

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 9, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:32 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

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

RECEIVED

AUG 10 2023

CLERKS OFFICE

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. ROYAL FLUSH:** The request is to create two lots from Lots 1 & 2, MSB Waiver Resolution #81-117-PWm, recorded as 81-205W, to be known as **Royal Flush**, containing 10.00 acres +/- . The property is located south and east of N. Meadow Lakes Loop, west of N. Pittman Road, and directly north of W. Sunrise Drive (Tax ID # 18N02W33A015 / 18N02W33A016); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Danny Noland II & Sheri Bree Noland, Staff: Matthew Goddard, Case #2023-083*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 24 public hearing notices were mailed out on July 18, 2023.

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

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

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

Dana Rumfelt, the petitioner's representative agrees with all the conditions.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 9 conditions. There are 7 findings of fact.

- B. QUANTUM:** The request is to create three lots from Tax Parcel D9, to be known as **Quantum**, containing 2.03 acres +/- . Parcels are located directly east of S. Woodward Loop and northeast of E. Parks Highway (Tax ID# 17N01E15D009); lying within the W ½ SE ¼ Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Quantum Laundry Lounge, Staff: Chris Curlin, Case # 2023-084*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 9 public hearing notices were mailed out on July 18, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

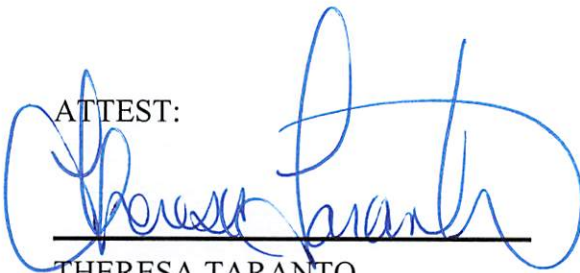
Discussion moved to the motion.

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

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:35 a.m.

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist



FRED WAGNER, PLS
Platting Officer

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 16, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

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

RECEIVED

AUG 16 2023

CLERKS OFFICE

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **LAURIE MEADOWS RSB B1 L5-6**: The request is to create two lots from Lots 5 & 6, Laurie Meadows, Plat No. 2022-1 to be known as **LOT 5A & LOT 6A**, containing 2.26 acres +/- . The property is located south and east of S. Clapp Street, south and west of City of Wasilla, and north of S. Knik Goose-Bay Road (Tax ID #8228B01L005 / L006); within the SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Sumner Company, Staff: Matthew Goddard, Case # 2023-087*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 25 public hearing notices were mailed out on July 25, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

4. ADJOURNMENT

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

ATTEST:



THERESA TARANTO,
Platting Administrative Specialist



FRED WAGNER, PLS
Platting Officer

RECEIVED

AUG 09 2023

CLERKS OFFICE



PO Box 520931

Big Lake, AK 99652-0931

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

**General Membership Meeting – July 11, 2023, 7:00 PM
Big Lake Lions Recreation Center**

MINUTES

1.) Call to Order/ Determination of Quorum

By: Bill Gamble Time: 07:02pm

Quorum: Yes

Attendees: 11 members signed in, as well as 6 board members

2.) Pledge of Allegiance

3.) Agenda Approval

Motion: Ben Tew Second: Dave Haggard

4.) Previous Meeting Minutes Approval (June 13, 2023)

Motion: Dave Malo Second: Ben Tew Copy signed: Bill Gamble

5.) Presentation(s)

1. Cheryl Metiva:

Arctic Winter Games – Sponsorship and Community Engagement Manager

See the YouTube link below, with a promotional video from the previous Arctic Winter Games in Alberta, Canada. These games are held in Alaska every 10 years. The last Alaskan games were in Fairbanks, 2014.

The 2024 games will be held March 10th -16th. Over 2000 athletes will be competing. 2000+ volunteers will be needed as well. Media, spectators, and families of athletes will be in attendance. This is similar to an international Winter Olympics, with 21 different events being contested.

Useful links for Arctic Winter Games information:

YOUTUBE LINK to the Arctic Winter Games "Sizzle Reel": <https://youtu.be/gLgha4XzoE4>

VOLUNTEER information: www.awg2024.org/volunteer

DONATION LINK :www.awg2024.org/donate

SPONSORSHIP information: www.awg2024.org/sponsor



6.) Treasurer's Report (Dave Malo)

Checking: \$ \$40,587 Savings: \$1943.77 Petty Cash: \$177.00

7.) Membership Report (Ben Tew)

60 members currently

BLCC Gmail account established, membership database spreadsheet uploaded to be maintained there, with view access for all BLCC board members, and editing access for BLCC secretary.

8.) Reports

1. Legislative (State House & Senate)

Senator Shower: Shonda Erickson available, DOT project email sent to BLCC board members

Representative McCabe: \$1.5 million for Arctic Winter Games. Hatcher Pass opening, still under discussion. Snow-Track funding moved from DNR to DOT – will help support Big Lake Trails organization. Parks Highway, Montana Creek and Goose Creek on schedule. Detours will be removed next summer. Parks Hwy to Houston rehabilitation – In design process. Big Lake Road has moved from design to planning. Work may be scheduled for Summer 2024. AST has been engaged to address current incidents in Mat Su, and will engage with community councils. Constituent meeting in Healy, and attendance at the 100-year anniversary of Alaska Railroad celebration. Big Lake crosswalk needs support/resolution from Big Lake Community Council. Previously existing crosswalk has been abandoned by DOT. Margaret Billinger: Schools desperately need turning lanes – also would benefit from a BLCC resolution.

2. Assembly (District 5)

Member Tew: Potholes on Big Lake Road, Beaver Lake Road, and Hawk Lane fixed today. 25' setback proposal and legislation "not going well." There has been pushback from residents despite over 700 properties in violation of the current 75' setback requirement. Assembly legislation will be pushed back to a work group at the July 12 Assembly meeting. Trash & garbage in people's yard... money being directed to assist residents with clean-up. Cars in yard? Call borough and borough will tow away for no charge (\$50,000) designated for this project. Also, free transfer station days proposed to assist in this project.

Kevin McCabe: Concerned resident who is in violation of current 75' setback asked Rep. McCabe if they should be concerned about receiving a notice of violation from the MSB.

Member Tew: Yes, that is the intent and messaging from the MSB

Audience member: Consider grandfather clauses from prior to 1999. Current 25' proposal too close.

Kevin McCabe: Keep in mind that there is a provision in the law for "unoccupied" structures to be built closer to bodies of water.

3. Fire Service (West Lakes Fire Department) No representative available

4. Road Service

Assembly Member Tew: Very happy that impassible roads are being fixed. Twin Papoose scheduled, Rocky Lake and Dawson have had work done. Pond Lily also needs work. Calcium chloride has gone out for bid, awarded at \$4500/mile, and negotiated down to \$1400/mile.

5. Valley Recycling: No representative available

9.) Correspondence (None)

10.) Unfinished Business

1. Committee Updates:
 - Bylaws – will be addressed in the future
 - Grants – Terry Gorlick will report during future meeting
 - Capital Improvements – For future report
2. Lake setback ordinance – previously addressed

11.) New Business (None)

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

1. Tim Zalinger – Mat Su Valley Rebuild. Located at 567 South Denali Street – Wasilla.

Mat Su Valley Rebuild is a non-profit organization 501 (c)(3) that accepts donated surplus building materials from construction sites and individuals, for resale and recycle to new building projects.

Future expansion plans include:

- Tool library
- Material pickup service
- Building and repair workshops
- Fix-it clinics
- Deconstruction crew for taking down unwanted structures and salvaging materials
- Community gardens, etc...

Mat Su Valley Rebuild has an ongoing fundraiser for purchasing a permanent storefront site. The “Forever Home” fundraising project has a \$235,000 goal for a building down payment. Two buildings on Palmer/Wasilla highway have been identified as potential sites.

Specific fundraising information can be found on the website “MatSuValleyRebuild.com” or donors may send a tax-deductible check to PO Box 511, Palmer, AK 99645. (Mat Su Valley Rebuild is a 501(c)(3))

2. Carolyn Keil: Intended to speak on subject of lake and waterway setbacks, however, will hold off due to Assembly consideration postponement announced by representative Tew. Will continue to follow this matter and hopes a solution is reached that takes the best interests of all waterfront property owners into account, as well as protecting our lakes and waterways.

13.) Announcements

Margaret Billinger: Keep an eye out for re-introduction of Big Lake Chamber of Commerce

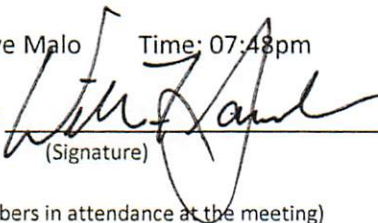
Lynn McCabe: Go see the film “The Sound of Freedom”

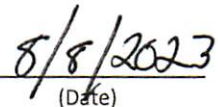
14.) Board Member Closing Comments (None)

15.) Adjournment

Motion: Jodi Riddell Second: Dave Malo Time: 07:48pm

President Signature – Approved minutes


(Signature)


(Date)

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

Big Lake RSA #21 Meeting Minutes
Wednesday, April 12, 2023
9 am, Big Lake Family Restaurant

RECEIVED
AUG 08 2023
CLERKS OFFICE

Primary Supervisor Pat Daniels called the meeting to order at 9:05 am. Supervisors Jill Parson, Pat Daniels, and Andrew Traxler were present, representing a quorum. Garland Morrison and Bill Haller were absent.

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

Agenda was approved as presented. Minutes for the March 8 meeting were approved as presented.

No staff attended.

PERSONS TO BE HEARD: Terry Gorlick spoke re Dawson Drive. (Not in order - spoke after calcium chloride discussion and before RIP list)

UNFINISHED BUSINESS

Both calcium chloride application lists, calcium chloride from last year and public requested received from Dustin Spidal, were approved (attached).

RIP list (\$978,818 dated 3/09/23) was approved without changes and Reso 23-04 was to be sent to the Clerk's office to be submitted for Assembly approval (attached).

Additional Maintenance list (\$485,000 dated 03/09/23) was approved with Dawson Drive added for an amount not to exceed \$50,000, with purpose to "lift" the road and perform seasonal maintenance (attached).

NEW BUSINESS

The scheduled road ride around was cancelled due to snowfall, to be rescheduled in May.

Suggested was that at the next meeting the Board should check the sum of the RIP and the Additional Maintenance funds against the RSA21 updated funds balance, to determine what funds can remain in the maintenance account for next year.

BOARD ANNOUNCEMENTS and BOARD COMMENTS

Jill - Assembly approved the Task Force for implementation, as stated in RSA21's Reso 23-02

Next meeting Monday, May 8, 2023, 6:30pm, Big Lake Family Restaurant. Meeting adjourned at 9:40am.

Respectfully submitted, Pat Daniels, Primary

Jill Parson, Acting Secretary

Big Lake RSA #21 Meeting Minutes
Monday, May 8, 2023
Big Lake Family Restaurant 6:30pm

RECEIVED
AUG 08 2023
CLERKS OFFICE

Primary Supervisor Pat Daniels called the meeting to order at 6:35pm. Supervisors Jill Parson, Pat Daniels, Bill Haller and Andrew Traxler were present, representing a quorum. Garland Morrison was absent.

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

Agenda was approved as presented. Minutes for the April 12 meeting were approved as presented.

Staff: Dustin Spidal and Alex Forkner were present. Mokie Tew, Assemblyman, was present. Two community members present.

PERSONS TO BE HEARD: Terry Gorlick spoke re Dawson Drive. (report made in middle of Unfinished Business)

UNFINISHED BUSINESS

Dustin gave a construction project report on Lakes Blvd, Jolly Creek, Papoose Twins, Tofson & Pond Lily, Melozzi/Alamo, Arctic Tern, Victor Rd, impassable roads to be done before June 30, Rocky Rd, Dawson.

Dustin reported on order of calcium chloride material and roads for application.

Ride Around rescheduled to May 17, 9am, by motion. Approved.

NEW BUSINESS

Alex reported sweeping has started.

Calcium chloride proposed list of roads for application attached.

Discussion held on emulsion spray on roads covered with rap. Need to determine costs to do.

State funds from vehicle fees are designated for calcium chloride and application.

Comments on damaged guardrails - need to bring up to new code per State

Borough Mgr responded to letter from contractors re additional contract expenses

BOARD ANNOUNCEMENTS and BOARD COMMENTS

Burma Road/W Susitna intersection has safety concerns with speeding through intersection. Need resolution to get Big Lake Road repaved from Mile 1-Mile 12.

Next meeting Monday, June 12, 2023, 6:30pm, Big Lake Family Restaurant. Ride Around scheduled May 17, 9am. Meeting adjourned at 8:25 pm.

Respectfully submitted, Pat Daniels, Primary

Jill Parson, Acting Secretary

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Big Lake RSA 21

Minutes for May 17, 2023 Road Ride Around. Met at 9am at the Big Lake Family Restaurant parking lot.

Meeting was published timely per Borough requirements.

Roll Call: Present were Pat Daniels, Bill Haller, Jill Parson, Andrew Traxler, representing a quorum. Absent was Garland Morrison.

Assemblyman Mokie Tew and Alex Forkner, Public Works Superintendent and van driver, participated. No public members were present.

Agenda was approved with the additions of Cherrywood and Klutina to the list on the agenda.

Minutes for previous meeting will be submitted for approval at the next scheduled meeting on June 12.

Unfinished Business - None

New Business - review of the Additional Road Maintenance list:

Rocky St/Dawson Drive, Melozzi Hot Springs/Alamo, Tom Parker/Victor, Pond Lilly/Tofson, Arctic Tern, Purinton/Call of the Wild, W Susitna, S Purinton, Papoose Twins

Board Announcements - none

Board Comments - none recorded

Meeting adjourned about 1pm.

Next Meeting June 12, 2023 at 6:30 pm, at the Big Lake Lions Center.

Respectfully submitted,

Jill Parson, Acting Secretary

Date 06-12-2023

Pat Daniels, Primary

Date 06-12-2023

Big Lake RSA #21 Meeting Minutes
Monday, June 12, 2023
Big Lakes Lions Center, 6:30pm

RECEIVED
AUG 08 2023
CLERKS OFFICE

Primary Supervisor Pat Daniels called the meeting to order at 6:33pm. Supervisors Jill Parson, Pat Daniels, Bill Haller, Andrew Traxler, 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 the May 17 meeting were approved as presented. Minutes for the May 8 meeting were not available and will be presented at the August meeting.

Staff Dustin Spidal was present. Mokie Tew, Assemblyman, was present. Nine community members present.

Staff Report: Dustin gave a construction project report on Papoose Twins, Lakes Blvd, Jolly Creek, Calcium chloride product instate, Tofson & Pond Lily, Melozzi/Alamo-bid prices too high, Victor Rd, all impassable roads to be done before June 30. Guard rail bid was awarded

PERSONS TO BE HEARD: ..., Mokie Tew and two attendees

UNFINISHED BUSINESS

Roads to which the approximately \$180K grant is to be applied are: Papoose Twins, Melozzi/Alamo, Pond Lily/Tofson, Arctic Tern
Calcium chloride is out for application; product available this week.
Big Lake Road pavement resurfacing (SOA-DOT project) still in design.

NEW BUSINESS

During Ride Around saw improvements on Beaver Lake Road and Victor, as Board had requested.

Discussion about how to fund Jolly Creek improvements resulted in a motion to move forward with the existing proposed RIP list. Passed with one Supervisor abstaining. A motion was made to request, via Resolution, that the Assembly/Borough Manager pursue alternative funding for Jolly Creek as a **drainage issue, not a road maintenance issue**. Resolution to be provided in the next RSA meeting. Passed 3-2.

Road striping - asked for W. Lakes to be bypassed but Dustin suggested adding temporary paint to existing construction contract.

Motion made to set 2023 official monthly meetings to be scheduled for August 7, September 11, October 9, November 13, and December 11. Passed unanimously.

Four-way stop at Burma/Big Lake Road/Susitna Parkway was added to the agenda, approved unanimously. Motion that Board request via Resolution a 4-way stop changing speed limits and adding stop signs passed.

BOARD ANNOUNCEMENTS and BOARD COMMENTS

Next meeting Monday, August 7, 2023, 6:30pm, Big Lake Lions Center. Meeting adjourned at 8:01 pm.

Respectfully submitted, Pat Daniels, Primary



Jill Parson, Acting Secretary



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RSA21 Reso # 23-04

A RESOLUTION OF ROAD SERVICE AREA #21, BIG LAKE, SUBMITTING AN APPROVED 2023 ROAD SERVICE AREA IMPROVEMENT PLAN (RIP) FOR ROAD IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

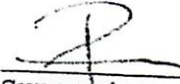
WHEREAS, the Annual Road Improvement Project List is developed for road improvement projects in each road service area; and

WHEREAS, the Road Improvement Project List has been presented to area residents by this Road Service Area Board of Supervisors; and

WHEREAS, the Matanuska-Susitna Borough Assembly reviews and approves the Road Improvement Project List; and

NOW THEREFORE BE IT RESOLVED, that Road Service Area #21, Big Lake Supervisors concur with this Road Improvement Project List and request the Matanuska-Susitna Borough Assembly approve it as submitted.

ADOPTED by Road Service Area #21, Big Lake Board of Supervisors:



Supervisor Signature-Primary



Supervisor Signature-Secretary

Date: 04/12/2023

Attached: RSA21 Big Lake RIP list

RESOLUTION 23-06

A RESOLUTION OF BIG LAKE ROAD SERVICE AREA #21 (RSA21) REQUESTING PUBLIC WORKS INSTALL STOP SIGNS TO CREATE A FOUR-WAY STOP AT THE INTERSECTION OF BIG LAKE ROAD, BURMA ROAD, AND SUSITNA PARKWAY, AND CHANGE SPEED LIMITS.

WHEREAS, RSA21 has learned of frequent, serious, ongoing traffic issues and accidents where these roads meet, and

Whereas, speed limits and traffic patterns for these roads have changed since the new section of Susitna Parkway was built, and

Whereas, RSA21 Board of Supervisors is concerned about public safety for traffic crossing this intersection.

NOW THEREFORE BE IT RESOLVED, that RSA21 Big Lake Board of Supervisors requests that Public Works install stop signs at the four-way intersection of Big Lake Road, Burma Road, and Susitna Parkway and change the speed limits for traffic approaching this four-way stop.

ADOPTED by RSA21 Big Lake Board of Supervisors on August 7, 2023:



Primary Pat Daniels



Attest: Jill Parson, Acting Secretary, RSA#21

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AUG 23 2023

CLERKS OF

Kink RSA 17 Meeting Minutes August 7th

A motion was made to elect a new Primary for the RSA 17 Board. Shelby Flint the primary made a motion to put Gary Foster in as the Primary since he had more time to do so and had more knowledge of the contacts. There were no objections to the appointment.

A motion was made that a resolution be made to stop all pavement of roads until all RSA 17 roads were accessible 12 months out of the year by emergency services.

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JULY 6, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Eric Koan, District Seat #3
Mr. Alan Leonard, District Seat #7, Chair
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

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Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Ms. Michelle Traxler, District #5
Mr. Sandra Kreger, District Seat #6
Mr. Emmett Leffel, District Seat #2

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Mr. Fred Wagner, Platting Officer
Ms. Theresa Taranto, Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Hallford led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

- Correction to Item #2 - Approval of the minutes, June 1, 2023 Minutes

2. APPROVAL OF MINUTES

- June 1, 2023 Minutes were approved unanimously

3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)
(*There is no Audience Participation & Presentations*)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

- A. Request for Appeal of Platting Officer decision for RIPJENSEN, Case # 2023-050.

Borough Deputy Attorney, John Aschenbrenner asked if the appellant was online

There was no response when Chair Leonard asked those online if Mr. Burrill was online.

- 1.) Staff gave an overview of the case
- 2.) Appellant and /or Representative testimony
No one present online or in the room at this time
- 3.) Entitlement Applicant, if not the appellant testimony
The following person spoke:
 - Applicants representative, Mike Schechter, Real Estate Attorney
- 4.) Borough, if not the appellant testimony
The following person spoke:
 - Matanuska-Susitna Borough representative, John Aschenbrenner, Deputy Borough Attorney
- 5.) Interested parties testimony
Following person spoke:
 - Austin Burrill
- 6.) Appellant and/or Representative for rebuttal
The following person spoke:
 - Mike Schechter, Applicants Representative stated he stands by his comments.

Platting Member, Johnson had questions for Mr. Schechter.

MOTION: Platting Member Johnson made a motion to uphold Platting Officer, Fred Wagner's decision. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Borough Deputy Attorney, Mr. Aschenbrenner recommended the following next step:

- Platting Board to use staff report items #1 through #5 or items listed in written submission by Matanuska-Susitna Borough,
- MSB Law Department to draft up an order of consensus for the boards signature for consideration.

RECESSED: 1:29 P.M.

RECONVENED: 1:46 P.M.

MOTION: Platting Member Johnson moved to reconsider the decision. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Chair Leonard read the points as listed in the written submission by the Matanuska-Susitna Borough:

- 1) The staff report and agenda were available at the hearing, which the Appellant chose not to attend.
- 2) The agenda and staff report were also available online the day before the hearing.
- 3) RIPJENSON abbreviated plat was limited to moving interior lot lines in order to remedy a setback violation.
- 4) This platting action falls within the jurisdiction of the Platting Officer under MSB 43.15.025 which the Borough Assembly adopted.
- 5) The RIPJENSON abbreviated plat was brought by the property owner to remedy a setback violation.
- 6) The abbreviated plat application was a precursor to the Planning Commission consideration of the CUP application to bring the subdivision into compliance with setback ordinances.
- 7) The abbreviated plat did not circumvent the conditional use permit process, it was predicate to the CUP application before the Borough Planning Commission.
- 8) Appellant's argument that the abbreviated plat circumvented the CUP process before the Borough Planning Commission is without support and is hereby rejected by the Platting Board.
- 9) The Appellant does not specify how the bulk fuel storage was "improperly sited."
- 10) The abbreviated plat was advertised in the Frontiersman Newspaper and public notices were mailed to all property owners within 600 feet of the parcels involved in the application. None of these agencies lodged objections to the proposed abbreviated plat application.
- 11) A notice and request for comments on the abbreviated plat application was sent to: AK Department of Fish and Game; US Army Corp of Engineers; Community Council #2 Gateway; Fire Service Area # 130 Central Matsu; Road Service area # 9 Midway; Borough Emergency Services; Community Development Department of Public Works; Borough Assessments; Borough Developments Services; Borough Planning Department; Borough Legal; Assembly member for District #3; US Postmaster; Matanuska-Electric Association; Matanuska Telephone Association; Enstar Natural Gas; and GCI.
- 12) The contention that the abbreviated plat application circumvented other agency intervention about concerns over public drinking water has not been demonstrated, is without merit, and is hereby rejected by the Platting Board.

These 12 items and 7 findings of fact are adopted as consideration of their decision.

MOTION: Platting Member Johnson moved to uphold the decision of the Platting Officer with 7 findings of fact. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Discussion ensued

Mr. Aschenbrenner reiterated to the board in regards to the "Order of the Decision."

- The Clerk will draw up an “Order of the Decision” to be signed by the Chair, with the 12 items listed above, along with findings, #1 through #7 from the staff report,

Mr. Burrill addressed the board

2:02 P.M. Alex Strawn left the room.

2:02 P.M. Fred Wagner stepped into the meeting and took his seat at the dais.

6. PUBLIC HEARINGS

- A. **RIDDLE:** The request is to vacate approximately 22,680 SQ. FT. ± of dedicated right-of-way and create lots from Parcel 2, M.S.B Waiver Resolution # 98-81-PWm, to be known as **Riddle**, containing 9.45 acres +/- . The property is located south and west of E. Edgerton Parks Road, and east of N. Government Creek Road(Tax ID # 19N01E32D020); within the SE ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Jeremy Riddle/Randy & Daphne Deschamps, Staff: Matthew Goddard, Case# 2023-057/058*)

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

Theresa Taranto provided the mailing report:

- Stating that 40 public hearing notices were mailed out on June 13, 2023.

Staff gave an overview of the case:

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

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

The petitioner’s representative/ petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

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

The petitioner was present and chose not to speak.

The petitioner’s representative, Tim Carmen stated he was online for any questions for the board.

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

Discussion ensued

VOTE: The motion passed without objection.

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

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

Theresa Taranto provided the mailing report:

- Stating that 101 public hearing notices were mailed out on June 13, 2023.

Staff gave an overview of the case:

- Staff recommends continuance to date uncertain.

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

The petitioner's representative/ petitioner was not present.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Nick Decovich

Chair left the public hearing open.

MOTION: Platting Member Johnson made a motion to continue Kelton's Circle to date uncertain. Platting Member Salmon seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- We will wait to introduce Michelle Traxler until the next meeting.
- Fred Will not be at the July 20 meeting, Alex Strawn, Planning Director will fill in for him.

- Next meeting July 20, 2023. We have 2 cases on the agenda;
 - Legacy Hills Estate
 - Agnes Acres

Platting Clerk, Theresa Taranto stated the “Roberts Rules for Dummies” books are for them to keep.

BOARD COMMENTS.

- Platting member Salmon – no comment
- Platting member Koan – no comment
- Platting member Johnson – Welcome back Theresa, Thanks for Roberts Rules book and hopes Fred catches fish.
- Platting member Hallford – Sorry Theresa missed the one day of summer.
- Chair Leonard – Thank you.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:32 pm**.

ATTEST:



THERESA TARANTO
Platting Board Clerk



ALAN LEONARD
Platting Board Chair

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 20, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JULY 20, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:15 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1
Mr. Alan Leonard, District Seat #7, Chair
Michelle Traxler, District #5

Platting Board members absent and excused were:

Mr. Emmett Leffel, District Seat #2
Mr. Eric Koan, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Sandra Kreger, District Seat #6 - unexcused
Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B

Staff in attendance:


Mr. Alex Strawn, Planning and Land Use Director
Ms. Theresa Taranto, Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician

We did not have a quorum. All items on the agenda are moved to the next meeting, August 3, 2023.

7. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 2:17 pm.

ATTEST:



THERESA TARANTO
Platting Board Clerk

ALAN LEONARD
Platting Board Chair

RECEIVED

AUG 03 2023

CLERKS OFFICE

AUG 09 2023

CLERKS OFFICE

By: Rick Benedict
Introduced: June 19, 2023
Public Hearing: August 7, 2023
Action: **ADOPTED**

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-25**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN ALCOHOLIC BEVERAGE DISPENSARY (BAR), AT 6059 NORTH WASILLA-FISHHOOK ROAD, TAX ID# 18N01E16B020; LOCATED WITHIN TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 16, SEWARD MERIDIAN.

WHEREAS, an application has been received from Marissa Senna of Meier Lake Event Center, for a conditional use permit to operate an alcoholic beverage dispensary (bar) at 6059 North Wasilla-Fishhook Road (Tax ID#18N01E16B020); within Township 18 North, Range 1 East, Section 16, Seward Meridian; and

WHEREAS, the applicant proposes to offer full bar service on the subject property within designated state-licensed consumption areas in the lodge, an outdoor serving area adjacent to the lodge, and five guest cabins; and

WHEREAS, MSB 17.70.020 requires a conditional use permit for the operation of an alcoholic beverage dispensary (bar); and

WHEREAS, according to the application material, Meier Lake Event Center provides patrons with a venue for special events and offers day-use or overnight resort accommodations; and

WHEREAS, according to the application material, the event center serves the local community and the tourism industry catering to out-of-state visitors; and

WHEREAS, according to the application material, guests have access to a lake on the property for water-related activities, a disc golf course, a lakeside trail for hiking or running, a lodge, an outdoor serving area, a bathroom and shower facility, a sauna, and five rental cabins; and

WHEREAS, a license for an alcoholic beverage dispensary is currently approved with delegation by the State of Alaska, pending approval by the MSB Planning Commission for a conditional use permit; and

WHEREAS, the subject parcel is 39.99 acres in size; and

WHEREAS, most of the structures on the subject property were constructed in approximately 1978; and

WHEREAS, prior uses of the subject buildings and property have been as an event center and summer youth camp for a faith-based organization; and

WHEREAS, the proposed use will occupy approximately 3,000 square feet of the lodge, approximately 3,300 square feet of an outdoor serving area adjacent to the lodge, and five on-site cabins that are each approximately 650 square feet in size; and

WHEREAS, residential properties are the primary uses along the frontage of Wasilla-Fishhook Road in the immediate areas to the north and south of the access point to Meier Lake Event Center via a private driveway; and

WHEREAS, a 33-foot section line easement exists on the subject parcel along the entire western lot line; and

WHEREAS, most of the subject parcel is undeveloped with uneven terrain, consisting mostly of natural vegetation such as spruce and birch trees, and a spring fen commonly known as "Meier Lake"; and

WHEREAS, Meier Lake Event Center grounds surround the lake; there is no public access to the lake; and

WHEREAS, according to the application material, the hours of operation for public day use will range from 10:00 a.m. to 12:00 a.m., daily; and

WHEREAS, according to the application material, the hours of operation for private events will vary based on customer needs, which may include 24-hour service to overnight lodgers; and

WHEREAS, according to the application material, quiet hours will be enforced by the applicant on the subject property between 10:00 p.m. and 7:00 a.m., daily; and

WHEREAS, according to the application material, Meier Lake Event Center is the sole occupant of the subject property; and

WHEREAS, two vacant parcels and a residential parcel abut the subject property to the north. One vacant parcel and one residential parcel abut the subject property to the east. Seven residential parcels adjoin the subject parcel to the south. Two vacant parcels are located to the west and contain a private driveway guests and employees utilize for access; and

WHEREAS, the owner of the three parcels that make up the grounds of the Meier Lake Event Center provided written consent for the property to be used as such, including the use of a private driveway accessing North Wasilla Fishhook Road. The Meier Lake Event Center grounds include the subject parcel and two vacant parcels to the west; and

WHEREAS, North Wasilla-Fishhook Road is a paved public road classified as a minor arterial and is under the jurisdiction of the State of Alaska; and

WHEREAS, according to the application material, an application for a driveway permit has been submitted to the State of Alaska and is currently under review; and

WHEREAS, according to the application material, the owner installed a gate at the entrance to the grounds; and

WHEREAS, the State of Alaska Fire Marshal has issued Plan Reviews for the Meier Lake Event Center lodge for the entire building with an occupancy load of up to 220 persons for assembly; and

WHEREAS, the State of Alaska Fire Marshal has issued Plan Reviews for the Meier Lake Event Center lodge exterior terrace area with occupancy loads of up to 780 persons for standing room only, 557 persons for assembly chairs only, and 260 persons for assembly tables and chairs; and

WHEREAS, the nearest school is Shaw Elementary, which is approximately 2.26 miles southwest of the proposed use. State regulations preclude beverage dispensary licenses within 200 feet of a school; and

WHEREAS, persons under the age of 21 are prohibited from being served alcoholic beverages; and

WHEREAS, the operator of the proposed use is required to operate in accordance with Alaska laws and statutes, which include but are not limited to mandatory alcohol server education; and

WHEREAS, Alaska Statute 04.16.030 specifically prohibits the sale of alcoholic beverages to drunken persons; and

WHEREAS, a habitable dwelling constructed around 1978 on the subject parcel is occupied by a staff member and is located within 75 feet of the ordinary high-water mark of Meier Lake; and

WHEREAS, A structure used as a sauna that is constructed within 75 feet of the ordinary high-water mark of Meier Lake was issued a Mandatory Land Use Permit by the borough on July 5, 2023; and

WHEREAS, the closest structure on the subject parcel to any lot line or section line easement is approximately 257 feet; and

WHEREAS, the closest residential structures are located approximately 670 feet south of the proposed use; and

WHEREAS, the closest structure on the subject parcel to the northern lot line is approximately 591 feet; and

WHEREAS, the closest structure on the subject parcel to the eastern lot line is approximately 522 feet; and

WHEREAS, the closest structure on the subject parcel to the southern lot line is approximately 287 feet; and

WHEREAS, the closest structure on the subject parcel to the western lot line is approximately 290 feet; and

WHEREAS, according to the application material, dust will not be generated because of the proposed use; and

WHEREAS, the operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound and Vibration; and

WHEREAS, according to the application material, the facility is not proposing any outdoor amplified sound activities; and

WHEREAS, according to the application material, all outdoor lighting is downward-directional and directed away from adjacent residential properties; and

WHEREAS, according to the application material, commercial signage for Meier Lake Event Center is viewable from North Wasilla-Fishhook Road and installed on property owned by the applicant located at the private driveway entrance; and

WHEREAS, according to the application material, the commercial signage does not have lighting and is constructed of wood and metal; and

WHEREAS, according to the application material, approximately 14,300 square feet of parking space is provided accommodating up to an estimated 50 spaces; and

WHEREAS, according to the application material, two handicap-accessible parking spaces are available that meet The Americans with Disabilities Act standards; and

WHEREAS, according to the application material, overflow parking is available on the subject parcel at the entrance to the property; and

WHEREAS, according to the application material and site plan, all parking for employees and patrons will be located on the subject parcel; and

WHEREAS, there are no complaints from the public on record regarding the subject property; and

WHEREAS, the operator of the proposed use is required to operate in accordance with Alaska laws and statutes, which include but are not limited to, mandatory alcohol server education; and

WHEREAS, the Alcoholic & Marijuana Control Office (AMCO) has no record of violations by the applicant or persons with interest within the prior 12 months; and

WHEREAS, no information has been submitted indicating that any person/party associated with this application is untrustworthy, unfit to conduct business in the borough, or is a potential source of harm to the public; and

WHEREAS, the Planning Commission has reviewed this application with respect to applicable standards set forth in MSB 17.70; and

WHEREAS, the Planning Commission conducted a public hearing on August 7, 2023, on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 23-25:

1. The proposed use is compatible with and will preserve or not materially detract from the value, character, and integrity of the surrounding area (MSB 17.70.100(A)(1)(a)).
2. The proposed use will not be harmful to public health, safety, convenience, and welfare (MSB 17.70.100(A)(1)(b)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.70.100(A)(1)(c)).
4. There will not be any negative effects upon the properties in the area due to such factors as dust, noise, obtrusive advertising, and glare (MSB 17.70.100(A)(2)(a)).
5. The proposed use will not negatively affect the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained (MSB 17.70.100(A)(2)(b)).

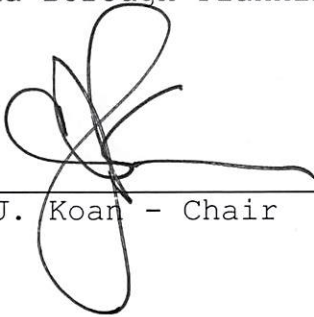
6. Measures will be in place to reduce any negative effect upon adjacent and nearby properties (MSB 17.70.100(A)(2)(c)).
7. Adequate parking is provided (MSB 17.70.100(A)(2)(d)).
8. Access to the premises will not create an unreasonable traffic hazard (MSB 17.70.100(A)(2)(e)).
9. Traffic will not overtax existing road systems (MSB 17.70.100(A)(2)(f)).
10. The proposed use is compatible with the character of the surrounding area (MSB 17.70.100(A)(2)(g)).
11. The proposed use is not expected to increase the crime rate in the area or increase alcohol-related accidents (MSB 17.70.110(B)(1)).
12. The applicant has not had a liquor license suspended or revoked in the 12 months preceding the application (MSB 17.70.110(B)(2)).
13. The applicant is trustworthy or fit to conduct business in the borough and the applicant is not a potential source of harm to the public (MSB 17.70.110(B)(3)).


BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.70 and does hereby approve the conditional use permit for the operation of an alcoholic beverage dispensary (bar), with the following conditions:

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
3. The hours of operation for the outdoor serving area shall be limited to 10:00 a.m. - 12:00 a.m., daily.
4. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.
5. Provide a copy of the approved State of Alaska Beverage Dispensary license #6119, within 30 days of its issuance.
6. By September 30, 2024, the applicant shall obtain a determination of legal nonconforming status as required by MSB 17.80 for the residential building located southwest of the lodge and constructed within 75 feet of Meier Lake.


7. The applicant shall provide a copy of the ADOT&PF issued commercial driveway permit for access onto North Wasilla-Fishhook Road by September 30, 2024.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 7th day of August, 2023.



C.J. Koan - Chair

ATTEST



Jason Ortiz, Acting

Planning Clerk

(SEAL)

YES: 7

NO: 0

RECEIVED

AUG 09 2023

CLERKS OFFICE

By:
Action:

A. STRAWN
ADOPTED

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-26**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT ORDINANCE
NO. 23-065 AMENDING THE BEVERLY LAKE, LAKE MANAGEMENT PLAN

WHEREAS, the Matanuska-Susitna Borough Assembly adopted the
Beverly Lake, Lake Management Plan on December 20, 2022, via
Ordinance No. 22-078; and

WHEREAS, the adopted plan included an amendment that created
a schedule for motorized days and non-motorized days on the lake;
and

WHEREAS, the amendment did not capture the full intent of the
original plan created by the residents of Beverly Lake, who vastly
supported the allowance of fifteen and under horsepower motors,
and electric motors on all days of the week; and

WHEREAS, residents have asked the Assembly to consider
amending the plan to allow for those uses on non-motorized days;
and

WHEREAS, electric motors and fifteen and under horsepower
motors do not conflict with non-motorized uses, such as kayaking,
fishing, stand-up paddle boarding, and swimming; and

WHEREAS, they provide great enjoyment to residents who use smaller motors on their docks and small fishing boats; and

WHEREAS, the will of the community was shown through a final ballot process that showed a 54% majority in favor of including these uses on Beverly Lake throughout the week; and

WHEREAS, MSB 15.24.030(C) states that unless there is an imminent threat to the public health, safety, welfare, or a lake's water quality, lake management plans shall not be amended for a period of two years from the date of adoption; and


WHEREAS, the welfare of the community has been negatively impacted by the decision to not allow for electric motors and fifteen and under horsepower motors on all days of the week.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts Resolution No. 23-26 in support of amending the Beverly Lake, Lake Management Plan to include the use of fifteen and under horsepower and electric motors on all days of the week.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 7th day of August, 2023.



ATTEST



CJ KOAN, Chair

CORINNE LINDFORS, Planning Clerk

(SEAL)

YES: 7

NO: 0

By: Peggy Horton
Introduced: August 7, 2023
Public Hearing: August 21, 2023
Action: **ADOPTED**

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-33**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR A COMMERCIAL USE WITHIN THE DENALI STATE PARK SPECIAL USE DISTRICT AT 10578 EAST WALTER HARPER WAY, TAX ID #29N05W33D012 & 29N05W33D028, WITHIN TOWNSHIP 29 NORTH, RANGE 5 WEST, SECTION 33, SEWARD MERIDIAN.

WHEREAS, Steve Van Troba, dba D & S Alaskan Trail Rides, applied for a Conditional Use Permit to operate a commercial use (horse and wagon rides) at 10578 East Walter Harper Way, Tax ID #29N05W33D012 & 29N05W33D028, within Township 29 North, Range 5 West, Section 33, Seward Meridian; and

WHEREAS, MSB 17.17.060(A)(5) requires a Conditional Use Permit for commercial use within Denali State Park Special Land Use District; and

WHEREAS, commercial uses are prohibited from operating within the district without a lawfully issued Conditional Use Permit; and

WHEREAS, according to borough records, D & S Alaskan Trail Rides first received a conditional use permit in the Denali State Park Special Land Use District in 1997, offering commercial horse and wagon rides to the public; and

WHEREAS, according to borough records, D & S Alaskan Trail Rides 1997 Conditional Use Permit was approved for properties separate from the subject properties; and

WHEREAS, the subject property consists of two five-acre parcels; and

WHEREAS, the subject property includes those parcels currently identified as Tax ID #29N05W33D012 and #29N05W33D028, known as parcels D012 and D028; and

WHEREAS, according to the application material, the facility transports guests from Mt. McKinley Princess Lodge to the subject parcels for guided horse and wagon rides; and

WHEREAS, the proposed use will access East Walter Harper Way, a private road; and

WHEREAS, the surrounding area has a mixture of recreational, residential, and commercial uses; and

WHEREAS, the application material indicates that the maximum height of any structure on the property is approximately 25 feet above finished grade; and

WHEREAS, the subject property is more than 3,700 feet from the Parks Highway right-of-way; and

WHEREAS, according to the application material, the horse stables are located 123.6' from the western property line, approximately 100' from the creek shown on the site plan, approximately 550' from the northern property line, approximately 150' feet from the east property line, and approximately 0.4' from the common property line with parcel D012; and

WHEREAS, according to the application material, the structures on parcel D028, other than the horse stables, meet the setback requirements of MSB 17.55; and

WHEREAS, according to the application material, a single-story wood frame house and two sheds lie within parcel D012 and meet all setback requirements of MSB 17.55; and

WHEREAS, the closest public right-of-way is a 50' wide section line easement adjoining the south property line of parcel D012 and approximately 650' to the south of the single-story wood frame house; and

WHEREAS, according to the application material, no signs exist for the facility; and

WHEREAS, according to the application material, the operation is seasonal, May through September; and

WHEREAS, according to the application material, approximately three visitor trips are taken each day; and

WHEREAS, according to the application material, the operation will be open approximately eight hours a day, six days a week; and

WHEREAS, site visit photos taken by staff on August 5, 2023, confirm that Mr. Van Troba has begun dismantling that portion of the horse stables' south end that lies within the setback; and

WHEREAS, according to the application material, Diane L. Murray, the owner of five neighboring lands to the west, granted permission for D & S Alaskan Trail Rides to use her property for the commercial use; and

WHEREAS, according to the application material, the guided horse and wagon rides will remain on trails where permission has been granted to occur; and

WHEREAS, the applicant provided information fulfilling the requirements of this chapter pertaining to the conditional use permit for a commercial use; and

WHEREAS, the applicant is not proposing any outdoor amplified sound activities; and

WHEREAS, within the application material, the D & S Trail Rides map indicates the trails used during the guided horse and wagon rides; and

WHEREAS, the closest residential structure to the use is approximately 500 feet southwest of the single-story wood frame house on parcel D012; and

WHEREAS, the commercial site has sufficient parking area for their two commercial vans and employees; and

WHEREAS, according to the application material, sufficient parking is provided at Mt. McKinley Princess Lodge; and

WHEREAS, according to the application material, the applicant intends to keep the natural vegetation on the property, acting as a buffer; and

WHEREAS, the Planning Commission has reviewed this application with respect to the applicable standards set forth in MSB 17.17; and

WHEREAS, the Planning Commission conducted a public hearing on August 21, 2023, on this matter; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 23-33:

1. The commercial use requires a Conditional Use Permit (MSB 17.17.060(A)(5)).

2. The commercial use is developed in accordance with the building height requirements (MSB 17.17.090).

3. The commercial use, with conditions, is developed in accordance with the setback requirements (MSB 17.17.110).

4. The commercial use is developed in accordance with the signage requirements (MSB 17.17.130).

5. The commercial use does not detract from the value, character, or integrity of Denali State Park (MSB 17.17.180(A)(1)).

6. The application material meets the requirements of this chapter pertaining to the conditional use permit for a commercial use (MSB 17.17.180(A)(2)).

7. The commercial use will not be harmful to the public health, safety, convenience, and welfare (MSB 17.17.180(A)(3)).

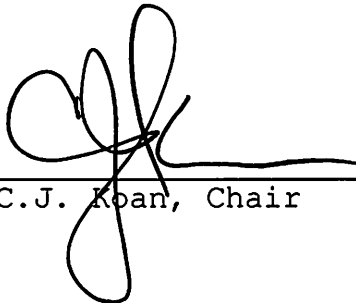
8. The commercial use, with conditions, provides sufficient access, setbacks, lot area, parking space, buffers, and other safeguards to meet the conditions (MSB 17.17.180(A)(4)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.17 and does hereby

approve the conditional use permit for the commercial use within the Denali State Park Special Use District, with the following conditions:

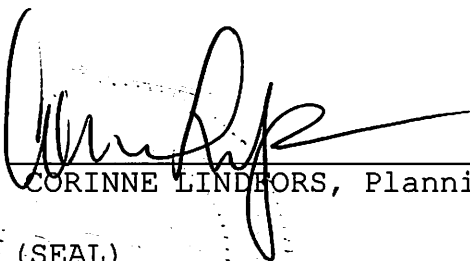
1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of August 2023.



C.J. Roan, Chair

ATTEST



CORINNE LINDFORS, Planning Clerk

(SEAL)

YES: GLENN, McCabe, Skaggin, Roan, ALLEN
NO: ☒

Planning Commission Resolution 23-33
Adopted: