43.20.320 *Frontage*. The subject property is located west of N. Church Road, east of N. Stanley Road, and directly north of N. Sam Snead Loop and N. Walter Hagen Circle; within Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4. (*Petitioner/Owner: Brooke Antonich, Matthew Brown, Patrick Campbell & Kimberly Campbell Staff: Chris Curlin, Case #2024-110*)

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

Kayla Kinneen provided the mailing report:

- Stating that 178 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 6 findings of facts.

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

The petitioner's representative, Scott Holmes spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative did not speak.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Syress Hill with the Variance. Platting Member McBride seconded the motion.

Discussion ensued.

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

- C. **WASILLA CREEK COMMONS PH 3:** The request is to modify plat note #3, to exclude Lots 24 & 25, Block 2, and to eliminate the shared septic field easement on Lots 24 & 25, Block 2, **WASILLA CREEK COMMONS PH3**, Plat #2012-63. The property is located west of S. Trunk Road, south and east of E. Palmer Wasilla Highway, and directly south of E. Riparian Loop (Tax ID #7125B02L024 / L025); within the SW ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3. *(Petitioner/Owner: North Lit Homes, LLC Staff: Matthew Goddard, Case #2024-116)*

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

Kayla Kinneen provided the mailing report:

- Stating that 80 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 8 findings of facts.

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

The petitioner's representative, Craig Hanson, did not speak.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative spoke.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Wasilla Creek Commons PH 3. Platting Member McBride seconded the motion.

Discussion ensued.

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

## **ITEMS OF BUSINESS & MISCELLANEOUS**

### **A. Approval of 2025 Platting Board Meeting Calendar.**

**MOTION:** Platting Member Traxler made motion to approve the agenda. Platting Member McBride seconded.

Discussion ensued.

**MOTION:** Platting Member Koan made motion to amend and strike the first meeting in January 2026 due to holiday. Platting Member Goodman seconded

**VOTE:** The amended 2025 Platting Board Calendar was approved unanimously.

**MOTION:** Main motion to approve the amended 2025 Platting Board Calendar

**VOTE:** Main motion was approved unanimously.

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

### **A. Adjudicatory (*if needed*)**

### **B. Upcoming Platting Board Agenda Items**

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There are no cases scheduled for November 21, 2024 Platting Board or December 5<sup>th</sup> 2024 Platting Board.
- Platting Officer, Fred Wagner appreciates everyone's work and understanding. Proud to work with this Board and thanks the Board for what they do. Hope everyone has a great Thanksgiving.

**8. BOARD COMMENTS.**

- Koan - Had a question about sanitation easements since they do not come up often. Platting Officer Fred Wagner answered and made comment that DEC does not take Plats into consideration. Mr. Koan thanked Mr. Wagner for the dialogue and wished everyone a Happy Thanksgiving.
- Goodman – Agrees with conversations about water and inquired about whether Planning or the Borough could take water acts into consideration.
- Bertz – Has concerns about water systems as well. Mr. Wagner mentioned that a resolution can be brought to the Planning Commission and the Assembly.
- Kreger – Commented on monitoring hazardous waste sites.
- Chair Johnson – Believes that Platting Board hears concerns about well and septic issues and would like to take Mr. Wagner's offer up to craft a Resolution. Happy Thanksgiving.

**9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **2:29 PM**.

  
\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

  
\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
December 19, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 19, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

JAN 06 2025

CLERKS OFFICE

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Eric Koan, District Seat #3, Vice Chair  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District seat #7  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Brian Goodman, District Seat #2  
Mr. Dan Bush, District Seat #4  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Mr. Wyatt Anderson, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member Traxler led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member Kreger seconded.

The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- November 7, 2024.

**MOTION:** Platting Member Kreger made motion to approve November 7, 2024 Minutes. Platting Member Traxler seconded.

**VOTE:** The Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

**4.UNFINISHED BUSINESS**

(None)

**5.RECONSIDERATIONS/APPEALS**

(None)

**6.PUBLIC HEARINGS**

- A. **RIO'S REFUGE**: The request is to create 8 parcels from Parcel #1 and Parcel #4 (MSB Waiver 82-91-PWm, recorded as 82-142W), and Lot 1 (Radford's Retreat, Plat No. 2006-200) to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The subject property is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail; within the NE ¼ SE 1/4 of Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. **This case was continued from the November 7<sup>th</sup> Platting Board Hearing.**  
(Petitioner/Owner: Kent Larson & Steven Radford Staff: Chris Curlin, Case #2024-107)

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

Kayla Kinneen provided the mailing report:

- Stating that 201 public hearing notices were mailed out on October 15, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 7 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat of Rio's Refuge. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- B. NORTH SHORE PUE VAC:** The request is to eliminate the 25 foot Public Use Easement on Lot 4, NORTH SHORE, Plat #60-32. The property is located directly south of N. Northshore Drive and directly north of Wasilla Lake; (Tax ID 1045000L004) within the SE ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #4.  
(*Petitioner/Owner: Larry Farrell, Staff: Chris Curlin, Case #2024-131*)

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

Kayla Kinneen provided the mailing report:

- Stating that 100 public hearing notices were mailed out on November 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 5 findings of facts.

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

The petitioner Larry Ferrall spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative did not speak.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, North Shore with the Public Use Vacation. Platting Member McBride seconded the motion.

Discussion ensued.

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

## **ITEMS OF BUSINESS & MISCELLANEOUS**

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

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner introduced new Platting Technician Wyatt Anderson and informed the board of upcoming items:

- There are 2 cases scheduled for January 2, 2025, Platting Board.
  - Camelot
  - Outhuntin

### **8. BOARD COMMENTS.**

- Bertz – It was nice working with Mr. Johnson
- Kreger – Agrees with what Mr. Bertz said
- Traxler – Will miss Mr. Johnson and wishes him well in retirement. Happy holidays
- Koan – It's been a miracle, started out thinking what we got ourselves into and now a beautiful thing. You will be missed. Mr. Koan will not be here for the month of January.
- Chair Johnson – Will need someone to chair the next meeting. Feels like it's been an honor serving on Boards and have enjoyed working with everyone. Is glad he's had this opportunity.

### **9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:22 PM**.

ATTEST:



KAYLA KINNEEN  
Platting Board Clerk

  
~~RON JOHNSON~~ Michelle Traxler  
Platting Board Chair

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JAN 06 2025

CLERKS OFFICE

**Regular Meeting of the Talkeetna Community Council**

**Tuesday, Sept 3, 2024 @ 7pm**

**Talkeetna Public Library w/ Zoom link**

Minutes

1. Call to order at 7:00PM, Jodi R. Establish a quorum: 5 were in attendance: Jon K., Jodi R., Krister B., Kai Leddy (Zoom) Frannie C (Zoom). Absent Pam & Maleia
2. Kai Leddy will take the minutes
3. Approval of agenda – **Motion:** Krister moves to approve agenda; Jodi 2nds; discussion; add Skatepark Committee to Committee Reports section, add Trisha Costello and Sheena Fort as persons to be heard. No discussion, approved.
4. Approval of Minutes from 7/1/2024 **Motion:** Jodi moves to approve minutes; Krister seconds, no discussion, approved.
5. Treasurer's Report – Frannie C. – See the Correspondence Packet. In the supplemental report the balance is \$41,201.50. All CAP fund checks have cleared. Frannie wanted to remind that anytime a check is written, is if check writer includes memo line what the expense was for. If making a deposit in person at bank it can be added as a note to the account. Also, please no pre-signed checks at all, only sign at time of being written. Also writing checks only for pre-approved expenses
6. Out-of-Town Guest(s) : none
7. Correspondence Packet
8. Announcements: Mat Su emergency preparedness expo coming up, Northern Valley newsletter, Alaska Long trail newsletter, committee reports from TPAC, CERT, Paddle & Racket, Recycling. Mentioned at meeting: Talkeetna Trail Race is the 15th (formerly Bun to Bun race), supports TKA elementary PTA.
9. Persons to be heard:
  - a. June Okada, Susitna River Coalition Re: Susitna Valley Gas Exploration - Recent map of solicitation area is same as notice for 2017. They were able to extend the comment period to Oct 7th, 5pm. Becky Long added that May 2017 TCCI commented on various environmental and economic impacts - the letter was penned by Paul Button. This license would allow the company to explore, drill

an

and develop this area for 10 years. It is just outside the TCCI service area but borders and could impact Talkeetna residents. Can discuss more under new business. Comments have been extended to Oct 7th at 5pm. **Map and link to comments page:**

**<https://aws.state.ak.us/OnlinePublicNotices/Notices/Attachment.aspx?id=149759>**

- b. Trisha Costello, issues with Homestead Kitchen Noise - Mentioned issues with live, loud music at the Homestead Kitchen. Concern that this noise isn't permitted with MSB, no notices distributed to residents. Additionally, there is a parking issue blocking the pedestrian walkway. Marne with the TKA Chamber added it's been in the works to get downtown business members together
- c. Sheena Fort - running for Borough Assembly - voting starts in 2 months, encourages everyone to get out and vote. Lives in Caswell area. Running for District 7 Assembly Member again incumbent Ron Bernier.

10. Fire Dept. Report - Eric Chappel - not present

11. Talkeetna Water and Sewer Board - no report

12. Talkeetna Road Service Area Report - John Strassenbergh presented: discussion about paving on Main St, large pothole across from Nagley's will get serious revamp (will be amended to Woodpecker project, using same equipment). Woodpecker project start date has been postponed again. Progress made in stabilizing Montana Creek embankment near Yoder bridge (thanks to Susitna River Coalition, for planting foliage). Yoder bridge needs re-painting and currently has lead paint, which is more expensive to work with.

13. Talkeetna Library Report - no report

**14. Committee/Board Reports**

a. TPAC (Talkeetna Parks Advisory Committee) - Roger not present - they have a meeting Monday Sept 16th, 6:30pm and are soliciting for new members (2 core member positions open)

b. Recycling - Cici Shoenberger gave update - had record or near-record days on Saturdays & Tuesdays. Mobile recycling project started this summer but stopped mid-august because Elementary school cardboard container needed to go back to school use once school started. \$1500 grant was awarded from Jessica Stevens Foundation which would help pay for a cardboard container for Mobile Recycling Program. Big project this winter will be how to maintain the project - too much workload for volunteers, considering employee options. Hopes for a cardboard container at transfer site that can be accessed outside of recycling center days.

c. Community Assistance Program - no news

d. Comsat Quarry - State lost the ruling, now need to submit for public comment and get approval in a formal process. A thank you was given for those who fought for this.

e. CERT (Community Emergency Response Team) - no report

f. Technology Committee - website available for suggestions and updates, contact Leddy with any updates, changes, or meetings to add to calendar.

g. Paddle and Racket Committee - report is in Correspondence Packet, a meeting will be scheduled later this month and will be posted with TCCI and around town when scheduled

h. Skatepark Committee - Caitlin Palmer presenting, had 2 preliminary meetings to gauge interest, no solid committee members yet. Folks from Grindline skatepark designs willing to come up and look at the site. Caitlin has come up with some ballpark figures and they agreed \$150k-200k was reasonable to build what we'd like. Currently, the site is uninsured (not actively under construction).

#### 15. Unfinished Business

16. New Business (might be best to have the new business items listed under a,b,c, etc. followed by the summary of discussion)

a. Council seat vacancy

- i. Jodi **Motions** to wait until next election to fill Pam Young's seat vacancy. Krister seconds, motion is approved.

b. Selection of Nominating Committee for TCCI Candidates for Nov. Election

- i. Jodi **Motions** to wait until next election to fill Pam Young's seat vacancy. Krister seconds, motion is approved.

c. Talkeetna Library Crosswalk project update

- i. Jodi **Motions** to accept the grant from DCCED for library crosswalk project, seconded by Krister. Motion passes. Jon K. will get more details and report at next meeting.

d. Grant agreement from DCCED for \$70k towards Library Crosswalk

- i. (see point c above)

e. Susitna Valley Gas Exploration

- i. Krister **motions** to submit comments to DNR regarding the Susitna Valley Gas Exploration project, Jodi seconds. Motion passes.

f. Correria Subdivision public comment

- i. Frannie **Motions** for TCCI to write a follow up letter requesting verification of easement vacation by State or transfer to borough regarding Correia Subdivision. Jodi seconds, Motion passes.

- g. Recycling Grant from Jessica Stevens Community Foundation
  - i. Jodi **motions** to receive \$1500 grant from Jessica Stevens Community Foundation to Talkeetna Recycling, Krister seconds, no discussion, approved.

18. Board Comments

Krister - Appreciated Trisha's comments about Main Street and changes needing to happen down there

Jodi - Thanks everyone for coming, thank you to Pam for holding the secretary seat and thanks to Leddy for taking over and thank you to Frannie for keeping on top of our numbers! Thank you Caitlin for reviving the skatepark, thanks to Jon K. for being the chair and all the work he does on the side.

Leddy - thank you for your patience with me while I navigate Secretary duties! Big thanks to Pam for holding this position until now, it's not easy!

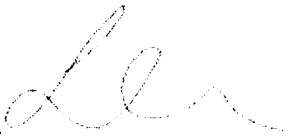
Frannie - no comment

Jon - Thank you to Krister and Whitney for being a part of the selection committee, we're a diverse community and we need to represent all viewpoints so thanks to committee for being apart of that. Thank you to Sheena for being here, Thank you Doyle and Rep. McCabe's office for being attuned to the local community. We appreciate you.

19. Next meeting is October 7th, 7pm at Library and on Zoom.

20. No opposition to Meeting adjourning, meeting is adjourned at 9:11pm

Approved by: Jon Korta, Chair. Signed:  \_\_\_\_\_ Date: 1-3-25

Approved by: Kai Leddy, Secretary. Signed:  \_\_\_\_\_ Date: 1-3-25

**Regular Meeting of the Talkeetna Community Council**  
**Monday, November 4th, 2024, 7:00 p.m.**  
**Talkeetna Public Library w/ Zoom link**

RECEIVED  
JAN 06 2025  
CLERKS OFFICE

1. Call to order at 7:00pm. Establish a quorum: 4 were in attendance: Jon Korta, Jodi Rodwell, Krister Bowman, Kai Leddy. Absent: Pam, Maleia, Frannie.
2. Kai Leddy will take the minutes
3. Approval of agenda **Motion** Jon to approve; Proposed changes: Under new business - remove skatepark committee budget, table for now. No opposition, approved.
4. Approval of Minutes from 10/07/2024 **Motion** Jon to approve; Changes made Elias curtis removed as not in council area. No opposition, approved.
5. Treasurer's Report: Frannie not present, she's doing a wonderful job.
6. Out-of-Town Guest(s) - none
7. Correspondence - none
8. Announcements: [From correspondence packet] Potential changes to Water Management Regulations - comments extended until November 29th. MSB Oct Planner Platform has great info for people to check out. Alaska Long Trail Feasibility was approved for some funding in Hatcher Pass northward, will be on TCCI radar moving forward. Big congrats to Recycling Committee for winning \$500 ALPAR award! Skatepark is having a kick-off meeting with Grindline representative flying up - Sheldon Arts Hangar 5-7 on Nov 11th.
9. Persons to be heard: none
10. Fire Dept. Report: Eric Chappel - 18 calls in Oct, things have been normal for Fall. Several responders attending classes, one completed course to be Pump Engineer for water truck, one completed their Fire 1 course, one responder finishing their Fire 2 this month, Eric completed his Trench Rescue Technician (certified to go 8-16' below ground for rescue). Great work TKA Fire Dept.
11. Talkeetna Water and Sewer Board - no report
12. Talkeetna Road Service Area - John Strassenburgh: MT Creek embankment stabilization project at Yoder, RSA funds are available to help with that project. MSB will make decision on use of those funds. Davis-Bacon wages were discussed, if project was greater than \$25k Davis-Bacon would come into effect - no longer can projects be broken into multiple

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smaller projects to stay under \$25k each. Once in effect, Davis-Bacon wages would add 30% or more to cost of these projects. Kevin McCabe commented that unions gave pushback on practices that would've allowed community projects to avoid Davis-Bacon wages inflating project cost. Portions of D, C, and Main street were worked on, Woodpecker paving is substantially complete except road striping and speed limit signs. MSB is funding the Woodpecker project. Baldy Lake developer seeking multi-family use permit, impacts Birch Creek Blvd (which services members of Talkeetna Council). Public input is not required for this permit to be granted but is welcomed by the borough. Next meeting Nov 14th.

13. Talkeetna Library Report - Geri Denkwalter: 98 people voted today, almost 500 people have voted already, almost half the population of Talkeetna (election day is tomorrow). Lots of great activities for kids and families at the library. Library is most likely going to be looking for a new employee, keep eyes peeled in future for a job posting. THANK YOU to our election officials!

14. Committee/Board Reports

- a. TPAC (Talkeetna Parks Advisory Committee) - Roger Robinson: Nov 18th is next meeting, 6:30pm library or via zoom.
- b. Recycling - see report in correspondence packet, of note: no longer taking miscellaneous plastic until possibly Spring. Winter temperature cutoff is 0 degrees (with windchill). If anyone wants to volunteer they can contact Recycling Works via TCCI website. ALPAR grant \$500 awarded to prevent littering - any ideas for grant spending can be submitted to any member of Recycling committee
- c. Community Assistance Program - none
- d. Comsat Quarry - none
- e. CERT (Community Emergency Response Team) - Eric Chappel commented that CERT is looking for new leadership. Anyone interested should contact Eric Chappel or a member of TCCI board.
- f. Technology Committee - none
- G. Paddle and Racket Committee -
- H. Skatepark Committee - Caitlin Palmer: Lots of momentum currently, see correspondence packet for lots of info. Meeting on Nov 11th at the Hanger from 5-7pm. The skatepark is using personal funds to fly up a Grindline representative to talk with the community in a hands-on event about the vision for the skatepark. From their they come up with a preliminary plan, there will be pizzas and brownies! Before this meeting, a pre-meeting will involve the Grindline Rep and some MSB representatives which will include a site visit. Grindline is being looked at as the contractor because they've recently built a park in Anchorage and understand cold weather logistics. Skatepark committee members and Grindline had a mutual friendship in the recently passed, Michael Gardner, which has really pushed the community to come together and work together. Krister will be joining the skatepark committee as the TCCI board member. I.
- Nominating committee - none

15. Unfinished Business - none

## 16. New Business

- a. Skatepark committee budget - **TABLED**
- b. Conceptual Design Proposal from Grindline for Talkeetna Skatepark - looking for approval for Grindline Inc. Preliminary Design Proposal for \$14,760.00. Skatepark committee is currently fundraising In past 24hours they have raised over \$3,000 and has approximately \$10,000. They do not need the \$14k to start, they will be invoiced in payments. First invoice will be approx \$6,170. Jon posits to vote to approve up to a cap, with pause on contractor if skatepark committee balance doesn't increase to cap. Jodi **Motions** to approve Skatepark Committee preliminary design contract with Grindline Inc. Krister seconds. Discussion: Caitlin Palmer comments that Grindline is ok to begin work knowing the skatepark doesn't have full amount in bank account (yet). Krister **Amends Motion** to approve funding to full amount with wiggle room to \$15,000 pending that the Skatepark Committee has raised that amount of money and it is in the TCCI bank account - NOT approving expenditures beyond the amount in the TCCI bank account. Jodi seconds, Discussion: Jon would like a line added to the contract with Grindline Inc that TCCI is not approving spending of funds that is not present in bank account at the time. Caitlin agrees. Amendment passes, Motion approves
- c. Approval of write in candidate Elliot Hunker for TCC Election - Krister **Motions** to approve Elliot Hunker as a write in candidate. Jodi seconds. Discussion: Elliot does live in the Talkeetna council. No opposition, motion passes.

## 17. Board Comments

Krister - We live in a community that has a lot of different opinions, let's "keep our cool" on election day.

Leddy - Thank you to our election officials for grinding out these long days, thanks for making voting so accessible to everyone.


Jodi - Everyone get out and vote! Thank you skatepark folks for being here. Thanks McCabe for being here, good luck for everyone running

Jon - Public thank you to KTNA and Trish Costello for promoting elections at all levels, giving people a platform for local candidates to speak (Su Valley Voice), thanks Geri and her staff for all their work during election season. Appreciative of the respect and civility of our community, even if our ideas differ we can come together for the good of the community. Thanks everyone for attending, drive safe, get out and vote!

18. Next meeting is December 2nd, 2024.

19. Adjourn Krister **Motions** to adjourn, Jodi seconds. Meeting is adjourned at 8:18pm

Approved by: Jon Korta, Chair. Signed \_\_\_\_\_ Date: 1-3-2025

Approved by: Kai Leddy, Secretary. Signed  Date: 1-3-2025

**If you're not on our correspondence email list, please send a note to  
[connect@talkeetnacouncil.org](mailto:connect@talkeetnacouncil.org)**

**Regular Meeting of the Talkeetna Community Council**  
**Monday, December 2nd, 2024, 7:00 p.m.**  
**Talkeetna Public Library w/ Zoom link**

RECEIVED

JAN 06 2025

CLERKS OFFICE

1. Call to order at 7:03pm. Establish a quorum: \_\_6\_\_ were in attendance: Jodi, Krister, Kara, Brad, Elliot, Leddy (Zoom). Absent: Jon, Frannie (previous treasurer).

2. \_\_Kai Leddy\_\_ will take the minutes.

3. Approval of agenda **Motion:** Krister moves to approve agenda; Brad seconds; discussion; add John Strassenburgh as person to be heard, approved.

Nomination new Board Members by secret ballot results:

Chair - Jon

Co-chair - Jodi

Secretary - Leddy

Treasurer - Kara

4. Approval of Minutes from 11-4-2024 **Motion:** Krister moves to approve minutes; Kara seconds, no discussion, approved.

5. Treasurer's Report: submitted by Frannie C. who was absent, Jodi gave an overview of report. See the Correspondence Packet for the Treasurer's Report.

6. Out-of-Town Guest(s) – n/a

7. Correspondence - n/a

8. Announcements - AK Railroad email for bridge replacement is large document, please email [connect@talkeetnacouncil.org](mailto:connect@talkeetnacouncil.org) to get remaining attachments from their email. Mat Su Transportation Fair January 30th, 2025. High Expedition is renewing marijuana license. Waterbody Setback information, a draft resolution to MSB has been submitted and comment period January 21st, 2025.

9. Persons to be heard:

- a) John Strassenburgh - Denali State Park developments: KTNA announced an RV park proposed in the State Park (west side of parks hwy) close to Kesugi Ken entrance (~mile 135). Development would be within the state park and park of the park's Special Use District and requires a conditional use permit. Development consists of 40 RV sites, 14 duplex cabins, tent sites, convenience store, and helipad for use by 3rd party helicopter tour company (mid-May to mid-Sept). Campground will be open year-round.

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There is concern that this development will impair the viewshed of the area and violate the conditional use permit for Denali SP. John requested this be put on the TCCI agenda for New Business as Dec 16th is deadline for public comments to Planning Commission about the proposal. Request for TCCI to discuss writing a letter to the Planning Commission that more information/time is needed for this discussion. **Motion:** Krister to add this topic to New Business. Elliot seconds, no objection. Approved.

10. Fire Dept. Report - Eric Chappel - average month, department is looking for people interested in joining - please contact Eric. Also talked about if you need number sign for your home you can call Chief Chappel and the Dept will come install on your property.

11. Talkeetna Water and Sewer Board - Ryan Sheldon - there is a rate study on your recent bills, scan the QR code and it will tell you your proposed rate. Main intention is differentiate usage and rate systems for residential vs. commercial accounts. Board intends to limit annual rate increases and maintain affordability. Scan the QR code on your bill for more information. The board did a 4 month study at how the rate structures could be distributed more equally amongst users. The scope of the town sewer system found issues whose repairs are within their budget, which is great (doesn't require extra input from rate payers). New lagoons seem to be a success, for the first time "in memory" the Talkeetna system is not leeching waste into the Susitna - hooray! Additionally, the board dug down on a shallower well (than the one on C street) and found arsenic-free water - which would reduce cost of extra water treatment for the town's water. Thanks Ryan for such a positive update!

12. Talkeetna Road Service Area Report - John Strassenburgh - at their meeting Leddy spoke on concerns about Mastodon parking lot plowing and contractor and MSB superintendent were present. Also discussion about Davis-Bacon wages, uncertainty about which projects could be done with the constraints of Davis-Bacon. Talked about Baldy lake multi-family permit, application is not currently complete and RSA board wrote letter about adverse effects on Birch Creek Blvd which could result in loss of public access and undue burden on taxpayer for increased traffic on road. Dec 12th is next meeting (error in report).

13. Talkeetna Library Report - Trailhead/Remote Parking permits on sale now and good through next year. For the election had 500+ people who voted in person at the library. The library is closed this Wednesday for Community Development party. The library will be closed Dec 24-25th, reopening on Dec 26th. Passive crafts (multi-ages) will be around the library for kids. New shed for Friends of the Library, it is empty (for now)! Santa Claus and cookie decorating on December 12th.

#### 14. Committee/Board Reports

a. TPAC (Talkeetna Parks Advisory Committee) - no report, John Strassenburgh noted that Roger is no longer chair (but keeping core membership) and Karl Swanson is now the chair for TPAC.

b. Recycling - Cici Shoenberger - recycling does not open if it's 0 degrees or colder (INCLUDING wind chill). Decision is usually made by 11am, if unsure you can call Cici or call the transfer site. Recycling will not be open on Dec 24th (transfer site will not be open), but will be open on New Year's Eve. TRW requests a TCCI board member join the committee. TRW would like to write a grant to Bachelor's Society to purchase 23 gallon containers to be loaned out to community for events so recycling can be collected at the event. TRW and Bear Necessities talked about writing a grant to Rasmussen to obtain bear proof recycling containers next to the existing trash containers. The grant to get these would be over \$30,000 to obtain and ship the containers. **Motion:** Kara to add TRW grant application to New Business, Krister seconds. No discussion, approved. Approved. Next meeting Jan 13th at 4:30pm at Cici's house or zoom - contact Cici for details.

c. Community Assistance Program - no report

d. Comsat Quarry - no report

e. CERT (Community Emergency Response Team) - no report - looking for new leadership, contact Eric Chappel (information on CERT page of TCCI website).

f. Technology Committee - contact Leddy@talkeetnacouncil.org with any questions/comments for the website

G. Paddle and Racket Committee - Finalized and agreed upon location for the courts, came up with schematic and estimated cost - will discuss more in New Business to move forward.

H. Skatepark Committee - Grindline meeting went well - committee is working on fundraising options. The committee is having its focus on not just skateboards but also rollerskaters, scooters, etc. Grindline was impressed with the community turnout (esp. for being a small community).

## 15. Unfinished Business

## 16. New Business

a. Paddle & Racket Committee - More info in correspondence packet, looking for approval from TCCI of location/schematic so they can submit to MSB to seek funding, including a Capital Improvement Project. **Motion:** Elliot motions to approve location schematic of committee as in proposal to seek right of entry with borough, seek management plan and begin fundraising. Kara seconds, discussion: there are concerns that the proposal isn't "fleshed out" enough with specific costs and more details before moving forward (ex: fencing estimate doesn't have material type or units). Concern about the ballpark figure of maintenance of the concrete/cracking over time. Additionally, what outreach should we have to demonstrate the level of community support for the project. Motion passes.

b. Letter to Planning Commission/MSB re: Denali State Park RV Development

**Motion:** Krister motions to write letter to Planning Commission regarding the lack of input and time. Kara seconds. Discussion: people in the room shared the same concerns that John shared in the "Persons to be Heard" section above. Other comments included TCCI's letter being in support of the council closest to Denali State Park area. Others stated that even though it's not in our community, it does affect our community members that often recreate in the State Park - the TCCI letter could reflect that. Further recommendations were for the TCCI letter to request more time for public comments for our community to discuss. Motion approves. It was noted that the 18th was the day the Planning Commission will vote on the issue- TCCI will send a letter asap.

c. TKA Recycling Works. **Motion:** Krister motions to approve grant application by Recycling to Bachelor society to purchase 23 gallon recycling bins to loan out for events (~\$500), Elliot seconds. A TRW committee member will write the grant. Motion approved.

17. Board Comments:

Krister - thanks John for bringing Denali State park to our attention

Elliot - wants everyone to know he's available to the community and reach out at [Elliot@talkeetnacouncil.org](mailto:Elliot@talkeetnacouncil.org)

Kara - echoes Elliot's sentiments, thank you KTNA for putting out Denali Park development, reach her at [Kara@talkeetnacouncil.org](mailto:Kara@talkeetnacouncil.org) or [connect@talkeetnacouncil.org](mailto:connect@talkeetnacouncil.org)

Brad - looking forward to serving the community, thank you everyone for coming out, his email is [Brad@talkeetnacouncil.org](mailto:Brad@talkeetnacouncil.org)

Leddy - thank you to all for coming and thank you for being open-minded and level-headed with our discussions.


Jodi - would like to meet with the board members of the council 1-1.5hrs before the January meeting to have an orientation meeting - as per the Open Meetings Act it will be a public meeting. The council position duties is available in the correspondence packet for December and we will discuss these duties at the January orientation meeting (5:30pm on January 6th). Jodi also proposed to have more TCCI board attendance at MSB assembly meetings and hopefully have a rotation of TCCI members attending assembly meetings. Thank you Kevin McCabe and Ryan Sheldong for coming. Happy holidays everyone and see you next year!

18. Next Meeting is January 6th, 2024 at 7pm at Talkeetna Public Library and online via Zoom.

19. **Motion** by Krister to adjourn, Elliot seconds. No opposition to Meeting adjourning, meeting is adjourned at 8:43pm

**If you're not on our correspondence email list, please send a note to [connect@talkeetnacouncil.org](mailto:connect@talkeetnacouncil.org)**

Approved by: Jon Korta, Chair Signed  \_\_\_\_\_ Date: 1-3-25\_\_

Attested to: Kai Leddy, Secretary Signed  \_\_\_\_\_ Date: \_1-3-25