

**MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS**

**APPEAL HEARING
MARCH 22, 2021**

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Vice Chair Claudia Roberts for the purpose of conducting an appeal hearing.

Board members present and establishing a quorum were:

Ms. Claudia Roberts

Mr. Larry Schmidt

Mr. Jesse Rongitsch

Staff in attendance were:

Ms. Brenda J. Henry, Assistant Borough Clerk

Mr. Mark Whisenhunt, Planner II

II. APPROVAL OF AGENDA

Vice Chair Roberts queried if there were any changes to the agenda.

GENERAL CONSENT: There was no objection to the agenda as presented.

III. APPROVAL OF MINUTES

A. March 8, 2021

Vice Chair Roberts queried if there were any changes to the minutes.

GENERAL CONSENT: There were no changes to the minutes as presented.

IV. ITEMS OF BUSINESS

A. Appeal Hearing - BOAA Case No. 21-02, Appeal the Denial of a Conditional Use Permit for an Alcohol Beverage Dispensary - Ashelee Stetson, Appellant

I. Borough Staff *(10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker.)*

a. Mark Whisenhunt

Mr. Schmidt declared that he knew a person who had submitted a comment in opposition. Stated that he has no business dealings with the person and can be fair in impartial.

Mr. Whisenhunt presented the decision and rationale of the Planning Commission.

No questions were asked of Mr. Whisenhunt.

2. Appellant (*15 minutes*)
 - a. Ashelee Stetson

Ms. Stetson provided her opening testimony.

Mr. Rongitsch asked questions of Ms. Stetson.

Mr. Schmidt asked questions of Ms. Stetson..

3. Interested Parties (*5 Minutes Each*)
 - a. No Interested Parties

There were no interested parties to testify.

4. Appellant For Rebuttal (*5 minutes*)
 - a. Ashlee Stetson, Appellant

Ms. Stetson provided her rebuttal.

V. ADJUDICATORY SESSION

MOTION: Mr. Schmidt moved to enter into adjudicatory session.

VOTE: There was no objection noted and the Board entered into adjudicatory session at 10:23 a.m.

MOTION: Mr. Schmidt moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 12:44 p.m.

Vice Chair Roberts requested that Ms. Henry read the draft of the final decision into the record.

Ms. Henry read the draft final decision into the record. Noted for the record that the BOAA only requests that she read the final decision and not all of the findings and conclusions.

MOTION: Mr. Schmidt moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

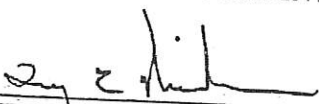
VI. BOARD COMMENTS

There were no comments provided.

VII. ADJOURNMENT

The meeting adjourned at 12:46 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, BOAA Chairperson

ATTEST:


BRENDA J. HENRY, CMC, Assistant Borough Clerk

Minutes Approved: 04/09/21

IN RE:

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BOAA Case No. 21-03
Page 1 of 10

3. This facility has been in operation since 2017 with no violations or citations from the Borough.
4. The appellant has obtained an Alaska State Retail Marijuana License No. 12023, a copy of which has been provided to the Development Services Department.
5. The appellant has ownership in at least two businesses that operate under the same, one on Knik Goose Bay Road and one on Machen Road; both operate under the name Green Degree. The property that is the subject of this appeal is the Machen Road property.
6. The appellant filed a request to modify an existing CUP, on October 15, 2020, for the Machen Road location.
7. The appellant is proposing to move the retail facility to a different portion of the existing structure, increase the size of the retail facility, and to expand the hours of operation.
8. The request, if granted, will increase the size of the retail facility from approximately 750-square feet to approximately 990-square feet.
9. A marijuana facility that is 990 square feet in size is required to provide three parking spaces, with one of them being Americans with Disabilities Act (ADA) compliant. ADA guidelines require one van accessible parking space that is

- 11-feet wide with a 5-foot wide parking aisle, for every 1 to 25 spaces.
10. There will be 13 customer parking spaces provided with one of them being a van accessible parking space that is 11-feet wide with a 5-foot wide parking aisle.
 11. As part of the modification, a small addition or arctic entry is under construction to the area that will be the new location of the retail facility.
 12. Central Mat-Su Fire Department has issued a nonstructural fire and life safety certificate of occupancy and the structure is in full compliance with applicable Alaska State Fire Code.
 13. The appellant also requested to expand the hours of operation from 10 a.m. to 10 p.m. Monday through Saturday, to 8 a.m. to 5 a.m. daily.
 14. The Alaska State Alcohol and Marijuana Control Office by way of Alaska Administrative Code, allows retail marijuana facilities to operate from 8 a.m. to 5 a.m. daily.
 15. The Borough currently has no ordinance with time restrictions on hours of operation. The Planning Commission has been determining hours of operation for retail marijuana facilities through the CUP process.

16. The subject property is Lot 1, Block 2, of the Parks Highway Industrial Subdivision, which is located on Machen Road.
17. West Machen Road is dominated by commercial and industrial uses on its frontage. To the south and west are additional commercial uses and a church. To the north and east, there is a mix of residential and vacant land. The city of Wasilla abuts the subject property to the east.
18. The Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and Machen Road are both in the same right-of-way.
19. The use does not border any parcels with residential homes, and it is not visible from any residential homes. The nearest residential structure is located to the north and is approximately 680 feet from the subject property.
20. The nearest school is Bright Minds Learning Center, located at 172 South Lamont Circle, on the left hand side of the Parks Highway traveling north. This school is approximately 3,060 feet from the proposed use. The Machen Road property is on the right hand side frontage road of the Parks Highway traveling north.

21. If the requested hours of operation are expanded, the appellant has testified that he intends to test hours of operation to see what works for this location and wants the option to operate from 8 a.m. to 5 a.m. daily.
22. It is understandable to limit hours of operation based on certain locations and code provides for that discretion. The CUP in question is located in an industrial and commercial area, in which homes, residences, and other businesses would not be impacted by later hours of operation.
23. Comments were provided by several Planning Commissioners at the Planning Commission public hearing, which anticipated inebriated drivers, when there is no factual evidence to back up those comments anywhere in the record. The Planning Commission takes an oath to uphold Borough code.
24. Comments were made about dangerous traffic and the location of the CUP being located on a highway safety corridor. The CUP is located on Machen Road, which is a frontage road off the Parks Highway. Machen Road is not a highway safety corridor.
25. Staff recommended approval of the modification to the CUP to allow the hours of operation to be 8 a.m. to 5 a.m. daily.

CONCLUSIONS

Based upon the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. The BOAA has jurisdiction over this appeal per MSB 15.39.030.
2. MSB 17.60.040(A), Application Procedures, provides for a process for a property owner or authorized agent to apply for a modification to a CUP.
3. AAC 306.310(b)(1) states that "a licensed retail marijuana store may not conduct business or allow a consumer to access the retail marijuana's licensed premises between the hours of 5 a.m. to 8 a.m. each day."
4. Based on the above findings, the modification to the CUP will not detract from the value, character, and integrity of the surrounding area as required by MSB 17.60.100(B)(1).
5. Based on the above findings, the modification to the CUP will not be harmful to the public health, safety, convenience, and welfare as required by MSB 17.60.100(B)(2).
6. Based on the above findings, there are sufficient setbacks, lot area, buffers, and other safeguards that are being provided as required by MSB 17.60.100(B)(3).

7. The application materials to modify the CUP have met all of the requirements of MSB 17.60.100(B)(4).
8. Based upon the above findings, the proposed use will not negatively impact other properties due to noise and odor as required by MSB 17.60.150(A)(1).
9. Based upon the above findings, measures are in place to reduce negative affects upon adjacent properties as required by MSB 17.60.150(A)(2)(a) through (c).
10. Based upon the above findings, the modification to the CUP is compatible with the character of the surrounding area as required by MSB 17.60.150(A)(3).
11. Based upon the above findings, the use is more than 1,000 feet away from any school grounds as required by MSB 17.60.150(B)(1).
12. Based upon the above findings, the applicant has provided a copy of documents which demonstrate that all applicable licenses required by 3 AAC 306.005 have been obtained as required by MSB 17.60.150(D)(1).
13. Based upon the above findings, the use is in full compliance with all applicable fire codes, as required by MSB 17.60.150(D)(2).

14. Based upon the above findings, the use is located on a parcel that is appropriate for commercial use as required by MSB 17.60.170(A)(1) through (3).
15. Based upon the above findings, the modification to the use complies with current ADA parking space guidelines as required by MSB 17.60.170(C).
16. Staff recommended approval of the modification of the CUP as the proposed use meets all the standards in MSB 17.60.100, 17.60.150, and 17.60.170.
17. The BOAA concludes that the Planning Commission erred in adding a condition of approval to limit the hours of operation. There were no evidence nor findings that supported this condition of approval.
18. The BOAA concludes that the Planning Commission erred in in making decisions based on an ordinance that the Assembly may or may not adopt and that was not in effect when the application for modification of the CUP was received. The Planning Commission made comments about being consistent with an ordinance that does not exist.

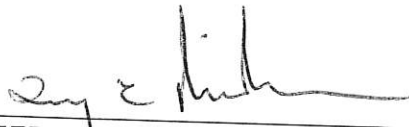
DECISION

Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals modifies in part and affirms in part, the decision of the Planning Commission in Resolution No. 20-047, as follows:

1. Modifies: strike current hours of operation in condition no. 4 of PC Resolution No. 20-47, page 7 of 8, of "8 a.m. to 12 a.m." daily and insert in its place, "8 a.m. to 5 a.m."
2. Affirms: All other requirements and conditions associated with conditional use permit No. 176020200011, remain in effect and must be adhered to. Any variation from the requirements or conditions of this permit or from Borough code may be grounds for penalties as authorized by Borough code.

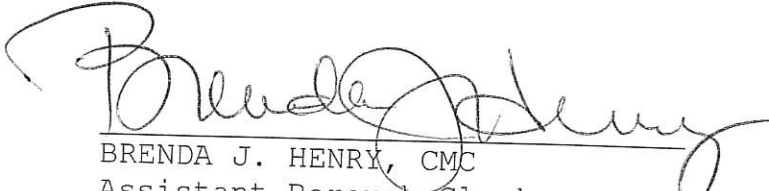
Dated this 22 day of April, 2021.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



TERRY NICODEMUS, Chairperson

Attest:



BRENDA J. HENRY, CMC
Assistant Borough Clerk

APR 21 2021

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**MATANUSKA-SUSITNA BOROUGH
AREA SCHOOL SITE SELECTION COMMITTEE
FEBRUARY 18, 2021 MEETING AGENDA**

Location: MSB Assembly Chambers
350 E. Dahlia Ave, Palmer AK 99645

Date: February 18, 2021
10 am -12 pm

Remote Participation:

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

+1 907-290-7880,,349685911# United States,

Anchorage

Phone Conference ID: 349 685 911#

Committee Members

Kristina Adamczak - Community At-Large
Jesse Sumner - Assembly
Vacant - Assembly
Mary Anderson - Planning Commission

Patricia Chesbro - Planning Commission Alt.
Thomas Bergey - School Board
Ole Larson - School Board
James Hart - School Board Alt.

I. Call to Order, Roll and Determination of Quorum

Meeting called to order at 10:12 am

Present:

Kristina Adamczak

Jesse Sumner

Mary Anderson

Thomas Bergey

Absent:

Patricia Chesbro

Ole Larson

James Hart

Quorum was established

Staff & Guest Speakers Present:

Adam Bradway, Planner II

John Aschenbrenner, Deput Borough Attorney

Nancy Cameron, Land Management Agent

John Brown, Principal of Mat Su Central School

Luke Fulp, MSBSD Deputy Superintendent of Business & Operations

Becky Huggins, Principal of American Charter Academy
Brandt Bowen, Principal of Birchtree Charter School

II. Election

Motion: Mr. Sumner moved to nominate Mr. Bergey as Chairperson, Ms. Anderson 2nd. No objections. Mr. Bergey confirmed as Chairperson.

Motion: Ms. Adamczak moved to nominate herself as Vice Chairperson, Mr. Sumner 2nd. No objections. Ms. Adamczak confirmed as Vice Chairperson.

III. Approval of Agenda

Motion: Ms. Anderson moved to accept the agenda as written, Mr. Sumner 2nd. Agenda approved as written.

IV. Items for Information

A. Review of School Site Selection process

Mr. Bradway gave an overview of the process.

Mr. Aschenbrenner, Deputy Borough Attorney, gave an overview of legal considerations.

B. Potential school sites – MSB land

C. Potential Mat-Su Central site – N Stringfield Road

Mr. Brown gave an overview of Mat-Su Centrals needs, along with Mr. Fulp. Mr. Fulp gave an overview of Mat-Su Centrals statistics as well as the benefits of the N Stringfield Road property.

D. Review of School Board resolutions

1. American Charter Academy

Ms. Huggins gave an overview of American Charter Academy's current building and their future needs.

Motion: Ms. Anderson moved to direct staff to look at Borough owned properties for American Charter Academy that are between Church Road and Knik Goose Bay Road. Mr. Sumner 2nd and moved to amend the motion to additionally search for private property if no suitable Borough property could be identified. No objections, motion passed.

2. Birchtree Charter School

Mr. Bowen spoke about Birchtree's current building and its issues as well as describing what type of property would be most beneficial for the Waldorf model.

Motion: Ms. Anderson moved to direct staff to look at Borough owned properties for Birchtree Charter School in the four corners area, Ms. Adamczak 2nd. Mr. Sumner moved to amend the motion to include privately owned property if no suitable Borough owned property could be found. Amendment failed. No objections, motion passed.

V. Draft Resolutions for Information Only

- A. A resolution of the Matanuska-Susitna Borough Area School Site Selection Committee recommending a permanent site for Mat-Su Central School.

VI. Public Comments (Three minutes per person)

None.

VII. Staff Comments

Mr. Bradway thanked the Committee for convening and getting this process restarted. The next meeting will include updates on the process. Mr. Bradway also explained that when it comes time for the Committee to vote on a specific site, additional Board members will be added, including two members from the charter school that the site is being selected for.

Ms. Cameron briefly clarified the arrangement of a privately owned building being on Borough owned property.

VIII. Committee Members Comments

Ms. Adamczak expressed her discomfort with site three. Ms. Adamczak wondered if Birchtree and Mat Su Central would be willing to share site five or the North Stringfield Road property. She also expressed a desire for Borough staff to look more closely at the adjacent road related issues.

Ms. Anderson stated that it was good to have the Committee back together and that there appeared to be some good opportunities for these three schools.

Mr. Bergey thanked staff for convening the Committee. Mr. Bergey wanted to clarify when the next meeting would take place. Mr. Bergey requested that April 8th be set aside as a placeholder for the next meeting.

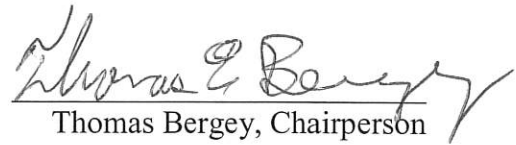
Mr. Sumner – none.

IX. Next Meeting

Tentative - April 8, 2021

X. Adjourn

Motion: Ms. Adamczak moved to adjourn the meeting, Ms. Anderson 2nd. Meeting adjourned at 11:58 am.


Thomas Bergey, Chairperson

Attest:


Adam Bradway, Borough Staff

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

Date/Time: 02/03/2021 6:00PM

Location: Gravel Pit, AK RR 232

The meeting was called to order at ____ 6 ____ PM

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

Jerry Boutte, James Tunnell, Donnie Billington, Ray James, Patricia Cox

Chase Community Members present:

Beth Pike, Cheryl Tunnell, Mike Woods, Molly Woods, Tim Cox,

AGENDA

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

All approved: Y

MINUTES

The minutes of the October, 2020 meeting were read by Patricia Cox
James Tunnell made a motion to approve the Minutes, Donnie Billington seconded the motion.

All approved: Y

Correspondence :

None to report

Treasurer's Report

Community Assistance Grant program is being offered by the borough in the amount of \$15,729. Ray James made a motion to vote on acceptance of funds, Donnie Billington second. All members approved grant funds for 2021.

Announcements:

By-Law Committee

The new official by-laws are posted to our web site.

Susitna River Dam Committee

No new Dam information at this time.

Old Business

Tractor going to Palmer to be worked on this spring. Trail maintenance for Clear Creek still planned for summer project.

New Business

Annual election conducted for opening board member seats. The board officers for the new year are as follows: Jerry Boutte as chairman, Ray James as vice-chairman, James Tunnell is treasurer, Patricia Cox as secretary, and Donnie Billington is member at large

Persons to be Heard

None to report

Adjourn

Tim Cox moved to adjourn the meeting and Donnie Billington seconded. The motion passed unanimously. The meeting adjourned at 6:30 p.m.

Minutes respectfully submitted by ____ Patricia Cox (acting secretary)

Minutes Approved

Signature: Jerry Boutte 4/14/2021, Chairperson Date:

Attested: Patricia Cox, Secretary Date:

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : February 10th, 2021

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Officers Present: Jim Ramsey (Chairman), Jeff Myers (Vice President), John J Vessey (Member at Large), Janie Vessey (Treasurer), and Kalee Bowen (Secretary)
Officers Absent: None

General Members Present: 8 community members present (see sign in sheet for reference), and 9 attendees on Zoom (see log for reference)

Meeting called to order at: 7:02 PM

*We had a moment of silence for Petesy Lust who passed away recently

Pledge by: Jim Ramsey

Approval of Agenda by: 1st- John Vessey 2nd- Skip Stock

Minutes from Last Meeting: Read by Kalee Bowen

Approved by: 1st- Charlie D 2nd- Wesley Daniels

Announcements:

- Tim Hale: 2021 property assessments have been sent out, and the average increase was 7%. Contact the borough if it went up way more than that. Appeal process due by Feb. 26th. They have also been discussing ways to save money such as closing transfer sites or reducing hours.
- Warren Keogh announced that the vaccine has now been expanded to 50 and older with health condition at the Life House Clinic in Sutton. Transportation is available through the tribe. (907)631-7665
- Ronnie is interested in the RSA

Public Comment: Skip asked about the repeater, and Frankie commented that the signal has been enhanced

Treasurers Report Read by: Janie Vessey

Old Business:

- Fire Department: Skip announced that we are very close to be completely setup with 9G Base and that we plan on running a drill this month for training. The Newsletter has been sent out for the year-end review.
- Litter Signs: Jim has been asked by the company to edit the 2nd sign, and he will need to work with Kristine to fit within their guidelines.
- Crime Watch Update: None. There were vehicles break-ins in the valley at trail heads, but they have been caught.
- **Jim makes a motion to dedicate the pavilion to Petesy Lust. Skip 1st and John 2nd. All in favor: unanimous 2.10.21**
- Electronic Meeting Committee Report: Skip wrote a sample of SOP's for the Zoom Meetings that were read aloud by Jim Ramsey. Please request a copy for more information. Jim proposed 4 meetings required to attend physically to be able to use Zoom, after Covid is over of course. Frankie brought up who will keep track, Kalee is keeping a log of zoom attendees and Zoom is recorded. Kendra only wants 3 meetings a year required. Skip mentioned allow an exception to be made for those who cannot attend for health reasons. Jim proposes a 5 minute late cap, after that the meeting is closed because of how distracting it is. **The time limit was brought to a vote for 10 minutes. In person: all in favor 11, Zoom: 2 in favor and 6 against.** Jim stated that these are only ground rules and can be revisited.

New Business: None

CAP: Jim Ramsey makes motion to replace water heater and range (and to convert to propane) under 2k budget. **John 2nds the motion, all in favor: 10 plus 4 votes via Zoom. 2.11.21**

- Jim then brings up that we have a connex that needs to be gone through, and has emergency supplies but no food. We need food for an emergency situation. A motion is made to to purchase at least a 3 day supply for 20-30 people of good freeze dried food. **1st: Cia 2nd: John. All in favor 11 from room and 3 from Zoom. 2.12.21**

Agenda Items for Next Meeting: Trash Cleanup

Meeting Adjourn: 8:13 PM 1st- Wesley 2nd-Skip

CHAIRMAN J - AR SECRETARY Kalee Bowen
DATE 4/14/21 DATE 4/14/21

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APR 16 2021

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**Greater Butte
Road Service Area Board
RSA #26
Regular Meeting Minutes**

Approved Michael Shields
Attested Lucy Klebesadel by MS
Date April 8, 2021

January 14, 2021, at the MSB O&M Building

Meeting Called to Order at 6:09 pm

In Attendance:

Mike Shields, Supervisor
Lucy Klebesadel, Supervisor
Will Barickman, MSB Road Superintendent

Visitors

Karl Kopperud

~~Malinda Suetina Boreau~~

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Roll Call: A quorum of 2 RSA 26 Supervisors present.

Approval of Agenda: Approved as presented

Approval of Minutes from October 8, 2020 meeting: Approved as written.

Borough Staff Reports

Road Superintendent's Report:

Maintenance contract performance: Steppers is struggling financially but meeting specs so far; they obviously want to do good work.

Monthly Budget and Fund Balance Reports: Handed out; current Fund Balance \$50,200+.

Additional Maintenance: New cross-drain to reach the pond sump on Cheechako.

Road Improvement Projects (RIPs): Delayed due to Tew's amendments to enabling legislation; hope to see approval and fund release on January 19. Per Alex Senta, Julie Marie is ready for bid, but due to delay we should not expect construction on Doc McKinley, Lombardo, Butte Drive, Melanie and Knik View before 2022.

Unfinished Business:

Third Board member status: Karl Kopperud agreed to join, and was given an introductory info packet and application. Thanks for raising your hand Karl!

New Business:

Assemblyman Tew's proposed amendments to RIP List approval: Mike spoke to the impact and future implications of this circumvention of the RSAs' review and comment role. Discussion followed, noting the strange reasoning given for both amendment items. Mike will keep the Community Councils informed.

Possible drive-around meeting in early May: Agreed we must do, having skipped it this year, even if in separate vehicles. Date to be determined at our April meeting.

Board Comments: Discussion of everyone's comfort level with in-person meeting; we will go to teleconference if any one of us wishes, but must make that decision at least 2 weeks before the meeting date.

Adjourned: Meeting adjourned at 7:04 pm. Next regular scheduled meeting is April 8, 2021, at 6:00 pm, in the O&M Building or by teleconference.

water testing. GPCFSA has not done water testing for several years as it is not required with GPCFSA staffing per station well under the limits stated in the CDC guidelines. However, after discussion, both staff and the board were in unanimous agreement that best practice would be to provide funds for testing. A motion was made to provide \$800 to the FY22 proposed budget for the purpose of water testing. The motion was brought to a vote and passed. (*Previously noted under New Business, number 1, line item 429.710)

3. MSB Annexation Request-Paradise Ridge Master Plan

The Mat-Su Borough made a request to the Central Mat-Su FSA and Greater Palmer Consolidated FSA for review and consideration of parcel realignment within the Paradise Ridge Master Plan. Those present at the GPCFSA meeting discussed the requested approval which would require annexation of the Phase 1 and 2 parcels, located at Section 24/T18N/R1W/Seward Meridian, into the GPCFSA. This parcel is currently within the Central Mat-Su FSA. Phase 3, 4, and 5 lots, tracts, and parcels in the Paradise Ridge Master Plan are currently within the Greater Palmer Consolidated FSA. Per MSB 43.15.049 (E) lots, tracts, or parcels within the subdivision must be realigned under only one FSA for final plat approval. The proposed realignment would consolidate all parcels from Phases 1-5 under the GPCFSA. A motion was presented to go forward with annexation. The GPCFSA board voted, and the annexation passed.

E. OLD BUSINESS.

1. Capital Improvement Projects

The Station 32 parking lot expansion has been completed. The four bay doors at Station 35 are installed and finished. The Command Vehicle 32 brush pump unit and equipment replacement is done.

The fuel tank project at Station 32, command vehicle replacement and Engine 36 replacement are in process or awaiting approval. Twenty sets of new personal protective equipment (PPE) have been purchased.

2. GPCFSA Boundary Amendment/Government Peak Recreation Area

The GPCFSA Board voted and passed GPCFSA resolution 19-01 on October 15, 2019. This change has now been verified.


F. STAFF REPORT/COMMENTS.

Chief Cameron reported that the part-time (29 hour/week) Support Specialist position has been advertised for a lengthy period of time with no interested applicants. On January 18, 2021, he will be requesting this position be changed to full-time. All applicants for the full-time position will be required to be 21 years of age and hold Firefighter 1 certification.

Board member Barry Mothershead asked a question regarding line item 391, Sale of Gfa, on the FY20 Budget Performance report. The item entry does not indicate

what was liquidated to obtain the \$1,350 in revenue. Director Barkley stated the funds may have originated from the sale of surplus SCBA's.

- G. ADJOURNMENT. Being no further business, a motion was made by Board member Barry Mothershead, to adjourn the meeting. Board member Ted Stuff made a second motion. The meeting was adjourned at 11:11 a.m.

A handwritten signature in black ink, appearing to read "Barry W. Mothershead", is written over a horizontal line.

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

MINUTES

- A. CALL TO ORDER. The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 10:00 a.m.
- B. ROLL CALL. In attendance were GPCFSA Board of Supervisors members Barry Mothershead, Ted Stuff and Marty Van Diest; Chief Chad Cameron; Matanuska Borough Attorney Nick Spiropoulos; Matanuska-Susitna Borough Director of Emergency Services Ken Barkley and Matanuska Borough Deputy Chief of Fire and Rescue Brian Davis.
- C. MINUTES FOR APPROVAL. The minutes of the regular meeting of January 8, 2021, were approved as presented.
- D. NEW BUSINESS.

1. Legal Overview

Nick Spiropoulos, Matanuska Borough Attorney, provided an overview of the State of Alaska Open Meetings Act Statutes and the specifics of application to GPCFSA Board meetings.

The Matanuska Borough Attorney also discussed the duties and responsibilities of the Board of Supervisors as specified under Matanuska-Susitna Borough Ordinance.

2. Variance Request for River Raven Woodlands Subdivision

Board Member Barry Mothershead presented information regarding a request for variance for flag lots in the River Raven Woodlands Subdivision allowing for a 40-foot right of way.

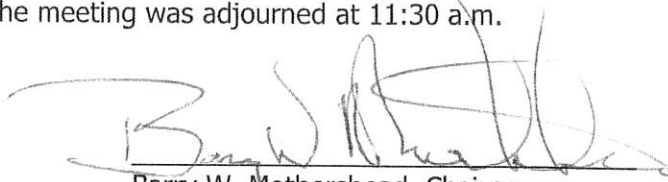
A motion was put forth to vote by Board Member Marty Van Diest. The request for variance was passed by the Board with no objection.

OLD BUSINESS. None.

F. STAFF REPORT/COMMENTS.

General discussion regarding future needs by Chief Cameron and Director Barkley included the necessity for continued repairs and remodeling to existing stations. The addition of sleeping quarters, the need for floor repairs, and the installation of underground water storage tanks were topics put forth for future consideration.

- G. ADJOURNMENT. Being no further business, a motion was made by Board Chairperson Barry Mothershead, to adjourn the meeting. Board member Ted Stuff made a second motion. The meeting was adjourned at 11:30 a.m.

A handwritten signature in dark ink, appearing to read "Barry W. Mothershead", is written over a horizontal line.

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

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

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

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BOARD MEETING

6:30 PM

January 20, 2021

MINUTES

- I. CALL TO ORDER: Meeting was called to order at 6:44 PM
- II. ROLL CALL: Bill Kendig, B. H. Tilton, Teri Johnson, Gina Ritacco, Nicole Weller, and Bill Johnson
- III. ESTABLISH QUORUM: Quorum established.
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF AGENDA: Agenda approved with additions as presented.
- VI. MINUTES OF PRECEDING BOARD MEETINGS:
Minutes of November 18, 2020 Board Meeting approved as presented.
- VII. REPORTS/CORRESPONDENCE
 - A. OFFICERS
 1. PRESIDENT: None
 2. TREASURER: As of December 21, 2020

Council Funds \$14,604.12	Grant Funds \$0.00
CAP Funds \$0.00	Total Funds \$14,604.12
 - B. COMMITTEE: None
 - C. LEGISLATIVE:
 1. State: Bill Gamble, staff for Kevin McCabe, let us know that Kevin is in Room 434. Bill gave Mr. McCabe our request for more lighting on KGB Road and Bill lead a discussion on these lights.
 2. Borough:
 - a. Clayton "Moki" Tew-spoke about how Burma Road intersects with the Iditarod Trail and the danger of this. He spoke about a culvert for this trail crossing.
 - b. Joe Metzger, Borough Land Management Specialist, spoke about the Wet Gulch Trail Connection. This would require 615 feet of motorized trail to allow access to the Wet Gulch Trail. It will cost about \$7000.00 and take approximately 2 weeks to complete.
Motion was made, seconded, and passed to create a resolution to fund through a grant 615 feet of trail at \$5 per foot for a total grant of \$3075.00 for motorized access to the Wet Gulch Trail.
 3. City: None
 - D. CORRESPONDENCE:
 1. Platting:
 - a. Case #2020-163 Anthony's Acres expired 12/17/2020
 - b. Case #2020-191 Shire Estates expired today 1/20/2020
 2. License & License Renewal Applications
 - a. Alaska Originals New Application for Retail Marijuana Store
Motion was made, seconded, and passed unanimously to send a letter of non objection.
 3. Other Correspondence:
- VIII. PERSONS TO BE HEARD: None
- IX. UNFINISHED BUSINESS: None

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING

6:30 PM

January 20, 2021

X. NEW BUSINESS:

- A. Certificate of Appreciation was presented to Big Dipper Construction for their excellent work on the roads that serve our community council members.
- B. Nomad Restoration Project- Mike Mahoney and Lisa Redington discussed to the work that has already been done and the volunteers that are helping to make it happen. They also discussed the marketing they are doing to fund the project.

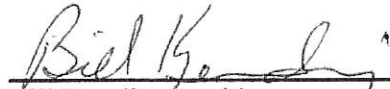
Motion was made, seconded, and passed unanimously to add an additional \$1722.05 to the \$1000.00 already given to cover the cost of the materials purchased to date. Receipts presented by Mike Mahoney.

XI. PUBLIC COMMENT/ANNOUNCEMENTS:

Next Board Meeting February 17, 2021, 6:30pm at Settlers Bay Lodge

Next General Meeting February 3, 2021, 7:00pm at Settlers Bay Lodge

XII. ADJOURNMENT: Meeting adjourned at 7:26 pm.



Bill Kendig, President

Attest:


Teri Lou Johnson, Secretary

Date Approved: 2/17/2021

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING

6:30 PM

February 17, 2021


MINUTES

- I. CALL TO ORDER: Meeting was called to order at 6:52 PM
- II. ROLL CALL: Bill Kendig, Patrick Cook, B. H. Tilton, Teri Johnson, and Bill Johnson
- III. ESTABLISH QUORUM: Quorum established.
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF AGENDA: Agenda approved as presented.
- VI. MINUTES OF PRECEDING BOARD MEETINGS:
Minutes of January 20, 2021 Board Meeting approved as presented.
Minutes of February 3, 2021 Board Actions at Member Meeting approved as presented.
- VII. REPORTS/CORRESPONDENCE
- A. OFFICERS
1. PRESIDENT: None
2. TREASURER: As of February 17, 2021
- | | |
|---------------------------|-------------------------|
| Council Funds \$11,914.28 | Grant Funds \$0.00 |
| CAP Funds \$10,789.00 | Total Funds \$22,703.28 |
- B. COMMITTEE: None
- C. LEGISLATIVE:
1. State:
2. Borough:
- a. Clayton "Moki" Tew-spoke about the cost to install and maintain a street light, the school bond debt, gasoline and gravel tax, approval of 5 year timber harvest, getting alcohol licenses into the borough to grow more business, the cost the borough will need to pay to the railroad to rebuild the Abbey Road crossing, how the borough is now working with the Burma Road homeowners to open the Iditarod Trail through this winter and then identify the trail position this summer.
3. City: None
- D. CORRESPONDENCE:
1. Platting: None
2. License & License Renewal Applications: None
3. Other Correspondence: None
- VIII. PERSONS TO BE HEARD: None
- IX. UNFINISHED BUSINESS: None
- X. NEW BUSINESS: None
- XI. PUBLIC COMMENT/ANNOUNCEMENTS:
Next Board Meeting March 17, 2021, 6:30 pm at Settlers Bay Lodge
Next General Meeting May 5, 2021, 7:00 pm at Settlers Bay Lodge
- XII. ADJOURNMENT: Meeting adjourned at 7:23 pm.

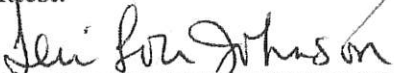
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Bill Kendig, President

Attest:


Teri Lou Johnson, Secretary

Date Approved: 3/17/2021

KNIK-FAIRVIEW COMMUNITY COUNCIL GENERAL MEETING
Settlers Bay Lodge

MEMBER MEETING

7:00 PM

February 3, 2021

MINUTES

- I. CALL TO ORDER: Meeting was called to order at 7:04 PM
- II. ROLL CALL: Bill Kendig, B. H. Tilton, Teri Johnson, and Bill Johnson
- III. ESTABLISH QUORUM: No Quorum established for members.
Quorum established for the board.
- IV. PLEDGE OF ALLEGIANCE
- V. APPROVAL OF AGENDA: *Approved with additions by the board.*
- VI. MINUTES OF PRECEDING MEMBER MEETINGS:
Minutes of February 6, 2019 Board Meeting not approved due to lack of quorum.
- VII. REPORTS/CORRESPONDENCE
 - A. OFFICERS
 1. PRESIDENT:
 2. TREASURER: As of January 31, 2021

Council Funds \$12,909.28	Grant Funds \$0.00
CAP Funds \$15,789.00	Total Funds \$28,698.28
 - B. COMMITTEES:
 - C. LEGISLATIVE:
 1. State:
 - a. Bill Gamble from Kevin McCabe's office spoke about a recent DOT Zoom meeting regarding status of the KGB projects. Critical intersections will be lit.
 2. Borough:
 - a. Clayton "Moki" Tew, assembly member, spoke about the Iditarod trail signs on Burma Road, the decision to stay as a Class 2 borough, and putting marketing funds into the pot to find ways to get it to make money.
He let us know that the assembly made a unanimous decision to find land to use for the Alaska SCTP shooting club. The Alaska SCTP currently has 20 young people who have gotten college scholarships for their shooting skills.
Mr. Tew also spoke about the boroughs bid to host the 2024 Winter Games
 3. City: None
 - D. CORRESPONDENCE:
 1. Platting:
 - a. Case #2021-010 Church of Eoan Bohoslov
Motion was made, seconded, and passed unanimously to send a letter of non-objection.
 2. License & License Renewal Applications
 - a. Outdo Operations-Standard Marijuana Cultivation Facility
Greg Miller was present and spoke on their behalf.
Motion was made, seconded, and passed unanimously to send a letter of non-objection.
 3. Other Correspondence:
 - a. Email from Joe Metzger, Land Management Specialist-Letter of thanks for allowing him to speak about the Wet Gulch Trail Connector project.
Write email to Mr. Metzger regarding funds we would like to donate to this project.

KNIK-FAIRVIEW COMMUNITY COUNCIL GENERAL MEETING
Settlers Bay Lodge

MEMBER MEETING

7:00 PM

February 3, 2021

VIII. UNFINISHED BUSINESS:

- A. Nominations and Voting-Postponed as no member quorum present.

IX. NEW BUSINESS:

- A. Iditarod Trail-Terry Langholz and Ray Redington discussed the 3 crossings on Burma Road and how the increase of homeowners in the area has lead to upgrades to Burma Road which was not much more than a trail back in 1983. Homeowners destroy signs and block trails. Trying to accommodate private property owners where original trail went. Traveling on roads with dog sleds is dangerous for mushers because they are unable to brake on roads. Goal is to get off roads and back onto trails. Currently using Homestead Road as a trail because the trail is blocked. Goal is to have a culvert on the historic trail to cross Burma Road.
- B. CAP Funds for 2022-Berkley received paperwork to apply for 2022 CAP Funds
Motion was made, seconded, and passed unanimously to create Resolution 2022-01 to allocate \$3000.00 to the Knik Kids Christmas, \$2789.00 to the construction of a Hazel Road dog sled trail, \$4000.00 to the Alaska SCTP Shooting Club, \$3000.00 to WASI Nutrition Program, and \$3000.00 to the Vi Redington Bridge access trails for a total of \$15,789.00.

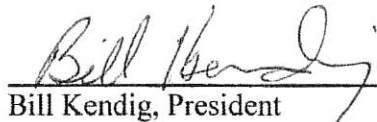
X. PERSONS TO BE HEARD:

XI. PUBLIC COMMENT/ANNOUNCEMENTS:

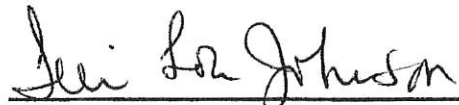
Next Board Meeting February 17, 2021, 6:30pm at Settlers Bay Lodge

Next General Meeting May 5, 2021, 7:00pm at Settlers Bay Lodge

XII. ADJOURNMENT: Meeting adjourned at 8:37 pm.


Bill Kendig, President

Attest:


Teri Lou Johnson, Secretary

Date Approved: 2/17/2021

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

REGULAR TELECONFERENCE MEETING

Held 6:30 pm Thursday March 18, 2021 by teleconference/Microsoft "Team"

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IN ATTENDANCE:

RSA #

RSA Members Present

09-Midway	Dan Tucker P tc		
14-Fairview	Dan Elliott P tc	Craig Stewart tc	
15-Caswell Lakes	DJ McBride P tc		
16-South Colony	Rhonda Stark P tc	Phillip Cobb tc	
17-Knik	Doug Lowry P tc	Harry Caldwell tc	
19-Lazy Mountain			
20-Greater Willow	Tom Phillips P tc		
21-Big Lake	Bill Heairet tc		
23-North Colony			
25-Bogard	Gary Hessmer P tc		
26-Greater Butte	Mike Shields P tc		
27-Meadow Lakes	Stephen Edwards P tc		
28-Gold Trails			
29-Greater Talkeetna			
30-Trapper Creek			
31-Alpine			

tc = by teleconference/"Team" P = Primary

RSAs not represented: Lazy Mountain (19), North Colony (23), Gold Trails (28), Greater Talkeetna (29), Trapper Creek (30), and Alpine (31).

MSB Staff: Public Works: Terry Dolan, Director tc; Jim Jenson, O&M Manager tc.

Borough Staff (other than Public Works): None

Borough Mayor: None

Assembly Representatives: Mokie Tew, District 5 tc; Stephanie Nowers, District 2 tc.

Visitors: None

CALL TO ORDER at 6:32 pm, with Pledge of Allegiance, Chair Stephen Edwards presiding.

ROLL CALL and QUORUM DETERMINATION: 10 of 16 RSAs represented. Quorum was met.

APPROVAL OF AGENDA: Approved as amended to add DOT Lighting under New Business.

APPROVAL OF MINUTES: Minutes of February 11, 2021, approved as amended for phrasing.

TRAINING: None

PRESENTATION by Assembly member Tew: Mokie said there's a need to develop a "Matrix system that works" for all RSAs, that it's "a work in progress", and that we need to implement it now ahead of spring breakup. Mike Shields described his role as an "independent advisor" to Mokie and Ken Walch on this initiative, including possible variants to the 2012 Butte RSA's "Matrix", and said he would provide training to this Board at its April meeting, and to any RSA requesting it (depending on his availability). Discussion followed: DJ McBride asked about how to apply such a system consistently across all 16 RSAs, the answer being that it's still part of the "work in progress". Doug Lowry said that on KGB we

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

should include an item for intersections versus population served. Craig Stewart asked about how to obtain accurate ADT counts; Terry described the request procedure and the lack of enough staff to quickly respond, and said O&M is transitioning to temporary counters/speed-recorders mountable on existing traffic signs. Phillip Cobb asked where that was being done now; Terry said it's currently concentrated around "traffic calming" complaints.

STAFF REPORTS:

A. O&M: Terry Dolan: This last storm deposited heavy snow in the northern RSAs, so there's a flooding risk during spring breakup. We're continuing to get a number of projects out to bid. **Jim Jensen** said he's purchasing extra sand/salt ahead of breakup.

BOARD MEMBER REPORTS

A. TAB: DJ McBride: The next scheduled meeting is April 30.

UNFINISHED BUSINESS:

A. The fate of Resolution 21-01 relative to Assembly action: Mike Shields described his "oops!" in not flagging the Resolution when he turned it in to the Clerks Office, so it didn't reach most Assembly members before the meeting. Mokie Tew said it was in his packet; Stephanie Nowers said she got it after the meeting. Terry again made the point that we should call our Assembly member as regards important issues like Resolutions, and not just rely on the packets.

NEW BUSINESS:

A. Proposed Assembly Resolution 21-018 and IM 21-043: Mokie confirmed that he withdrew them from the Agenda before the March 16 meeting, pending further study.

B. DOT lighting offer per Glen Highway project: Rhonda Stark and Steve Edwards spoke about DOT's proposal to install additional lighting for safety purposes, but the RSA would have to pay for future maintenance and repair. Discussion followed, including the unending financial commitment by the RSA and its precedent-setting nature for all RSAs; there is no FHWA requirement for the lighting being proposed; and RSA 16 is putting off a decision until hearing from other RSAs (RSAs 9, 14, 17, 20, and 25 promptly expressed disfavor).

PERSONS TO BE HEARD: Mokie Tew said that street lighting is cheap to install, at about \$600 per light. Considerable skepticism was expressed by those having markedly different experiences.

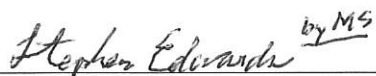
CORRESPONDENCE AND INFORMATION: None

OTHER BUSINESS: Mike's advisory role as an individual (covered under PRESENTATION above).

BOARD COMMENTS: Gary Hessmer thanked Mike for his continuing dialog with Mokie and Ken Walch. Steve Edwards said he's heard of pending legislation to hold RSA Supervisors liable for violations of the Open Meetings Act.

ADJOURNMENT: By unanimous consent meeting adjourned at 8:18 pm.

NEXT MEETING: Thursday, April 15, 2021, by teleconference/Team.


Stephen Edwards, Board Chair


Mike Shields, Board Secretary

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 4, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Ms. Barbara Doty, Alternate
Vacant, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for February 4, 2021.

- Change wordage on page 2 regarding point of order.

GENERAL CONSENT: The minutes for February 4, 2021 were approved with changes, without objections.

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

A. Persons to Be Heard *(There are no persons to be heard)*

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

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5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **GREEN ACRES MASTER PLAN:** The request is to create 35 lots, by a three-phase master plan, from Tax Parcel C30, to be known as Green Acres Master Plan, containing 11.06 acres +/- . The plat is located north of E. Helen Drive and east of S. Felton Street, within the city limits of Palmer (Tax ID # 117N02E05C030); within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: N/A and Assembly District #2 Stephanie Nowers. (*Owner/Petitioner: WM Construction LLC; Surveyor: Hanson; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 100 public hearing notices were mailed out on February 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-006.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to add two additional recommendations.
- Answered questions from the platting board.

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

Mr. Craig Hanson, the petitioner's representative, declined an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objection to the subdivision project. Has concerns on the lot size and the development of the land. Would like to see large lots and buffers in this subdivision: Ms. April Tynan.

The following person spoke regarding their concerns about the development and the lot size. Concerned about the property value going down and the increased traffic count: Mr. Nathan Riedel.

The following person spoke regarding their concerns about the property density and the FAA Runway that is not noted on the vicinity map: Ms. Gale Barnett.

The following person spoke regarding their concerns about the traffic safety and the property value declining: Ms. Bobbi Luben.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the petitioner's Engineer, gave a brief summary of the project and clarified concerns on the property development and drainage. Answered questions from the platting board.

Chair Anderson forgot to read the description at the start of the case. Read the case title and description in to the record.

Chair Anderson moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Green Acres Master Plan, with 7 recommendations adding #8 and #9. The motion was seconded by Platting Member Cottini.

RECOMMENDATIONS:

- Add #8: Add an additional drainage easement and show on final plat.
- Add #9: Provide proof of construction of the earthen containment dike.

Discussion ensued by the platting board, staff, and DPW on sub-collector, residential, and minor collector roads regarding traffic count.

MAIN

VOTE: The motion passed with all in favor. There are 7 findings of fact.

TIME: 2:01 P.M.

CD: 01:00:14

7. ITEMS OF BUSINESS & MISCELLANEOUS

MOTION: Platting Member Cottini moved to suspend the rules to go into a special session on Title 43 White Board List till 4:00 p.m. The motion was seconded by Platting Member Fernandez.

VOTE: The motion to suspend the rules passed with all 6 in favor (Fernandez, Cottini, Bush, Leonard, Anderson, Shadrach) and 1 against (Vau Dell).

A. Special Meeting Session on Title 43 White Board List

- The platting board opened the session on the white board list.
- Mr. Fred Wagner, the Platting Officer, gave a starting overview of what has been done from 2019 and started on the 2020 white board list.

Item #1: Fred Wagner, the Platting Officer, presented item #1.
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #1.

Item #2: Fred Wagner, the Platting Officer, presented item #2.
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #2.

Item #3: Fred Wagner, the Platting Officer, presented item #3.

Discussion ensued between the platting board members, surveyors, and staff regarding item #3.

Fred Wagner, will be working on item #3 re-write with staff and surveyors. Item #3 is on hold.

TIME: 2:36 P.M.

CD: 01:34:45

BREAK

TIME: 2:46 P.M.

CD: 01:45:09

Item #4: Fred Wagner, the Platting Officer, presented item #4.

Discussion ensued between the platting board members, surveyors, and staff regarding item #4.

Fred Wagner, will show the changes to item #4 next time the white board list is worked on.

Item #5: Fred Wagner, the Platting Officer, presented item #5.

Discussion ensued between the platting board members, surveyors, and staff regarding item #5.

Fred Wagner, will show the changes and the re-write on item #5 next time the white board list is worked on.

Item #6: Fred Wagner, the Platting Officer, presented item #6.

Discussion ensued between the platting board members, surveyors, and staff regarding item #6.

Fred Wagner, will work on the re-write for item #6.

Chair Anderson moved for the Platting Board to go back into regular session.

The Platting Board approved going back into regular session by general consent.

Item #1:

MOTION: Platting Member Shadrach moved to remove white board list item #1. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with 6 in favor (Cottini, Bush, Leonard, Shadrach, Anderson, Fernandez) and 1 against (Vau Dell).
Removed item #1 from the white board list.

Discussion on making motions for the white board list and wordage for Item #2.

Item #2:

MOTION: Platting Member Cottini moved to approve white board list item #2, Adding onto Basis of Bearings. The motion was seconded by Platting Member Fernandez.

Discussion on Item #2.

VOTE: The motion failed.
Removed item #2 from the white board list.

Items #3, #4, #5, #6:

MOTION: Platting Member Vau Dell moved to table white board list items #3, #4, #5, and #6 for staff review and write up. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with all in favor by general consent.
Staff will be re-writing and reviewing items #3, #4, #5, and #6.

8. PLATTING STAFF & OFFICER COMMENTS

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on April 1, 2021. We will continue session on Title 43 white board list after the April 1st meeting.

Ms. Von Gunten recognized Mr. Hatley for his service, as he has resigned his position. Ms. Barbara Doty is the new platting board alternate. Updated the board on APA Conference.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Fernandez had no comments.
- Platting Member Cottini had no comments.

- Platting Member Bush had no comments.
- Platting Member Vau Dell commented on making motions.
- Platting Member Shadrach had no comments.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 4:13p.m. (CD: 03:12:00)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: April 1, 2021

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on April 5, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice-Chair
Mr. Jason Ortiz, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Chris Elder, Assembly District #5*
Mr. Stafford Glashan, Assembly District #6*
Mr. Sassan Mossanen, Assembly District #7*

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Planning Commission members absent and excused were:

Staff in attendance:

Mr. Alex Strawn, Planning & Land Use Director
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Mark Whisenhunt, Acting Development Services Manager/Planner II
Ms. Peggy Horton, Planner II
Ms. Karol Riese, Planning Commission Clerk

*Indicates that the individual attended telephonically due to COVID safety protocols.

II. APPROVAL OF AGENDA

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

MOTION: Commissioner Anderson moved to move Item C. 1. Resolution PC 21-07 and have it on the April 19, 2021 meeting for Introduction. The motion was seconded.

VOTE: The main motion passed without objection.

MOTION: Commissioner Mossanen moved to correct the March 15, 2021 to reflect that Commissioner Mossanen did attend the meeting. The motion was seconded.

VOTE: The main motion passed without objection.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Peggy Horton.

IV. CONSENT AGENDA

A. Minutes

1. March 15, 2021, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 21-08**, A Request To Modify A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Dispensary (Talkeetna Restaurant), Located At 13605 E. Main Street (Tax ID #8088B12L014A-1); Within Township 26 North, Range 5 West, Section 24, Seward Meridian. Public Hearing: April 19, 2021 (Applicant: Sassan Mossanen, dba Talkeetna Restaurant; Staff: Mark Whisenhunt).
2. **Resolution PC 21-09**, A Request To Modify A Conditional Use Permit In Accordance with MSB 17.25 – Talkeetna Special Land Use District, For The Expansion Of An Existing Commercial Use (Talkeetna Restaurant) Greater Than 4,000 Square Feet In Size, Located At 13605 E. Main Street (Tax ID #8088B12L014A-1); Within Township 26 North, Range 5 West, Section 24, Seward Meridian. Public Hearing: April 19, 2021 (Applicant: Sassan Mossanen, dba Talkeetna Restaurant; Staff: Mark Whisenhunt).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(None)

GENERAL CONSENT: The consent agenda was approved as amended without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

6:12PM brief recess – adjourned @ 6:15PM

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

- A. **Resolution PC 21-04**, A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Package Store, Located At 3065 N. Church Road (Tax ID #5667000L001C); Within Township 18 North, Range 1 West, Section 32, Seward Meridian (Applicant: Matt Gittlein, of KG Enterprises, LLC; Staff: Mark Whisenhunt).

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- About signage

Chair Vague opened the public hearing.

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

MOTION: Commissioner Anderson moved to approve Resolution PC 20-04. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. Resolution PC 21-03, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.55 To Exempt Signs From Setbacks To Rights-Of-Way And Property Lines (Staff: Alex Strawn, Planning & Land Use Director).

Chair Vague read the resolution title into the record.

Mr. Strawn provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- Sign change and neighborhoods, how many signs are not in compliance, is signs defined in code, comments from RSA or CC, setbacks, Special Use Districts, and if there is a process for putting signs on property and liability.

Chair Vague opened the public hearing.

The following persons spoke regarding Resolution PC 21-03:

Mr. Brian Gittlein, spoke with regarding to signs and retaining wall

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

MOTION: Commissioner Chesbro moved to approve Resolution PC 21-03. The motion was seconded.

VOTE: The main motion passed without objection.

- B. **Resolution PC 21-06**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval To Name A Lake Within The Matanuska-Susitna Borough As Dalteli Lake, Located Within Township 29 North, Range 6 West, Section 34 And Township 28 North, Range 6 West, Section 3 (Staff: Peggy Horton).

Chair Vague read the resolution title into the record.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:
(No questions of Commissioners)

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 21-06:

Mr. Robinson, spoke to Trapper Creek CC and they had approved a recommendation for PC21-06.

Ms. Pam Robinson, thanked staff for considering this, Dalteli Lake has been used by Airtaxies and folks flying around and other property owners.

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

MOTION: Commissioner Mossanen moved to approve Resolution PC 21-06. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

Commissioner Mossanen left the meeting at 7:12PM.

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

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

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

XIV. COMMISSION BUSINESS

- A. Adjudicatory
B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission, new employees,


XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Anderson

- Cool to do the naming of the lake, nice to do some fun things. The signs definitions is a concern, you give an inch etc.; sign is a generic word.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:18 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 04-19-21

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION****REGULAR MEETING
January 18, 2021****1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE**

The regular meeting of the Port MacKenzie Port Commission was called to order at 3:05 p.m. by Chairperson Mr. Tim Anderson.

Commission members present online and establishing a quorum were:

Mr. Randall Kowalke	Mr. Bryan Scoresby
Mr. Rob Brown	Mr. Tim Anderson
Mr. Mike Janacek (3:10)	Ms. Helga Larson

Commission members not present were: NA

Staff in attendance were:

Ms. Therese Dolan, Port Operations Manager
Mr. James Wilson, Internal Auditor

Assembly members in attendance were:

Ms. Tam Boeve

2. APPROVAL OF AGENDA

The agenda was approved as written.

3. APPROVAL OF MINUTES

The minutes from the Port Commission meeting held on December 14, 2020 were approved as written.

4. AGENCY AND STAFF REPORTS**A. Therese Dolan, Port Operations Manager****1) Operations**

- a) Revenue - \$920 (Orion storage fees)
- b) Vessel Schedule – cement vessel changed to August 2021

2) Maintenance**a) FEMA Earthquake Repairs**

- Terminal Building repairs complete
- Revetment and Highmast Lights – design complete, forwarded to state for approval

3) EDA Grant Application - waiting on NOAA's input**4) NPI update – contact is with Borough Attorney****5. PERSONS TO BE HEARD**

Mr. Haberman made comments.

6. OLD BUSINESS – None

7. NEW BUSINESS

A. Annual Elections

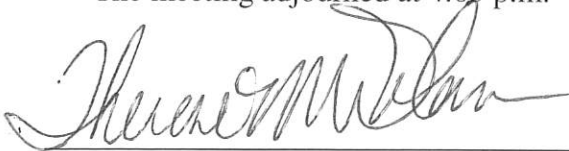
- Nominees for Chairperson were Ms. Helga Larson and Mr. Randall Kowalke. Ms. Larson was elected.
- Mr. Kowalke was nominated for Vice Chairperson. There was no objection.

8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

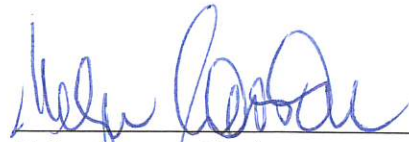
Closing comments were made by commissioners.

9. ADJOURNMENT

The meeting adjourned at 4:03 p.m.



Therese M. Dolan, Port Operations Manager



Helga Larson, Chairperson

Minutes Approved 4/19/21

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION**

**SPECIAL MEETING
January 25, 2021**

1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The special meeting of the Port MacKenzie Port Commission was called to order at 3:00 p.m. by Vice Chairperson Mr. Randall Kowalke.

Commission members present and establishing a quorum were:

Mr. Randall Kowalke	Mr. Rob Brown
Mr. Mike Janacek	Ms. Helga Larson (phone)
Mr. Tim Anderson	Mr. Ron Tracey (phone)

Commission members not present: Mr. Bryan Scoresby

Staff in attendance were:

Mr. Mike Brown, Borough Manager
Mr. Nick Spiropoulos, Borough Attorney
Ms. Therese Dolan, Port Operations Manager
Mr. Terry Dolan, Dir. of Public Works
Mr. Eric Phillips, Dir. of Community Development
Mr. Stefan Hinman, Dir. of Public Affairs

2. APPROVAL OF AGENDA

The agenda was approved as written.

3. AGENCY AND STAFF REPORTS


A. A presentation entitled Port MacKenzie - - The Way Forward was presented by the staff and a discussion followed.

4. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

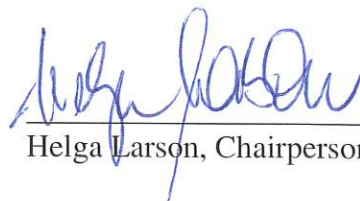
Closing comments were made by commissioners.

5. ADJOURNMENT

The meeting adjourned at 4:21 p.m.



Therese M. Dolan, Port Operations Manager



Helga Larson, Chairperson

Minutes Approved 4/19/21

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION**

**SPECIAL MEETING
February 22, 2021**

1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The special meeting of the Port MacKenzie Port Commission was called to order at 3:00 p.m. by Chairperson Ms. Helga Larson.

Commission members present online and establishing a quorum were:

Mr. Randall Kowalke	Mr. Rob Brown
Mr. Mike Janacek	Ms. Helga Larson (phone)
Mr. Tim Anderson	Mr. Ron Tracey

Commission members not present: NA

Staff in attendance were:

Ms. Therese Dolan, Port Operations Manager

2. APPROVAL OF AGENDA

The agenda was approved as written.

3. AGENCY AND STAFF REPORTS

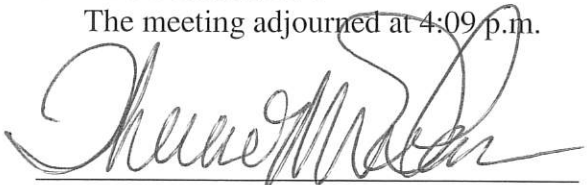
The proposed FY22 Port operating budget was presented by Ms. Therese Dolan, Port Operations Manager, and discussion followed.

4. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

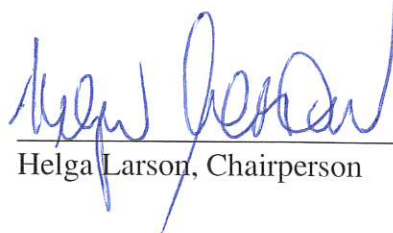
Closing comments were made by commissioners.

5. ADJOURNMENT

The meeting adjourned at 4:09 p.m.



Therese M. Dolan, Port Operations Manager



Helga Larson, Chairperson

Minutes Approved

4/19/21

MINUTES

file

TRAPPER CREEK COMMUNITY COUNCIL

Trapper Creek Community Center, Milepost 115.2 George Parks Highway. Turn left on E. TC Park Circle.
Teleconference: Locally dial 373-2663 / Participant Code 991090 or dial 907-622-2663 if not in local area

Regular Meeting 6:30 PM, Thursday, March 18, 2021

RECEIVED

APR 19 2021

CLERKS OFFICE

- I. Meeting called to order: 6:49 pm
- II. Determination of Quorum
- III. Board Members in Attendance: Kresge, Grelson, Morrill. Special Guest: Tam Boeve.
Members present: Elise Dooley, TCCSA Chair, Kathy Ernst. Visitor: Roger Robinson.
- IV. Approval of Agenda
- V. Reading and approval of Regular February Meeting minutes
- VI. Borough Assembly Report, Tam Boeve, District 7: *valley*
MSB budget meeting will be held at the ~~Mat Su~~ High School, Thursday May 6, 6pm.
Public opportunity to attend a MSB meeting and have 3 minutes to address the Assembly.

AK DOT /Dept. of Transportation: 3 bridges are due to be replaced: Sheep Creek Bridge, Goose Creek Bridge and Montana Creek Bridge. Work may begin this fall and will be a two-year project

Ken Barkley, MSB EMS Chief, will be present at a future TCCC Meeting to discuss Community involvement to assist in EMS initial response (date to be determined)
- VII. Treasurer's Reports:
Deposits: \$2400.00, Mat Su Health Foundation Grant for Treasurer D. Twigg to attend course. Disbursements: None. Dividend: .10; Interest: None.
Checking: \$3920.44 (\$674.27 FY2018 CAP \$); Savings: \$25.47
- VIII. Community Assistance Program (CAP) Grant Project Updates:
 - A. FY2018:
 - Trapper Creek Community Council (TCCC): CAP: \$1,000.00. Current expenditures: None. Remaining: \$674.27
 - B. FY2019:
 - Trapper Creek Volunteer Fire Dept.(TCVFD): CAP: \$3,489.00. No Report
 - Trapper Creek Community Services (TCCSA): CAP: \$11,000.00.
Report: Current Expenditures: \$545.47, Operating Expenses. Remaining: \$4609.43.

IX. Committee Reports:

A. TCCSA Water Committee: O&M Manuals and record drawings are complete; security complete. Still waiting for ADEC Approval to Operate. Walk-through scheduled for March 26.

B. Volunteer Fire Department Committee (TCFVD): No report

X. Correspondence/Current Mail: All mail was read at meeting, and/or previously emailed to the membership and/or posted at the TC Post Office

XI. Public Forum:

Roger Robinson, local citizen/ property owner

Brought maps regarding the Planning Commission's public hearing on April 5, 2021, concerning the naming of a geographical feature, an "unnamed lake". Lake is partially within the Denali State Park and wholly within the MSB. The proposal is to make the official name of the lake "Dalteli Lake". Dalteli means "berry buds" in the Dena'ina language.

MOTION: Motion was made by J. Grelson for TCCC to give a letter of support for the official name of Dalteli Lake for the currently unnamed lake that is partially within the Denali State Park and wholly within the MSB, and is within the TCCC defined area. Motion was seconded by J. Morrill. It passed unanimously

Dave Ritenburgh: EMS discussion within the Trapper Creek Community regarding the lack of a local EMS response. Discussion ensued regarding recent emergency calls in our community, response times, history of EMS crews in Trapper Creek, current location of EMS alert location and staffing. Also discussed: exploring future options that could work for our unique community's location and situation

XII. Unfinished Business:

A. Mat-Su Community Councils for Public Safety (MSCCPS) update:

No Report. Most likely there will not be a meeting until next spring

B. MSB CAP FY2022 Funds: TCCC application was submitted timely to the borough for FY2022 requesting funds should they become available

XIII. New Business:

A. MSB CAP FY2020 & FY2021 Funds: These funds are still available for TCCC to request.

IV. Date of next meeting: scheduled for **Thursday, April 15, 2021, 6:30 pm**

XV. Meeting adjourned: pm

Approved: _____

Chairperson

Date

Secretary

Date

(Minutes taken by Council Secretary, Janet Grelson)