

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 5, 2024, 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. Kayla Kinneen, Administrative Specialist

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **IRISH HILLS RSB LOTS 1A-1 & LOT 5A BLOCK 1:** The request is to create two lots from Lot 1A, Irish Hills Lot 1A, Block 1 (Plat #2012-114) and Lots 3, 4, & 5, Block 1, Irish Hills (Plat#75-11) to be known as **IRISH HILLS RSB LOTS 1A-1 & LOT 5A BLOCK 1**, containing 5.19 acres +/- . The property is located directly south of W. Loc Lohmand Drive, west of S. Burma Road, and on the north shore of Marilee Lake (Tax ID's 7161B01L001A, 6541B01L003, 6541B01L004, 6541B01L005); within the SE ¼ Section 10, Township 16 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Brian Brigandi, Staff: Chris Curlin, Case #2023-149*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 24 public hearing notices were mailed out on May 13, 2024.

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's representative, Wayne Whaley spoke.

Discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

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- B. **RODDA SUBDIVISION PHASE 2:** The request is to create two lots from Tax Parcel B5, (Tax ID 17N03W22B005) to be known as **Rodda Subdivision, PH 2**, containing 49.00 acres +/- . The property is located directly south of W. Big Lake Road, east of S. Beaver Lake Road, and west of W. Maplewood Road; within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District # 5. (*Petitioner/Owner: John Rodda, Debra Rodda, L. Thompson & Susan Rodda Trust, Staff: Chris Curlin, Case #2024-062*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 58 public hearing notices were mailed out on May 13, 2024.

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's representative, John Shadrach spoke.

Discussion moved to the motion.

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

#### 4. ADJOURNMENT

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



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Administrative Specialist



The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 12, 2024, 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. Kayla Kinneen, Administrative Specialist

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **PIPELINE DREAM:** The request is to create two lots from Tax Parcel B1, to be known as **PIPELINE DREAM**, containing 39.78 acres +/- . The parcel is located along the Little Susitna River and N. Palmer-Fishhook Road north of E. Santa Fe Circle (Tax ID# 119N01E26B001); within Section 26, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. (*Petitioner/Owner: Warren E. Petrsek, Staff: Natasha Heindel, Case #2024-064*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 6 public hearing notices were mailed out on May 22, 2024.

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, Warren Petrsek, and the petitioner's representative, Max Schillinger spoke.

Discussion moved to the motion.

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

- B. **TWIN LAKES LOT 5A:** The request is to create one lot from Twin Lakes Subdivision Lot 5 and 6, Plat No. 18-215, to be known as **TWIN LAKES LOT 5A**, containing 0.69 acres +/- . The parcel is located directly east of Nicklason Lake, and directly west of N. Engstrom Road (Tax ID#s 56323000L005/L006); within Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. The property is within the North Lakes Community Council and Assembly District #6. (*Petitioner/Owner: The R & K Family Trust, Staff: Natasha Heindel, Case #2024-065*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 22 public hearing notices were mailed out on May 22, 2024.

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's representative, John Shadrach spoke.

Discussion moved to the motion.

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

#### 4. ADJOURNMENT

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



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Administrative Specialist



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The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on June 19, 2024, 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. Kayla Kinneen, Administrative Specialist

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **HOTCHKISS FARM:** The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as HOTCHKISS FARM, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID#3013000T00E). Located within the NE ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: Hotchkiss AK Commercial Property Trust, Staff: Chris Curlin, Case #2024-009*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 public hearing notices were mailed out on May 29, 2024.

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's representative chose not to speak.

Discussion moved to the motion.

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

- B. **CACHE SUBDIVISION TRACT E-1 & F-1:** The request is to create two tracts from Tract E & F, Cache Subdivision, (Plat # 88-29), to be known as **Cache Subdivision Tract E-1 & F-1**, containing 228.90 acres +/- . (Tax ID 3479000T00E & 3479000T00F) The property is located directly east of Loon Lake, directly north of the Alaska Railroad, and directly south of W. Anastasia Avenue; within the NW ¼ Section 01, Township 17 North, Range 03 West, & NE ¼ Section 2, Township 17 North, Range 03 West, Seward Meridian,

Alaska. In the City of Houston and Assembly District 7. (*Petitioner/Owner: Gary & Jo Ann Stromberg & AK Rec Land Dev Co, Staff: Chris Curlin, Case #2024-067*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 14 public hearing notices were mailed out on May 29, 2024.

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's representative, Wayne Whaley spoke.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 4 findings of fact.

#### 4. ADJOURNMENT

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



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Administrative Specialist

☒ President: Jodi Riddell  
☒ Vice President: Margaret Billinger  
Secretary: Lisa Behrens  
☒ Treasurer: Irene Crowley  
☒ Member at Large: Ben Tew  
☒ Member at Large: David Haggard  
☒ Member at Large: Lindy Moss

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PO Box 520931  
Big Lake, AK 99652-0931

**General Membership Meeting – April 9, 2024 – 7:00 PM**  
**Big Lake Lions Recreation Center**

**MINUTES – Corrected**

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

By: Jodi Riddell Time: 7:06 pm

Quorum: Yes Attendees: **21** persons signed in, **6** board members present

**2.) Pledge of Allegiance**

**3.) Agenda Approval**

Motion: Margaret Billinger Second: Yes

**4.) Previous Meeting Minutes Approval (March 12, 2024)**

Motion: Ben Tew Second: Yes Copy signed: Yes, when President returned

**5.) Treasurer's Report**

Checking: \$37,285.50 Savings: \$2,545.49

**6.) Membership Report**

Voting Members renewed for 2024: **73**

Associates (non-voting) renewed for 2024: **5**

**7.) Presentation(s)**

1. Kelsey Alrich – Susitna River Coalition. MEA Board candidate presentation
2. Henrik Wessel – Running for MEA Board in opposition to Bill Kendig. Has a degree in Natural Sciences. He has a home in Talkeetna. He spoke to many energy issues. I have in Alaska and has worked in many energy issues that can be corrected. Built and operates a fishing lodge in Talkeetna. Commented on the hydro project as it is bit a good idea. He has many years working in the electric provider coops.
3. Nick Uphus – MSB Code Compliance: Living in valley over 25 years. Very familiar with all areas including Big Lake.
  - a. Cindy Bettine asked about minor offence how long before they are taken to court?  
Answer: It works like a traffic violation. There are people who will assist to help violator finish cleaning up, etc.
  - b. Margaret Billinger asked about junk vehicles.  
Answer: No more than 2 vehicles are allowed that are visible from the common road. Problem is there are so many that are in court and people who are just not taking care of their junk. The biggest help is to report it to code compliance. At worst case scenario the troopers will make an arrest and time will be spent in jail by the violator.



## 8.) Reports

1. Legislative (State House & Senate)  
Senator Shower: No one available

Representative McCabe: Linn McCabe reported Kevin was unavailable due to a very busy schedule. 125 amendments to deal with. Health Care legislation HS piggyback on SB allowing people to buy their own contract at an amount they can afford and will promote people getting to the doctor more frequently. This is a healthcare policy that gives x amount of paying claims without approval from the insurance company but will also cover catastrophic events.

HJR19 is a road and rail (lookup) STIP is set for Big Lake Road in 2025; Twin Papoose getting construction.

Hopefully, this house bill will complete the railroad at the port in MacKenzie.

2. Assembly (District 5)

Assembly Representative Gamble: Dustin Spidel (speaking on behalf of Bill Gamble) of MSB, oversees all 16 RSAs and capital improvement within those RSAs. Lakes BLVD work will start this year. 2024 plugs are for Victor road, Jolly Creek drainage along Hollywood.

3. Fire Service (West Lakes Fire Department)

Chief Hightower: In March there were NO homes lost due to structure fires! Smoke alarm program is available. As of April 1, burn permits are required for everything except open campfires.

4. Road Service Area: Jill Parson, RSA is looking for applications for roads to put on the RIP List

5. Valley Recycling: No one available

## 9.) Correspondence

1. Two public notices (displayed on the back wall) of properties doing away with public access to lakes. No comments from the Board or Membership.

## 10.) Unfinished Business

1. Committee Updates:

- a. Bylaws: Ben Tew, Lisa Behrens, Irene Crowley, Jill Parson, Lindy Moss, Margaret Billinger, Michael Dale – Update: draft document in progress. Goal: final committee meeting and draft out to council members before May General Membership meeting.
- b. Capital Improvements: Ben Tew, Lindy Moss, Margaret Billinger, Cindy Bettine, Dan Mayfield, Jim Faiks – Update: Cindy Bettine provided
- c. Community Revenue Sharing Grants: Irene Crowley, Jodi Riddell, Lindy Moss, Margaret Billinger, Janet Henry – Update:

2. Lake Setback Ordinance & Waterbody Setback Advisory Board: Bill Haller

<https://matsugov.us/boards/waterbody-setback-advisory-board>

- a. Update: Bill Haller – Setbacks had a meeting last month and the idea went over like a lead balloon. The banking industry squashed the idea of the setback. 886 violations of the setbacks in the Big Lake area. The proposal will be retooled and addressed next month. Most of the properties are on oil and 95 oil spills in big lake this year. Dave Haggard: How many people have been cited for building beyond the 75' setback? Answer: Over 50% were served "Cease & Desist" notices yet continued in violation of MSB Code. Dave Haggard: Would like to get a letter from the council about this matter.

3. Big Lake Comprehensive Plan:

a. Update: No update

4. Bob Fisher remembrance project: Ben Tew and Terry Gorlick

a. Update: No update

5. BLCC website rebuild with online BLCC membership renewal:

a. Update: No update

11.) New Business None

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

Margaret Billinger – update on Linda Lockhart health status

Pastor Chad Scott – request for written comments / input for the Library committee

13.) Announcements

14.) Board Member Closing Comments

Jodi Riddell: Farm Expo is coming up on April 27 & 28 at Big Lake Lions Rec Center. The Jay Nolfi Park design has been submitted for approval, with local kids invited to view a video of the proposed design and vote for favorites.

Margaret Billinger:

Lisa Behrens:

Irene Crowley:


Dave Haggard: Watch out for potholes

Ben Tew:

Lindy Moss:

15.) Adjournment

Motion: Irene Crowley      Second: Yes      Time: 8:01 pm

  
Signature – Jodi Riddell, President – Big Lake Community Council

5-14-2024  
Date

  
Attestation – Lisa Behrens, Secretary – Big Lake Community Council

5-14-24  
Date

\_\_\_\_ President: Jodi Riddell  
\_\_\_\_ x Vice President: Margaret Billinger  
\_\_\_\_ x Secretary: Lisa Behrens  
\_\_\_\_ x Treasurer: Irene Crowley  
\_\_\_\_ x Director at Large: Ben Tew  
\_\_\_\_ x Director at Large: David Haggard  
\_\_\_\_ Director at Large: Lindy Moss

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PO Box 520931  
Big Lake, AK 99652-0931

Executive Board Meeting – April 23, 2024 – 6:00 PM  
Big Lake Family Restaurant

MINUTES

1.) Call to Order/ Determination of Quorum

By: Margaret Billinger      Quorum: Yes      Time: 6:08pm

2.) Pledge of Allegiance

3.) Agenda Approval      Motion: Margaret Billinger      Second: Yes

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

Motion: Dave Haggard      Second: Yes      Copy signed: Jodi Riddell

5.) Presentations None

6.) Treasurer's Report      Checking: \$      Savings: \$ (use last General Meeting numbers)

7.) Correspondence None received

8.) Unfinished Business

1. Website changeover – in progress
  - a. Online BLCC dues payments – first dues payment tests have been done
2. BLCC Bylaws review
  - a. Committee volunteers – Ben Tew, Lisa Behrens, Irene Crowley, Jill Parson, Lindy Moss, Margaret Billinger, Michael Dale. Committee met on April 10 to finalize draft bylaws.
  - b. Update – Draft Bylaws went out to the membership on 4/14 for 30-day review, will be on May 14 General Membership meeting agenda for vote.
3. CIP committee – Ben Tew, Lindy Moss, Margaret Billinger, Cindy Bettine, Dan Mayfield, Jim Faiks
  - a. Scheduling? Further meeting announcements to come
  - b. Update – Cindy, Dan & Jim met in early April.
4. Ben Tew working with Terry Gorlick re: Bob Fisher place name remembrance project – Ben & Terry will finish the project and update the council. OK to remove from agenda until project finished
5. BLCC Records/information management and storage
  - a. Gmail for BLCC communications / Google Drive for digital document storage
    - i. BLCC has access to Google business portal through accountant, Alaska Tax Lady
    - ii. Each Board member will have BLCC email, Google Drive & Google Calendar access
  - b. BLCC physical documents currently in possession of BLCC secretary
    - i. Fireproof file cabinet in back room at Big Lake Lions' – Good to go... cabinet is empty and ready for use.

*CM*



**9.) New Business**

1. Future speakers for General Membership meetings
  - a. May – Michelle Overstreet, My House
2. BLCC 2024 Community Revenue Sharing Grants committee
  - a. Committee volunteers: Jodi Riddell, Lindy Moss, Irene Crowley, Margaret Billinger, Janet Henry – Update: Applications starting to come in... see next item
  - b. 2024 Application received from Big Lake Flower Belles – BLCC President requests check written now (\$900), to prepare for the planting season.  
Motion to prepare check: Ben Tew      Second:Yes  
Secretary prepared check during meeting. Ben will deliver to Jill Parson tonight
3. Ways & Means for attracting more community council members
  - a. Facebook invitations on Big Lake Community groups – Jodi will make ads

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

**11.) Announcements None**

**12.) Board Member Closing Comments**

Jodi Riddell:

Margaret Billinger:

Lisa Behrens:

Irene Crowley:

Dave Haggard:

Ben Tew:

Lindy Moss:

**13.) Adjournment**

Motion: Ben Tew      Second:Yes      Time: 6:48 pm

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Signature – Jodi Riddell, President – Big Lake Community Council      Date

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Attestation – Lisa Behrens, Secretary – Big Lake Community Council      Date

☒ President: Jodi Riddell  
☒ Vice President: Margaret Billinger  
☒ Secretary: Lisa Behrens  
\_\_\_\_ Treasurer: Irene Crowley  
\_\_\_\_ Member at Large: Ben Tew  
\_\_\_\_ Member at Large: David Haggard  
☒ Member at Large: Lindy Moss

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PO Box 520931  
Big Lake, AK 99652-0931

**General Membership Meeting – May 14, 2024 – 7:00 PM**  
**Big Lake Lions Recreation Center**

**MINUTES**

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

By: Jodi Riddell                      Time: 7:02pm

Quorum: Yes              Attendees: **20** persons signed in / in attendance, **4** board members present

**2.) Pledge of Allegiance**

**3.) Agenda Approval**

Motion: Margaret Billinger                      Second: Yes

**4.) Previous Meeting Minutes Approval (April 9, 2024)**

Motion: Margaret Billinger                      Second: Lindy                      Copy signed: Jodi Riddell

**5.) Treasurer's Report**

Checking: \$36,377.03                      Savings: \$2529.96

**6.) Membership Report**

Voting Members renewed for 2024: **79**

Associates (non-voting) renewed for 2024: **5**

**7.) Presentation(s)**

1. Simon Johnson – Skeetawk, Hatcher Pass. Update on Arctic Winter Games. Bill Gamble: "You need to make everyone more aware of all you have accomplished. Arctic Winter games were amazing. Can you elaborate more?" Simon: We are continuing to develop the area and hoping to have more accessibility to the area. We can have smaller/shorter buses, but not full-size buses at this time. We are looking to improve in the future. Terry Gorlick: Are you non-profit? Simon: Yes, we are working on additional funding sources. We want to open the season earlier – keeping in mind that we don't always have the needed snow. We are looking into additional grants and funding sources. [www.skeetawk.com](http://www.skeetawk.com) is our web address. We appreciate community letters of support. (Sample support letter and brochure available on back table for individual support) Favorable vote of the membership present was taken, to provide a letter of support from BLCC.

**8.) Reports**

1. Legislative (State House & Senate)  
Senator Shower: no one available

Representative McCabe: Linn McCabe – Day 119 of 120-day session, today. Representative McCabe is currently on the floor, finishing up the 2-year session. Any individual piece of legislation requires multiple steps in the process of passing into law. Today has been a "mad rush" to finish the process. May go into special session. Topics include funding for Willow and Big Lake Lions Club debt relief.

*CM*

2. Assembly (District 5)

Assembly Representative Gamble: The Mat Su Borough passed its budget with the mil rate at 8.748. The areawide mil rate is the second lowest in 35 years. West Lake Fire Service mil rate decreased. The RSA 21 mil rate increased to 2.8 due to the change in road maintenance contract requirements. W. Lakes Blvd is one of the highest priorities for RSA21. Bill went to bat for RSA21 and has received word that “W Lakes Blvd will be upgraded this year.” Over the next couple of months, Bill will be working closely with the MSB to ensure attention to roads in need of improvement in RSA21. Re: the \$3.5million tunnel under W. Susitna Pkwy, that project is currently under “cost vs benefit” review. Question: Margaret Billinger: I heard there was a lower bid that was turned down. Why? Bill: We will have access to specialists from the MSB to address those questions in June. They will be able to answer in greater detail. Question from audience: Jay Nolfi Park? Bill: The park will have improved access, through public grant funding for lighting, playground equipment, and a gazebo area. We are working with the community council and local residents to address concerns for safety and lighting for the area. Also, working with Rep. McCabe re: fencing to improve security in the area. Terry Gorlick: willing to work toward obtaining additional funding for improving this area, that is the primary park area for this community.

3. Fire Service (West Lakes Fire Department)

Chief: Tanya Hightower: 750-1000 attended the recent wildfire safety event. Please be very careful with any outdoor burning – this is the most dangerous time of year for wildfires. Keep yourselves safe. Asking residents to please clear 5 feet from the foundation of buildings to improve fire safety. Saturday, June 1 will be the day for chipping, to provide fire barriers, and residents can ask for chips for landscaping. West Lakes still has open seats on the Fire Service Area Board. Thanks to Caroline Haggard for providing Big Lake Ice Road condition reports all winter. West Lakes is currently hiring and training firefighters for our fire service area.

4. Road Service Area: Andrew Traxler – We have a new contract, and yes it does cost more. The higher mil rate will result in an increase of \$31/100,000 home value. Residents want better roads, and this costs money. There have been many questions about why it costs more this year. The reason is the new contract structure with many extra provisions for maintenance. It also includes construction specifications. This bid looks high. We did need more work than what previous contracts provided for. In the long run, this improves matters for the future. This is a 1-year contract and will be reconsidered next year. If the MSB and the Contractor agree, the contract may be extended, but if either does not agree, the contract must be renegotiated.

9.) Correspondence

1. Next Level Labs: Application for Marijuana Product Manufacturing Facility  
(emailed to BLCC contact list & packet on back table)
2. Lakeside Relief: Application for Retail Marijuana Store  
(emailed to BLCC contact list & packet on back table)
3. Irish Hill Subdivision (RFC [request for comment] packets on back table -or- Secretary can email)



## **10.) Unfinished Business**

### **1. Committee Updates:**

- a. Bylaws: Ben Tew, Lisa Behrens, Irene Crowley, Jill Parson, Lindy Moss, Margaret Billinger, Michael Dale – Update: draft document distributed to the Council Membership for review on April 14, per existing bylaws. See “New Business” for vote to adopt updated BLCC Bylaws.
- b. Capital Improvements & Big Lake Comprehensive Plan: Ben Tew, Lindy Moss, Margaret Billinger, Cindy Bettine, Dan Mayfield, Jim Faiks – Update: No update available
- c. Community Revenue Sharing Grants: Irene Crowley, Jodi Riddell, Lindy Moss, Margaret Billinger, Janet Henry – Update: Grant applications will be accepted until midnight, June 1. June 8 is the scheduled meeting for the grants committee to review applications.

### **2. Lake Setback Ordinance & Waterbody Setback Advisory Board: Bill Haller** <https://matsugov.us/boards/waterbody-setback-advisory-board>

- a. Update: Last meeting cancelled – next meeting in 2 weeks.

### **3. BLCC website rebuild with online BLCC membership renewal:**

- a. Update: Jodi - Finally up and ready to go this evening.

## **11.) New Business**

1. Vote to adopt 2024 BLCC Bylaws update (Eligible voting members listed on sign-in sheet – back table) Update from Michael Dale. Not a whole lot of changes. Improvements, like a table of contents, clarification of things like transition period for new officers, defining board officer roles, etc. All voting members received an email copy of the bylaws and a list of adjusted items.

Vote of the membership present: Unanimous in favor of adoption.

2. Discussion re: Next Level Labs & Lakeside Relief marijuana facilities proposed in Big Lake town center. Jodi Riddell: 344 feet from Big Lake Library, which may be seen as violating the 500’ distance from a youth facility requirement in state law. Bill Gamble: Where is this in the approval process? Still working through the AMCO process. Bill Gamble: This business will be bringing in and processing product and generating odor. Bill Haller: Not sure how this could be approved next door to a residential area. This may be a problem. Audience question: Is this still in violation of federal law? Yes. Michael Dale: Federal law is in the process of changing the classification of marijuana. Bill Gamble: Did you invite the owner to speak here to the council? Yes. The owner has agreed to speak at our next general membership meeting. Bill Gamble: AMCO may have their public hearing in mid-June, so the council will need to plan their response in light of this schedule. Andrew Traxler: Why do we need multiple marijuana-based businesses in a community of this size? Jodi Riddell: Research still in progress. Do we know when in June the AMCO meeting will be? Bill Gamble: After the middle of June. Jodi Riddell: We have time to meet as a council. We need to be aware and not waste time making the desires of the community known. Terry Gorlick: There may be a tax benefit here, that we need to consider as a community. Linn McCabe: Be cautious of over-taxation and driving businesses to the black market.
3. “Ways & Means” efforts to bring more community members to be involved in BLCC – Update: Jodi Riddell – any ideas? Terry Gorlick: When do we expect Jay Nolfi park improvements to be completed? Jodi Riddell: We have plans for community event and activities to celebrate the opening of the park when improvements are complete.

## **12.) Persons to be Heard (3 Minute Maximum time per person)      No sign-ups**

**13.) Announcements**

Bill Haller: Summer activities on M/W/F: pickleball, miniature golf, indoor games, etc. for groups at the Big Lions Club. Punch cards: \$10 all-day for kids.

Community cleanup is in progress. Volunteers welcome, needed, and appreciated. Supplies provided by Big Lions Club. This is for road trash only.

Mud volleyball coming up June 15.

Terry Gorlick: Request clarification/information about MSB assuming management of Big Lake Lions facility. Bill Haller: Process is underway. MSB is looking into condition of the facility, feasibility, etc. Lions Club will have continued use of the facility if MSB assumes ownership and responsibility. Other users will need to work with MSB and develop agreements for use. No firm timetable in place. Looking like July 2025. No firm answers but moving in this direction. MSB Assembly is in the process of considering and weighing costs.

**14.) Board Member Closing Comments**

Jodi Riddell:

Margaret Billinger: Big Lake Chamber of Commerce needs people

Lisa Behrens:

Irene Crowley:

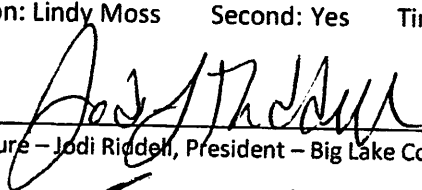
Dave Haggard:

Ben Tew:

Lindy Moss: There will be an event this Thursday at Houston High to recruit for and re-establish the Houston Hawks shotgun sports team. First competition will be the first week in June

**15.) Adjournment**

Motion: Lindy Moss      Second: Yes      Time: 8:08pm

  
\_\_\_\_\_  
Signature – Jodi Riddell, President – Big Lake Community Council

\_\_\_\_\_  
Date

6/11/2024

  
\_\_\_\_\_  
Attestation – Lisa Behrens, Secretary – Big Lake Community Council

\_\_\_\_\_  
Date

6-11-24

RECEIVED

JUN 11 2024

CLERKS OFFICE

**Big Lake RSA #21 Meeting Minutes**

**Tuesday, April 30, 2024**

**Big Lake Lions Center, Big Lake Spring ride around, 10am**

Primary Supervisor Pat Daniels called the meeting to order at 10:04am. Supervisors Jill Parson, Pat Daniels, and Andrew Traxler were present, representing a quorum. Garland Morrison was absent. Mark Fish has resigned.

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

Agenda was approved as presented

Minutes for March 8, 2024, meeting were approved as presented.

Staff and Guests: Conrad Carr, Interim MSB Superintendent and Sky Ledoux, new Superintendent represented Public Works. Terry Gorlick was the only Big Lake resident attending. All rode together in the MSB van with the RSA21 Board members.

PERSONS TO BE HEARD: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2024 Spring ride around included all roads shown in attachment.

BOARD ANNOUNCEMENTS: None

BOARD COMMENTS: None

Next meeting Monday, May 13, 2024, 6:30pm, Big Lake Lions.

Meeting adjourned at 2:00 pm.

Respectfully submitted, Pat Daniels, Primary

Date 05-13-2024 Jill Parson, Acting Secretary

attached: RSA21 Drive Around Summary - 04/30/24

cm



Big Lake RSA 21

Drive Around summary 4/30/24.

Meeting location Lions Center. 10am

1. S. Lake View Loop
2. S. Park Ln.
3. W. Lois Ln.
4. W. Debbie Dr.
5. Echo Lake Dr.
6. Gonder Rd.
7. West Susitna Pkwy
8. ~~Burma~~ PAPOOSE TWINS
9. S. Big lake road
10. S. Musk St.
11. S. Muskrat St.
12. Maplewood Dr
13. Cherrywood dr.
14. Shotgun Dr.
15. W Lotus
16. S. Henry Aaron Dr.
17. Dawson
18. West Lakes Blvd
19. Horseshoe lake Rd.
20. Wolf Rd
21. S. Melozzi Hot Springs / ALAMO
22. Victor Rd.
23. Tom Parker
24. ~~Victor~~

**Big Lake RSA #21 Meeting Minutes**  
**Tuesday, May 13, 2024**  
**Big Lake Lions Center, 6:30pm**

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Primary Supervisor Pat Daniels called the meeting to order at 6:36pm. Supervisors Jill Parson, Pat Daniels, Terry Gorlick, 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 with the addition of Election of a new secretary added.

Minutes for April 30, 2024, meeting were approved as presented.

**Staff and Guests:**

- \*Welcome to Terry Gorlick as new Supervisor
- \*Three community members were present.
- \*No staff present.
- \*Bill Gamble, Assembly member, present. Reported RSA21 contract with McKenna approved with projected 2.80 mill rate, up from 2.46 in 2023. Big Lake Road to be upgraded next year to Fish Creek Bridge but will patch worst parts this year.

**PERSONS TO BE HEARD:**

- \*Michael Dale reported on damaged culverts on his roads, Lotus, Shotgun, Henry Aaron. Requested Big Lake Road upgrades status. Requested calcium chloride to be done per last year's list.
- \*Keith and Linda Lipse offered alternatives for Big Lake Road update.

**UNFINISHED BUSINESS:**

- \*No decisions from spring drive around discussions
- \*No 2025 RIP list nominations voted on

**NEW BUSINESS:**

- \*Pat to prepare list of maintenance priorities to be done this year
- \*Still need to look for funding, not RSA funds, to pay for Jolly Creek/Cherrywood drainage
- \*Re West Lakes Blvd trail crossing, Andrew motioned to submit a resolution that RSA21 does not support any RSA funding to build this trail. Motion seconded and unanimously approved.
- \*Selection of a new secretary postponed until next meeting.

**BOARD ANNOUNCEMENTS:** None

**BOARD COMMENTS:** None

Next meeting Monday, June 10, 2024, 6:30pm, Big Lake Lions.

Meeting adjourned at 8:30 pm.

Respectfully submitted, Pat Daniels, Primary

Date 05-13-2024

Jill Parson, Acting Secretary

*Cm*

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JUN 12 2024

CLERKS OFFICE

RSA 21 Big Lake RESOLUTION 24-02

TO: THE MATSU BOROUGH ASSEMBLY, THE BOROUGH MANAGER, AND PUBLIC WORKS

A RESOLUTION OF BIG LAKE ROAD SERVICE AREA #21 (RSA21) BOARD OF SUPERVISORS  
STATING THAT THE RSA21 BOARD OF SUPERVISORS DOES NOT SUPPORT SPENDING ANY RSA21  
FUNDS TO BUILD THE WEST LAKES BLVD BIG LAKE TRAIL No 1 SEPARATED CROSSING.

WHEREAS, the Board has reviewed the estimated total cost to build this trail crossing under  
West Lakes Blvd; and

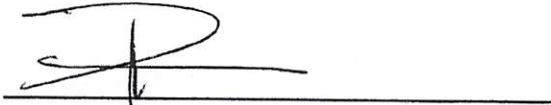
Whereas, estimated cost is \$2,750,000; and

Whereas, RSA21 Board of Supervisors has many other priority road maintenance projects that  
are presently not funded with limited anticipated revenue; and

Whereas, RSA21 Board of Supervisors does not support this project as a road maintenance  
project.

NOW THEREFORE BE IT RESOLVED, that RSA21 Big Lake Board of Supervisors does not support  
that any RSA21 funds be used to build this trail crossing.

ADOPTED by RSA21 Big Lake Board of Supervisors on May 13, 2024:



Primary Pat Daniels

 05-13-2024

Attest: Jill Parson, Acting Secretary, RSA#21

cm

MATANUSKA-SUSITNA BOROUGH  
*Enhanced 911 ADVISORY BOARD MINUTES*

April 2, 2024

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JUN 17 2024  
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The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m. by Chairman, Casey Cook.

Advisory Board members in attendance establishing a quorum were:

Joel Butcher, Mat-Com  
Casey Cook, MSB EM  
Andrew Gorn, AST

Zack McRae, MSB Telecom  
Lori Criqui, Mat-Com  
Dwayne Shelton, Palmer PD

Also in attendance were: Nick Srebernak and Ken Kleewein, MSB GIS; Earl Almdale, MSB IT; Dan Robinson, Mat-Com; and Erika Bishop, DPS.

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

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: There was no objection to the approval of the February 13, 2024 minutes as presented.

PERSONS TO BE HEARD

REPORTS

GIS

Mr. Srebernak stated:

1. He has been working with Casey Laughlin on legislation for combining Willow and Caswell Fire Service Areas. He made some maps and reviewed some legal descriptions.
2. They have their kickoff meeting for the next imagery collection a week from Thursday.
3. Casey Cook advised that if anyone else (AST, Wasilla and Palmer Police, etc.) have any areas they would like better MSB mapping on to let GIS know.

OLD BUSINESS

Legislative Action Workgroup

1. HB55 Restructuring Retirement for First Responders to include Dispatch and 911
  - No report. Chairman Cook advised to remove this agenda item from future meetings.

*Cm*



## 911 Outages with Telephone Companies

Chairman Cook stated: Nothing new to report. Remove this agenda item from future meetings. Mr. Almdale stated that he would still like to have a walkthrough at Mat-Com to see how things work over there. Mr. Butcher said that Friday would be available for Earl to visit.

## NEW BUSINESS

### Telecommunication Service Priority Program (TSP)

Chairman Cook stated: This is the priority service in which we pay MTA to have either the borough or the dispatch center put back up first. We are still waiting to hear on the pricing for it. This can be moved under Reports for future meetings.

### GIS Request for Training – ESRI Conference

Mr. Srebernak stated: This was on the agenda last month but he wanted to follow up and provide a formal written cost estimate for the training. The cost is estimated at \$4,150. There was no objection heard from the board on the reimbursement for this travel.

### Palmer Dispatch – Navigator Training Request

Chief Shelton stated: Ms. Daw is not here today. Ms. Laughlin stated that these are common travel reimbursement requests made by the dispatch centers each year. The cost estimate for the Palmer Police dispatcher to attend Navigator 2024 Conference is \$2,737.90. There was no objection heard from the board on the reimbursement for this travel.

### Mat-Com Requests for Reimbursement

Ms. Criqui stated:

1. Text to 911 – they would like to request reimbursement for Text to 911 in the amount of \$11,493.00. There is also an ongoing annual fee of \$5,688.00, but they are only requesting reimbursement for the system engineering, installation, TCC service and set up, for a total cost of \$11,493. Ms. Criqui gave an overview of the system and there was discussion surrounding the software.

MOTION: Capt. Gorn moved, and Chief Shelton seconded, to approve reimbursement to the City of Wasilla for Text to 911 in the amount of \$11,493.00. All were in favor, none were opposed.

2. Session Border Controllers – they would like to request reimbursement for Session Border Controllers in the amount of \$20,552.00. Mr. Butcher gave an overview of the system and there was discussion surrounding the software. Mr. Almdale had some questions and said there was some information he would like to see. No motion was heard on approving the reimbursement. This item will be moved to the June 11, 2024 agenda as Old Business for further review.

3. Corti Platform – they would like to request reimbursement for Corti Platform in the amount of \$58,000. Ms. Criqui gave an overview of the software platform and the board engaged in discussion. Questions that were posed were:
  - by how much does it decrease the call handling time
  - clarification was requested on the cost breakdowns: how much is being requested for initial purchase and set-up, and how much for future annual payments.

No motion was heard on approving this reimbursement. This item will be moved to the June 11, 2024 agenda as Old Business for further review.

## INFORMATIONAL ITEMS

- A. FY24 Surcharge Revenue Chart
  - No questions heard.
- B. FY24 E-911 Budget Performance Report
  - No questions heard.
- C. 911 Quarterly Dispatch Call Reports (Mat-Com and Palmer)
  - No questions heard.

## COMMENTS

Mr. Butcher stated:

1. They installed some new parts in the Solacom rack yesterday in Palmer that should strengthen things up. They were having some hardware component problems.
2. He thinks they have a solution for the wait and see issues on the network. They are going to have the primary call handling running across the copper 10meg circuit as primary and the fiber will be secondary until they can somehow resolve whatever was going on in the system.
3. They had a piece of MTA equipment that was randomly rebooting the system at Mat-Com and they got that straightened out as well.

Mr. Kleewein stated: He is looking forward to reviewing all of Wasilla's requested enhancements.

Capt. Gorn stated: In an effort to ensure sustainable expenditures for the future he would like to discuss where the funds would come from for the AI platform and the session border controller for reoccurring annual payments. Would the current surcharge cover those annual costs? Ms. Laughlin stated that there is adequate funding to support those costs.

## NEXT MEETING DATE

Chairman Cook announced the next regularly scheduled board meeting would be June 11, 2024, at 9:00 a.m.

ADJOURNMENT

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

ATTEST:

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

MATANUSKA-SUSITNA BOROUGH  
LOCAL ROAD SERVICE AREA ADVISORY BOARD

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

May 16, 2024, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 110-231-940 #

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 13 RSAs were represented for a quorum.

RSA#

9	Dan Tucker	
14	Terry Dolan	
15	DJ McBride	Tam Boeve
16	Kelly Gordon	Charlie Crim
17	Absent	
19	Daniel Keane	
20	Tom Phillips	
21	Pat Daniels	
23	Austin Grines	
25	Gary Hessmer	John Miller
26	Lucy Klebesadel	
27	Steve Edwards	
28	Jeremy Hongslo	
29	John Strassenburgh	
30	Donna Massay	
31	David VanCleve	



---

Public Works:

Tom Adams,

---

Borough Staff (other than Public Works): None

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PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA: Tom Phillips moved to approve as amended to include an MPO report. DJ seconded. Motion carried.

APPROVAL OF MINUTES. Dan Keane moved and Pat Daniels second. Motion Carried.

TRAINING: None

STAFF REPORTS

- a. Status of fourth Road Maintenance Superintendent position request. Matt stated it was approved by the Assembly. Will advertise in the next few days.
- b. Update on results of new road maintenance contract bid negotiations. Tom Adams. stated RSA 14 and 17 will be presented to the Assembly for approval at the next meeting.
- c. Plan to update the Problem Reporter application when corrections are made. Tom Adams stated that some contractors will be allowed to follow status quo on this issue because of give and take in the negotiations. The Borough is looking at inexpensive hardware and software solutions for tracking maintenance. Carry forward to next month.
- d. Matt Garner introduced a new road maintenance superintendent, Sky Ledoux, 907-982-3341, for the norther part of the Borough.
- e. Nine RSAs have new contracts on July 1. Superintendents will be developing a 3-year work plan.
- f. Matt discussed the cost of using mud mats and making improvements at sites where road failures occur. Mud mat season is slowing down. Mats are being removed in the core area but continue to be installed in the north of the Borough.
- g. Weight restrictions remain in place. Restrictions may be lifted as soon as late next week or the following week.
- h. Spring contract maintenance is underway including sweeping, pulling ditches in conjunction with grading. Brushing is underway for the spring 50%. Shouldering is underway.
- i. Doug S., Road Maintenance Superintendent, is on vacation but Conrad 907-355-0068, is filling in.
- j. Pat asked if additional maintenance is now public construction. Matt said yes it was in the nine RSAs with new contracts.
- k. Pat asked about migratory bird rules.
- l. Pat asked about concrete trucks being exempt from weight restrictions. Matt said they were not exempt but also said the Borough does not enforce the restrictions and State of Alaska DOT does not enforce them either. Dan

Tucker stated concrete trucks often carry half loads and may not be in violation. Pat stated trucks were damaging roads in Big Lake.

- m. Donna Massay stated her board works to preserve a reserve fund to ensure they can react to unplanned events. Matt stated the Borough was sensitive to that issue and recommended board members stay in contact with their Superintendent on the issue.
- n. Matt asked for a remote option to log into local RSA boards to minimize travel.

#### **BOARD MEMBER REPORTS**

**A. TAB.** Next meeting is May 17th.

**B. Municipal Planning Organization (MPO).** Will be addressed in future meetings. Dan Tucker is the board representative. He stated he began training and attended a meeting. The MPO is still being formed. Will be a non-profit. Primary stakeholders have an interest in transportation. Will oversee capital improvement plans in the MPO area. Funds can be used for capital or maintenance. Tom Adams explained the purpose of the organization. Steve Edwards asked how the MPO will interact with the Transportation Advisory Board. Tom said that has not been figured out yet and we have not tackled many of the questions. The funds can be used for trails, roads, preventive maintenance, transit and other transportation related projects.

**C. Other Board Reports.** None.

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

#### **UNFINISHED BUSINESS**

**A. Discussion of the utility of the Problem Reporter application** when no feedback is provided to the public and recommendations for improvements. DJ stated responses to complaints made in problem reporter were not factual in some cases. Problems were closed without any repairs being made. Donna Massay stated problem reporter is not working for the average person because of the specific map location requirements. Some resident complaints were not well received by the Borough. Donna stated using problem reporter on Oilwell Rd can take up to an hour because of bad cell reception. Matt Garner stated the Borough was aware of the lack of connectivity in some areas. Matt said using a Borough employee is an alternative but crowd sourcing input on conditions is very effective. He discussed system growing pains in detail. Donna commented that the Borough should explore being able to use problem reporter without a map location. Matt was unable to address Donna's request but said he would check with the Borough IT department. Steve stated he would find it more user friendly if problem reporter had an autofill capability. Pat Daniels said it already does have auto fill. Matt agreed but he said he would forward the request.

**NEW BUSINESS:** None

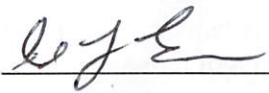
PERSONS TO BE HEARD: (Requires 14 Days Advance Notice. If No Advance Notice Is Given, Persons Wishing to Speak May Do So Under The Audience Participation Section Of The Agenda.) None

CORRESPONDENCE AND INFORMATION:

OTHER BUSINESS:

BOARD COMMENTS: None

ADJOURNMENT Dan Tucker moved to adjourn at 8:19PM. Next Meeting: June 20, 2024, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)



Stephen Edwards, Board Chair



Terry Dolan, Board Secretary

**North Lakes Community Council Minutes  
Boys and Girls Club Wasilla  
Meeting Minutes April 25, 2024**

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**A. CALL TO ORDER** - Called to order at 7:04 pm by Rod Hanson, President.

**B. WELCOME / INTRODUCTIONS** - completed.

**C. CONFIRM QUORUM**

1. Board Member Quorum established with 5 members present.
2. Membership Quorum established with more than 10% of 34 members.

**D. PLEDGE OF ALLEGIANCE** - led by L. Calandri.

**E. AGENDA DISCUSSION / APPROVAL**

1. Reviewed agenda with audience & Board: No changes.
2. Approval of agenda as presented: R. Greenberg moved / F. Conaway seconded / No objections / approved.

**F. PRIOR MEETING MINUTES APPROVAL**

1. Identify any necessary revisions: None noted.
2. Approval of agenda as presented: L. Calandri moved / R Greenberg seconded / No objections / approved.

**G. CORRESPONDENCE**

1. Review & Discuss any recent Correspondence (Board & Committees)
  - a. Received a notification from Enstar of a public meeting Thursday May 2 at 6 pm at Cottonwood Creek Elementary Library regarding a new high pressure gas line they intend to bury along Seward Meridian in conjunction with the Seward Meridian road upgrade. Not seen as controversial. Members will be informed. No planned attendance by NLCC.
  - b. Letter from Borough regarding input for the CIP. It's due Aug 1st, 2024. R. Hanson, President requested that the Road & Traffic Safety Committee review the request, determine a process for the NLCC to provide input, and review at our next meeting.
2. Identify any follow-up Action Items required: See above.

**H. OFFICER / COMMITTEE REPORTS**

1. President's Report: R. Hanson hasn't yet followed-up with the Career Tech High School on getting students involved, but will do so. Progress on signs; discussed later in agenda. NLCC Calendar and website have been updated.



2. Treasurer's Report: J. Coleman, Treasurer reported \$ 51,948.82 in checking and savings accounts. We received the CAP funds from the Borough. IRS reporting will be completed by the May 15th deadline. Treasurer reports were made available to members and questions answered.
3. Finance Committee: L. Calandri, Chair. No meeting last month. There has been one grant application and the due date is April 30th. More applications are expected. Their next meeting will be held May 13, 2024.
4. Bylaws Committee: P. Purcell, Chair. no meeting last month or planned.
5. Road & Traffic Safety Committee: R. Greenberg, chair reported that the members Rachel Greenberg, David Willequer, Nickel LaFleur, and John Miller, RSA Representative met April 21, 2024. A report made available to membership. There will be further discussion later under New Business.

#### **I. PRESENTATIONS / SPEAKERS**

1. Legislative Update / Q&A: Senator David Wilson discussed the Seward Meridian Projects; School budgets; and confirmation hearings underway for Boards and Commissions. Q&A regarding school budgets ensued. Senator Wilson is available for calls with concerns or questions.

#### **J. STATUS UPDATES / NLCC REPRESENTATIVE REPORTS**

1. Fire Service Area Collaboration: F. Conaway attended the FSA meeting this month. Meeting was mainly about the proposed budget for the Borough. Because of property value increases, mil rates are adjusted. In our area we have some of the lowest mill rates. Per capita costs are going down. However, the budget for Fire Services has been going up the last 5 years. Tax revenue is not providing much help for increased costs for Fire Services. Borough is holding planning meetings for the budget.
2. Welcome to North Lakes signs: R. Hanson, President, reported we have sent out RFP proposals to 3 contractors and should be receiving quotes soon. J. Klappeich asked about the cost and R. Hanson explained we have budgeted \$4,000 for 18 signs and \$4,000 for installation. The locations will be posted on our website when the work is authorized.
3. Road Service Area 25 Report: J. Miller reported that Mckenna got the bid for snow removal and the Ficklin contract was not renewed. Significant discussion ensued including frustrations residents have about the snow removal operations and lawsuits filed by Contractors against the MSB and potential impact to area residents (MSB operating costs increases driving tax rates) if the lawsuits are successful. R. Hanson noted that we could invite a MSB representative to a future meeting to discuss those concerns. J. Miller also reported that it is budget season and Borough Supervisors are working hard to keep costs down. New incentives are being put in place to make it easier for smaller contractors to compete. L. Pinnick expressed concern about traffic flow and maintenance at the Stony Hollow / Bogard intersection. J. Miller explained that any problems with potholes

can be reported on the Borough website. R. Hanson suggested design concerns (traffic flow) could be addressed with upcoming resolution on Bogard Corridor road safety.

4. NLCC Bar-B-Que Planning Status: J. Coleman is in charge of BBQ. The annual event is scheduled for Saturday, July 27th. The Fire Service will be invited. R. Hanson mentioned Enstar can provide a grill and come to the event and cook. J. Coleman discussed bringing in a bounce house for the kids. J. Coleman will set up a planning committee and have a meeting to get membership involved in helping with the annual BBQ. There was agreement in the room that this was an important annual event and Board Members and others needed to be engaged in the planning and assure success of the event. The intent is to use the once-annual free mailout from the MSB to communicate about the event to area residents. The MSB will need about 6 weeks advance notice. R. Hanson, President will contact the Boys & Girls Club Manager to schedule the date.

#### **K. UNFINISHED BUSINESS**

1. NLCC Calendar of events for 2024 - review & adjust if necessary:  
R. Hanson, President created a NLCC shared calendar available to Board members and asked that the Board review and add items as appropriate.

#### **L. NEW BUSINESS**

1. NLCC targeted Digital Advertising - Updated Proposal:
  - i. Presentation of proposal & Q/A: J. Klapperich presented a proposal for a 2-month duration initial trial. Reach is expected to be 12,240 local adult residents - largely in the NLCC area. Outreach is through targeted digital advertising (using specific geofencing) and radio ads. Cost for a 2 month trial is \$3,086 (same as proposed last year). Performance metrics / reports will be provided weekly. A follow-on proposal for another 10 months would be at ⅔ of the monthly cost and could be turned on and off as directed by the NLCC. Proposal timing was suggested to start immediately. R. Hanson suggested a June / July trial run would allow time for preparation.
  - ii. Decision: R. Greenberg moved to proceed with the 2 month trial in July and August, take a look at results, then decide if we can afford to continue and when. Motion seconded by P. Purcell. Discussion included the importance of getting our landing page set up prior to launch. R. Hanson, President, asked if there were any objections, there were none and the motion was approved unanimously.
2. Bogard Road Safety - Framing a Resolution: R. Greenberg explained that she will work with the committee to form a resolution to be presented at the May NLCC Membership meeting.

3. Action Planning - Next Month's action on our priorities:

- i. Membership Engagement – Increase awareness / participation: Prepare to launch advertising. Communicate BBQ date. Work on other options for engagement.
- ii. Bogard Corridor Road Safety: Resolution being prepared by Road & Traffic Safety Committee.
- iii. Waterbody Setbacks Initiative – Monitor & Input: R. Hanson continues to attend meetings and will report updates.
- iv. MSB Comprehensive Plan – Input from NLCC: R. Hanson, President explained this is on hold as the Borough restaffs.

**M. AUDIENCE PARTICIPATION** - Ideas, questions, comments/3 minutes each.

1. J. Miller expressed his gratitude for what NLCC is doing for the Community.
2. F. Conaway asked about the \$500 donation. He explained that he has a \$700 dryer and would like to donate it. We need to think about ways to be able to donate to NLCC in general. R. Hanson, President will talk to Borough and get a better explanation about the donation limit.
3. L. Pinnick suggested that silent auction or door prize donations be clarified with the Borough.

**N. ANY ADDITIONAL ACTION ITEMS?** None

**O. ADJOURNMENT**

1. Initial motion by L. Calandri (prior to 8 pm) to extend the meeting from 8 pm to 9 pm, seconded by J. Miller, motion approved unanimously.
2. Final motion for adjournment by R. Greenberg, seconded by L. Calandri, motion approved unanimously. Meeting adjourned at 8:47pm.

Signed by: Rod Hanson Date Signed: 06/05/2024

Attested by: Pat Purcell Date Signed: 06/05/2024

RECEIVED

JUN 13 2024

CLERKS OFFICE

## NLCC Finance Committee Meeting Minutes

May 13, 2024

**Roll Call:**

Meeting was called to order at 7:00 PM. A quorum was established.

Louie Calandri - Chair

Rachel Sayen

Tolpen Coleman — *Spelling Correction Tolleen.*

Rod Hanson ((non-voting - ex officio attendee)

**1. Approve minutes from 3-18-24 meeting**

Reviewed and approved with No changes, signed and gave to Rod to record with MSB.

**2. Review Grant applications**

Received five requests, One of them was sent past the deadline, so it was not eligible.

**3. Scoring of Grants**

- 1) Mat-Su Disc Golf Association- Alcantra Disc Golf. 86 points
- 2) Mat-Su Valley Rebuild- Community Garden Shed 82.8 points
- 3) Big Lake Trails- Snowmachine groomer/drag 80.3 points
- 4) Valley Transit – Funds Match 63.5 points
- 5) Boy & Girls Club- Labor to install equipment. (Received late – Not Eligible)

The top (3) three are being recommended to move forward in the process.

**4. Recommendations of grant award amount to be presented to the Board for membership to vote on in May meeting.**

Mat-Su Disc Golf Association.	\$4,000.00
Mat-Su Valley Rebuild	\$4,000.00
Big Lake Trails	\$2,000.00

**5. Adjournment**

The meeting adjourned at 7:30 P.M.

5-13-24 Finance Meeting minutes approved :

*[Signature]* 5-30-2024

*am*



**2024 Community Grant Program  
Award Decisions  
Approved at May 30, 2024 NLCC Membership Meeting**

The NLCC budgeted a total of \$10,000 for Community grant(s) in 2024.

A total of (5) Applications were received. One application was disqualified from consideration because it was received after the deadline. The other four applications were reviewed by the NLCC Finance Committee members and scored against the objective criteria outlined in the Application Instructions.

The recommendations of the Finance Committee were presented to NLCC Membership at the May 30, 2024 meeting and the membership vote was unanimous for approval as recommended.

Congratulations to the following organizations, who will be receiving financial support through the Community Grant Program in 2024!

**Mat-Su Disc Golf Association - Concrete Tee Pads - \$4,000**

**Mat-Su Valley Rebuild - Community Garden Shed - \$4,000**

**Big Lake Trails - Snowmachine Groomer Drag Skid Materials - \$2,000**

The Finance Committee will meet again later in 2024 to set the dates for the 2025 Community Grant Program. Once those dates are set, the NLCC website will be updated accordingly and the NLCC will communicate to area residents.

As a reminder, Grant applications may be accepted from non-profit organizations, and/or groups or individuals who have an idea for a project that would benefit members of our community. For more detailed information on criteria, please refer to our website and review the Grant Application and Instructions.

Summary document: Prepared June 5, 2024.

rdh

**NORTH LAKES COMMUNITY COUNCIL RESOLUTION OF RECOMMENDATIONS TO MAT-SU  
BOROUGH AND STATE OF ALASKA FOR BOGARD-SELDON ROAD CORRIDOR UPGRADES**

**RESOLUTION DATED MAY 30, 2024**

---

The undersigned Chair and Secretary on behalf of the **NORTH LAKES COMMUNITY COUNCIL** hereby sign the following resolutions:

**WHEREAS**, the Matanuska-Susitna Borough population has experienced exponential growth;

**WHEREAS**, the North Lakes Community Council area in the Matanuska-Susitna Borough has experienced an increase in residential subdivisions and corresponding increase in traffic;

**WHEREAS**, Bogard road and the roads adjacent to Bogard road have experienced an increase in traffic as a result of the increase in population and homes;

**WHEREAS**, the North Lakes Community Council area residents have experienced an increase in road accidents, speeding in residential neighborhoods, and difficulty safely accessing and egressing Bogard road;

**WHEREAS**, there is additional pedestrian traffic on Bogard and on adjacent roads as a result of the increase in population and adjacent schools;

**WHEREAS** the MSB 2035 Long Range Transportation Plan (LRTP), completed in 2017, recommended that the section of Bogard Road between the new Trunk Road and Seldon be widened to four lanes to accommodate increased traffic and provide pedestrian facilities;

**WHEREAS** the Matanuska-Susitna Borough Sub Area Solution Studies (SASS) and, in particular, the Bogard-Seldon Existing Conditions Report, dated November 2022 identified many of the same concerns as expressed by the North Lakes Community Council above;

**WHEREAS** the November 2022 Bogard-Seldon Existing Conditions Report also pointed out that there has been no activity on the MSB 2035 LRTP recommendation described above;

**WHEREAS** the residents of the North Lakes Community Council have simply seen these concerns grow in magnitude since the November 2022 SASS report;

And **WHEREAS**, the North Lakes Community Council area residents deserve safe roads and neighborhoods to raise our families, drive to work & school, and access area resources;

Now therefore, be it **RESOLVED** that the **NORTH LAKES COMMUNITY COUNCIL** make the following recommendations to the Matanuska-Susitna Borough and State of Alaska for Bogard Road and adjacent roads and subdivisions:

1. Avoid exacerbating existing road and traffic issues by updating codes for new construction projects / subdivisions, even if the construction occurs outside North Lakes

Community Council boundaries, for safe access and egress onto existing roads this includes, and is not limited to:

- Require contractors to upgrade existing roads, to accommodate the expected increase of utilization. I.e. new subdivisions should be constructed by upgrading roads to accommodate additional traffic;
  - require contractors to upgrade intersections;
  - disallow new roads to access major roads, such as Bogard, directly, instead build frontage roads and/or improve connector streets to direct new traffic to existing intersections;
  - upgrade existing residential roads and intersections;
  - include traffic calming measures into the codes in residential roads; and
  - require pedestrian access in neighborhoods, especially on major auxiliary roads;
2. Work with the state of Alaska Department of Transportation and Public Facilities to designate the Bogard corridor between Trunk Road and Seldon a Safety Corridor to provide additional funding and support and reduce fatal collision and major injury rates with both vehicles and pedestrians on this stretch of the road;
  3. Connect the bike path from Colony High to Wasilla High and along Seldon to Teeland Middle School;
  4. Create dedicated turn only lanes from Bogard into subdivisions / major intersections;
  5. Plan dedicated turn lanes out of subdivisions, especially Earl Drive, Tait Road, and Caribou;
  6. Recognize Caribou / Charley / Mariah as a connector road between Bogard and Wasilla Fishhook and upgrade those roads and intersections as needed to handle the existing and forecasted increase in traffic;
  7. Stop any further consideration of N. Travelair Drive as a collector street between Charley and Bogard. N. Travelair is a residential cul-de-sac / taxiway that runs through the existing Anderson Lake Airpark and crosses the approach end of the Anderson Lake (OAK1) airport;
  8. The planned roundabout upgrade at Bogard – Seldon intersection should include dedicated turn lanes to Bogard Eastbound and to Bogard Westbound;
  9. Remove the proposed road connecting Serendipity / Ron Larson Elementary to Bogard road from the long term transportation plan;
  10. Include rumble strips on the yellow center line and at the white right hand lines;

11. Plan for public transit and create bus stop areas;
12. Plan for a “park and ride” somewhere along the Bogard-Seldon corridor between Trunk Road and Wasilla Fishhook;
13. Request ditches to be graded to accommodate more snow (the snow berms accessing subdivisions in 2023 were very high and in order to get out of neighborhoods, cars needed to get onto Bogard to see around them;
14. Plan for motorized ATV’s and snow machines along Bogard;
15. Repair frost heaves on westbound Bogard near Williwaw and ruts on westbound Bogard near Barry’s Resort;
16. Remove dangerous trees that were damaged due to severe weather that are in close proximity or leaning toward roadways, pedestrian trails (including nature trails and sidewalks), MSBSD school properties, overhead utilities, and other critical infrastructure located within the Northlakes Community Council boundaries.

**WE, THE UNDERSIGNED CHAIR AND SECRETARY DO CERTIFY THROUGH BOARD MOTION, ON BEHALF OF THE NORTH LAKES COMMUNITY COUNCIL AND RESIDENTS HEREIN, THIS RESOLUTION IS APPROVED.**

**Signed this 2nd day of June, 2024.**

Rod Hanson  
Rod Hanson (Jun 2, 2024 12:20 AKDT)  
Rod Hanson, Chair

Patricia Purcell  
Patricia Purcell (Jun 2, 2024 12:21 AKDT)  
Patricia Purcell, Secretary









# Resolution for Bogard

Final Audit Report

2024-06-02

Created:	2024-06-02
By:	Rachel Greenberg (randp@mtaonline.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7z-M9hD5Ls70ueZZ6Q70eAGpg6ZBAZqh

## "Resolution for Bogard" History

-  Document created by Rachel Greenberg (randp@mtaonline.net)  
2024-06-02 - 8:13:28 PM GMT
-  Document emailed to Rod Hanson (rod@nlakes.cc) for signature  
2024-06-02 - 8:13:31 PM GMT
-  Document emailed to Pat Purcell (sunnyinak@gmail.com) for signature  
2024-06-02 - 8:13:32 PM GMT
-  Email viewed by Rod Hanson (rod@nlakes.cc)  
2024-06-02 - 8:17:20 PM GMT
-  Document e-signed by Rod Hanson (rod@nlakes.cc)  
Signature Date: 2024-06-02 - 8:20:18 PM GMT - Time Source: server
-  Email viewed by Pat Purcell (sunnyinak@gmail.com)  
2024-06-02 - 9:56:26 PM GMT
-  Document e-signed by Pat Purcell (sunnyinak@gmail.com)  
Signature Date: 2024-06-02 - 9:57:16 PM GMT - Time Source: server
-  Agreement completed.  
2024-06-02 - 9:57:16 PM GMT



**RECEIVED**  
**JUN 25 2024**  
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**MATANUSKA-SUSITNA BOROUGH  
PARKS, RECREATION, AND TRAILS ADVISORY BOARD**

**Chairperson** – James Jones – At Large 1  
**Vice Chair** – Ruth Wood - District 7  
Pat Owens – District 1  
Susannah McDuffie – At Large 2

Vacant - District 3  
Roy Wahl – District 4  
Michael Rovito – District 2  
Harry Hillman – At Large 4

Jill Martinson - District 5  
Vacant – District 6  
Kenni Linden – At Large 3

**MINUTES**

**REGULAR MEETING  
Lower Level Conference Room**

**APRIL 22, 2024**

- I. CALL TO ORDER  
Meeting called to order by Mr. Jones at 6:00 pm.
- II. ROLL CALL – DETERMINATION OF QUORUM  
Members Attending: Mr. Jones, Ms. Owens, Mr. Wahl, Mr. Rovito, Mr. Hillman, Ms. Martinson  
Members Absent: Ms. McDuffie, Ms. Wood, Ms. Linden
- III. APPROVAL OF AGENDA  
Mr. Hillman moved to accept the agenda as amended, Ms. Martinson, 2<sup>nd</sup>. All in favor.
- IV. PLEDGE OF ALLEGIANCE  
Mr. Jones led the pledge of allegiance.
- V. MINUTES OF PRECEDING MEETING  
A. MARCH 18, 2024
- VI. Motion: Mr. Rovito moved to accept the minutes as written, Ms. Martinson, 2<sup>nd</sup>. All in favor
- VII. BOROUGH STAFF REPORT  
A. Hugh Leslie, Recreation & Library Services Manager  
Mr. Leslie stated that the Jim creek cleanup will now be May 11<sup>th</sup> and the Jonesville cleanup will be May 18<sup>th</sup>. Signs have been put at the trailhead regarding spring conditions and to tread lightly till they firm up
- VIII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION – 3 minutes per person  
None.
- IX. UNFINISHED BUSINESS  
A. Matanuska Valley Moose Range at Jonesville PUA  
Mr. Leslie handed out a map that Joe Metzger created of the area that is being discussed. Topic will be discussed at the May PRTAB meeting.  
B. Code of Ordinances for Parks and Recreation

Mr. Jones requested changes to the ordinance and clarification on the topics being numbered as there are duplications of the topics.

X. NEW BUSINESS

A. Alaska Industrial Development and Export Authority (AIDEA)

No new information has been given.

XI. VOLUNTEER NOMINATIONS

None.

XII. CORRESPONDENCE

None.

XIII. MEMBER COMMENTS

Mr. Jones – None.

Ms. Owens – Negotiations are happening with the Greatland Trust and Matsu Health Foundation regarding the greenbelt.

Mr. Wahl – starting hiking at GPRA, Alcantra, and the Mat-River Park

Mr. Rovito – Good meeting, getting out as much as he can.

Mr. Hillman – Thank you for allowing him to attend.

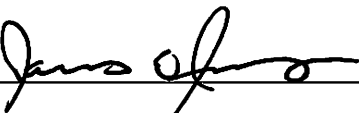
Ms. Martinson – Trying to get out to the trails weekly.

XIV. NEXT MEETING

MAY 20, 2024

XV. ADJOURNMENT

Motion: Ms. Owens moved to adjourn the meeting, Mr. Rovito 2<sup>nd</sup>. Meeting adjourned at 6:50pm

X   
James Jones - Chair

Date: 24 June 2024

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JUN 18 2024

CLERKS OFFICE

By: Rick Benedict  
Introduced: June 3, 2024  
Public Hearing: June 17, 2024  
Action: APPROVED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. PC 24-09**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 10600 E. Max Drive, TAX ID#2209B02L001A.

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WHEREAS, an application has been received from Scott Wells on behalf of Smoke Out Point for a conditional use permit for the operation of a marijuana retail facility at 10600 E. Max Drive, TAX ID#2209B02L001A; and

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

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

WHEREAS, the subject parcel is approximately .86 acres in size; and

WHEREAS, based on the information provided by the applicant, a Core Area Conditional Use Permit in accordance with MSB 17.61.020(A)(1) through (4) is not required; and

WHEREAS, the subject parcel is within the boundary of the Gateway Community Council; and

cm

WHEREAS, the subject parcel is part of the Bradley Lake #2 Subdivision; and

WHEREAS, the applicant has submitted an authorization form signed by the property owner, permitting Smoke Out Point to operate as a marijuana retail store within the new commercial building; and

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

WHEREAS, the proposed hours of operation are 10:00 a.m. to 10:00 p.m., Sunday through Thursday, and 10:00 a.m. to 12:00 a.m., Friday and Saturday; and

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

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

WHEREAS, according to the application material, signs will be posted at the proposed use's entrance prohibiting loitering; and

WHEREAS, the application material states that exterior lighting will be downward-directional and shielded to prevent light pollution; and

WHEREAS, all the required site plans and operational information have been provided by the applicant; and

WHEREAS, according to the application materials, employees of the proposed use will immediately check the identification of all persons who enter the facility; and

WHEREAS, according to the application material, the operation will utilize an alarm and video surveillance system, along with lighting, as part of its security plan; and

WHEREAS, according to the application material, the operation has a security plan, which includes educating employees on all security measures; and

WHEREAS, the commercial structure fully complies with the State of Alaska fire code; and

WHEREAS, the State of Alaska Marijuana Control Board met April 12-14, 2022, and awarded the operation a marijuana retail store license currently in delegated status; and

WHEREAS, the MSB Development Services Division received a copy of the delegated approval for the applicant's marijuana retail facility; and

WHEREAS, a marijuana retail facility with an area of 3,195 square feet must provide nine parking spaces, one of which must be ADA-compliant; and

WHEREAS, according to the application material, ten parking spaces will be provided for the proposed use, one of which will comply with ADA requirements; and



WHEREAS, each parking space is twenty feet long and ten feet wide; and

WHEREAS, according to the application material, no vertical clearance limitations are on-site; and

WHEREAS, the proposed retail facility will be contained within a new 60' x 40' two-story commercial structure of approximately 4,800 square feet; and

WHEREAS, according to the application material, approximately 3,195 square feet of net floor space are licensed for marijuana retail sales; and

WHEREAS, according to the application material, the building proposed for marijuana retail sales was completed in 2023; and

WHEREAS, according to the application material, two pre-existing residential structures are located north of the proposed operation on the subject parcel; and

WHEREAS, according to Borough records, the pre-existing residential structures were constructed in the mid-1970s; and

WHEREAS, according to the application material, one residential structure located northwest of the use will remain on the property, and the second located northeast of the use will be demolished by the end of July 2024; and

WHEREAS, according to the application material, the building's exterior is beige and tan, with steel side panels and metal roofing; and

WHEREAS, the proposed use will access East Max Drive, for which the applicant has obtained a commercial driveway permit from the Borough's permitting center (#D29385); and

WHEREAS, according to the application material, the operation will advertise the access route to the facility on its website and popular mapping platforms; and

WHEREAS, according to the application material, a sign will be installed at the exit of the subject parcel directing traffic to South Colleen Street and discouraging left turns; and

WHEREAS, the applicant has obtained a general construction permit (#C29230) from the Borough to improve the eastern portion of East Max Drive from the intersection of South Colleen Street to the subject parcel's driveway; and

WHEREAS, according to the application material, the operation will maintain the improved portion of East Max Drive from the intersection at South Colleen Street to the subject parcel's driveway; and

WHEREAS, East Max Drive is a Borough roadway that, upon improvement, will be acceptable for commercial use, according to a review by MSB PD&E; and

WHEREAS, East Max Drive is not maintained by the Borough; and

WHEREAS, uses along East Max Drive are a mix of commercial and residential; and

WHEREAS, the area surrounding the subject parcel comprises a mix of commercial, residential, and vacant uses; and

WHEREAS, an antique store exists west of the proposed use on the adjacent parcel, and a seasonal produce market exists to the northeast; and

WHEREAS, residential uses comprise many remaining north, west, and south uses; and

WHEREAS, the proposed use is approximately 45 feet southeast of the nearest residential structure on the subject parcel and 94 feet east of the nearest commercial structure on the adjacent parcel; and

WHEREAS, according to the application material, the operation will have one free-standing metal, aluminum, and fiberglass advertising sign, 5'2" W x 7'7" L, at the southeast corner of the subject parcel adjacent to South Glenn Highway; and

WHEREAS, according to the application material, the advertising sign will be backlit during operating hours and off when closed; and

WHEREAS, according to the application material, the advertising sign will be visible from South Glenn Highway and promote access to the facility from South Colleen Street; and

WHEREAS, no advertising signage is proposed along East Max Drive; and

WHEREAS, the proposed use is approximately 25 feet north of the South Glenn Highway right-of-way, approximately 53 feet east of the western property line, approximately 128 feet south of the East Max Drive right-of-way, and approximately 51 feet west of the South Glenn Highway right-of-way; and

WHEREAS, according to the application material, the advertising signage will not be installed or overhang the South Glenn Highway right-of-way; and

WHEREAS, ADOT is in Phase 2 of the project, which extends East Bradley Lake Avenue and adds a signaled intersection where the roadway will meet at South Glenn Highway to the northeast of the subject property; and

WHEREAS, Phase 2 of the Glenn Highway Reconstruction Project will remove access to South Colleen Street from South Glenn Highway; and

WHEREAS, according to the application material, the applicant proposes to advertise access to the use via the signaled intersection at South Glenn Highway and East Bradley Lake Avenue when Phase 2 of the Glenn Highway Reconstruction Project is complete; and

WHEREAS, South Glenn Highway is a state-maintained major arterial roadway capable of handling commercial traffic; and

WHEREAS, on October 5, 2021, the State of Alaska Fire Marshal issued an approved Full Plan Review (#2021Anch1557) for the commercial structure; and

WHEREAS, the closest school (Amazing Grace Academy) is approximately 9,088 feet from the proposed use; and

WHEREAS, the director of the Alcohol & Marijuana Control Office (AMCO) is authorized to issue the license once the applicant obtains a conditional use permit to operate within the borough; and

WHEREAS, the applicant provided a copy of the approved Full Plan Review (#2021Anch1557) to the MSB Development Services Division; and

WHEREAS, the Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> Edition, shows a "Marijuana Dispensary" of approximately 3,195 square feet in an urban area is expected to produce approximately 75 trips per weekday PM hour based on the average trip start/end generation rates; and

WHEREAS, South Colleen Street is a Borough-owned and maintained roadway; and

WHEREAS, according to the application material, the applicant proposes advertising access to the marijuana retail facility from the eastern portion of East Max Drive via South Colleen Street; and



WHEREAS, ADA guidelines require one van-accessible parking space, 11 feet wide with a five-foot-wide parking aisle, for every 1 to 25 spaces; and

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

WHEREAS, the Planning Commission conducted a public hearing on June 17, 2024, 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 24-09:

1. The proposed use, with conditions, will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use, with conditions, will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The application material meets all of the requirements of this chapter (MSB 17.60.100(B)(4)).

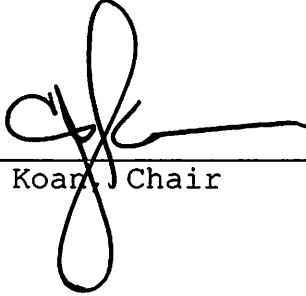
5. The proposed use, with conditions, will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place, with conditions, to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use, with conditions, is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant has provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The applicant has provided documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).
12. The proposed use meets the minimum number of parking spaces for retail facilities (MSB 17.60.170(B)).
13. The proposed use complies with current ADA parking space guidelines (MSB 17.60.170(C)).

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

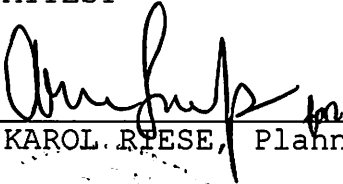
1. Prior to operating, the applicant shall notify the Borough upon completion of improvements to East Max Drive. Provide evidence of compliance to Planning staff.
2. Prior to operating, the applicant shall have the ADA parking stall and access aisle painted and compliant with the current ADA guidelines, including mounting the ADA van-accessible sign to indicate its location. Provide evidence of compliance to Planning staff.
3. The operation shall comply with all applicable federal, state, and local regulations.
4. 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 before any expansion of the conditional use.
5. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as

- necessary to monitor compliance. Denial of access to Borough staff shall violate this conditional use permit.
6. On-site consumption of marijuana and marijuana products is prohibited.
  7. The hours of operation shall not exceed 10:00 a.m. to 10:00 p.m., Sunday through Thursday, and 10:00 a.m. to 12:00 a.m., Friday and Saturday.
  8. The applicant shall maintain the improved portion of East Max Drive for commercial use.
  9. Signs directing traffic to access/egress routes appropriate for commercial use shall be maintained on the subject property, as described in the application materials.
  10. The operation shall maintain online mapping applications and its website with the proposed access/egress plan described in the application materials.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 17<sup>th</sup> day of June, 2024.


  
\_\_\_\_\_  
C.J. Koar, Chair

ATTEST

  
\_\_\_\_\_  
KAROL REESE, Planning Clerk

(SEAL)

YES: Allen, McCabe, Koar, Glenn, Shawe

NO: 



RECEIVED

JUN 18 2024

CLERKS OFFICE

By: Peggy Horton  
Introduced: June 3, 2024  
Public Hearing: June 17, 2024  
Action: APPROVED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 24-11**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 6199 EAST MOUNTAIN HEATHER WAY, TAX ID 6932B01L001A.

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WHEREAS, Teri Zell, of Higher by Bad Gramm3r, applied for a conditional use permit to relocate a marijuana retail facility from 1204 North Hyer Spur to 6199 East Mountain Heather Way; and

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

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

WHEREAS, according to the application material, the proposed retail facility will be wholly contained within a 2,606-square-foot commercial structure; and

WHEREAS, there is no industrial equipment or processes that generate noise associated with the proposed use; and

WHEREAS, there are no outdoor speakers or public announcement systems associated with the proposed use; and

*cm*

WHEREAS, Pannone Engineering prepared a Traffic Impact Analysis Worksheet as part of the application material; and

WHEREAS, according to the application material, the current business's self-reported peak hour traffic is currently 12 trips; and

WHEREAS, according to the application materials, the Institute of Transportation Engineers (ITE) Trip Generation Manual indicates an average of 28.85 trips per 1,000 square feet of Gross Floor Area (GFA) on Saturdays, which is the day with the highest traffic. This data is based on only five studies, which is a limited study database for trip rates for this type of land use; and

WHEREAS, the owner provided the engineer with the current customer volume. Since the anticipated use or similar is not listed in the ITE Trip Generation Manual, the engineer tripled the reported current customer volume and estimated 20 peak-hour trips; and

WHEREAS, according to the application material, the average rates for Higher by Bad Gramm3r proposed location will never exceed 20 trips per hour at peak times on any day of the week; and

WHEREAS, according to the application material, the proposed facility does not require a traffic impact analysis; and

WHEREAS, the proposed use will not be processing, manufacturing, or storing hazardous substances identified in MSB 17.61.020(A)(3); and

WHEREAS, the proposed use is confined to a generally flat area on the parcel; and

WHEREAS, the proposed use is commercial retail in nature and will not generate contaminated water runoff; and

WHEREAS, the subject parcel is 1.34 acres in size; and

WHEREAS, according to the application material, the existing Higher by Bad Gramm3r Retail building at 1204 North Hyer Spur will be moved approximately 850 feet east to the subject parcel; and

WHEREAS, the subject parcel has frontage on East Mountain Heather Way, which is classified as a collector and can accommodate the traffic associated with commercial use; and

WHEREAS, East Mountain Heather Way has commercial and industrial uses along its frontage, including an office building, butcher shop, tank fabrication company, and gymnastics center; and

WHEREAS, East Mountain Heather Way is a frontage road located off East Palmer-Wasilla Highway; and

WHEREAS, East Palmer-Wasilla Highway is classified as a major arterial and has several different uses on its frontage, including

commercial, industrial, residential, and vacant or undeveloped;  
and

WHEREAS, According to the application material, the proposed hours of operation are 9:00 a.m. to 10:00 p.m., seven days a week;  
and

WHEREAS, according to the application material, the proposed use will be located approximately 85 feet from the East Mountain Heather Way right-of-way, approximately 30 feet to the southwesterly lot line, approximately 86 feet to the northwesterly corner lot line, and approximately 114 feet to the northeasterly lot line; and

WHEREAS, the proposed use will be located south of and approximately 240 feet from the closest residential structure; and

WHEREAS, within 1,000 feet, various land uses exist, including commercial, industrial, residential, and vacant or undeveloped; and

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

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

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

WHEREAS, the closest school (Birchtree Charter School) is approximately 3,700 feet from the proposed use; and

WHEREAS, according to the application material, the facility has a 24-hour monitoring alarm system, exterior lighting, and a video surveillance system; and

WHEREAS, according to the application materials, AMCO's emergency order approved the use of the current building's drive-thru window during the COVID-19 pandemic, and the applicant proposes to use it when they move the building to the new location; and

WHEREAS, according to the application material, marijuana or marijuana products will not be visible to the public from the drive-thru window; and

WHEREAS, according to the application materials, the drive-thru window is equipped with safety features, including safety plate glass, iron bars, a security shutter, a transaction drawer similar to that of a drive-thru bank, and surveillance cameras; and

WHEREAS, according to the application material, the use has a security plan in place, which includes education of employees on all security measures; and

WHEREAS, the Central Mat-Su Fire Department Deputy Fire Marshal issued Plan Review #2024-101 for the commercial structure; and

WHEREAS, the commercial structure fully complies with the State of Alaska fire code; and

WHEREAS, the applicant provided a copy of the approved Plan Review #2024-101; and

WHEREAS, according to the application material, all unusable marijuana products are mixed into organic soil and then disposed of at the Borough Central Landfill; and

WHEREAS, the applicant submitted all required site plans and operational information, except for evidence that the commercial structure will be relocated to comply with the setback requirements of MSB 17.55; and

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

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



WHEREAS, according to the application material, the site drainage plan includes a swale along the southwest property line to retain the increased stormwater runoff due to the larger impervious surfaces being installed on this lot; and

WHEREAS, according to the application material, the facility will have a sign with the company name on the top of the building and an independent signpost. Signs are also planned on the sides of the building; and

WHEREAS, according to the application material, the commercial structure will have lighting on all four sides and five light poles installed separately from the building. The lighting will be downward-directional and shielded to mitigate unwanted light pollution; and

WHEREAS, according to the application material, the facility will have a sign with the company name on the top of the building and an independent signpost. Signs are also planned on the sides of the building; and

WHEREAS, according to the application material, the applicant will install a 40' pole with the mounted sign approximately 15 feet from the southwest property boundary; and

WHEREAS, according to the application materials, Alaska Statute 19.25.105 delineates the restrictions for outdoor

advertising signs. It allows outdoor advertising signs within 660 feet of a right-of-way, visible from the main traveled way, and advertising activities conducted on the property; and

WHEREAS, the State of Alaska Marijuana Control Board (AMCO) voted to approve a transfer of location application for Higher by Bad Gramm3r Retail Marijuana Store License # 19178 with delegation at the November 15-16, 2023 meeting; and

WHEREAS, Planning staff received a copy of AMCO's delegated approval for the applicant's transfer of location application; and

WHEREAS, a marijuana retail facility has operated in the structure for over four years in its current location; and

WHEREAS, the bus access road that previously bisected the subject property was vacated, as shown on Plat # 2002-87. The remaining pavement is proposed to be removed; and

WHEREAS, the proposed use will be located approximately 125 feet northwest of the closest commercial structure; and

WHEREAS, according to the application material, the net floor area is approximately 2,606 square feet in size; and

WHEREAS, a marijuana retail facility, 2,606 square feet in size, is required to provide eight parking spaces, one of which

must be an Americans with Disabilities Act (ADA) compliant space;  
and

WHEREAS, according to the application material, nine customer parking spaces are proposed; and

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

WHEREAS, ADA guidelines require one van-accessible parking space, 11 feet wide with a five-foot-wide parking aisle, for every 1 to 25 spaces; and

WHEREAS, there are no vertical clearance limitations on site;  
and

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

WHEREAS, the Planning Commission conducted a public hearing on October 2, 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 24-11;

1. The use will not exceed sound levels set forth in MSB 17.61.080, and noise levels exceeding the levels in MSB 17.61.080 are prohibited. As such, a Core Area Conditional Use Permit is not required under this standard (MSB 17.61.020(A)(1)).
2. A Core Area Conditional Use Permit is not required under this standard, as the number of vehicles will not exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles a day (MSB 17.61.020(A)(2)).
3. A Core Area Conditional Use Permit is not required under this standard because the proposed use will not process, manufacture, or store hazardous substances beyond the thresholds identified (MSB 17.61.020(A)(3)).
4. The proposed use will not generate contaminated water runoff or other discharges that are likely to violate state water quality standards or negatively impact groundwater or surface water quality beyond adjacent property lines. As such, a Core Area Conditional Use Permit is not required under this standard (MSB 17.61.020(A)(4)).
5. The proposed use will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).

6. The proposed use will not adversely affect public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).
7. Sufficient setbacks, lot area, buffers, and other safeguards are being provided (MSB 17.60.100(B)(3)).
8. The application material has met all of this chapter's requirements (MSB 17.60.100(B)(4)).
9. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
10. Measures are in place to reduce negative effects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
11. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
12. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
13. Documentation demonstrating the applicant obtained all applicable licenses pertaining to 3 AAC 306.005 was provided to planning staff (MSB 17.60.150(D)(1)).
14. The proposed use will be in full compliance with all applicable fire codes (MSB 17.60.150(D)(2)).
15. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).

16. The proposed use meets the minimum number of parking spaces for retail facilities (MSB 17.60.170(B)).

17. The proposed use will comply with current ADA parking space guidelines (MSB 17.60.170(C)).

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

1. Prior to operating, the applicant shall obtain approved driveway permits for both proposed driveways onto East Mountain Heather Way.
2. Prior to operating, the applicant must submit a surveyor's as-built drawing to the Planning staff, conducted after the building has been moved. The drawing shall show the location and dimensions of the commercial structure in relation to property lines, demonstrating compliance with MSB 17.55 - Setback and Screening Easements.
3. Prior to operating, the applicant must install the drainage facilities as shown on the site drainage plan, approved by MSB PD&E. Provide evidence of compliance to Planning staff. These drainage



facilities shall be maintained for the duration of the conditional use permit.

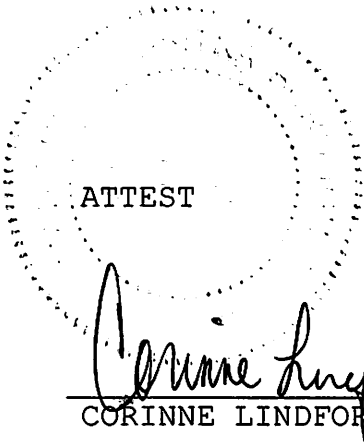
4. Prior to operating, the applicant shall have the ADA parking stall and access aisle painted and compliant with the current ADA guidelines. Provide evidence of compliance to Planning staff.
5. Exterior lighting will be designed to direct light downwards and be shielded, if necessary, to mitigate spill light and glare from impacting neighboring properties or traffic on nearby roads.
6. The operation shall comply with all applicable state and local regulations.
7. 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.
8. Borough staff shall be permitted to enter the premises subject to this permit to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor

compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

9. The hours of operation shall not exceed 9:00 a.m. to 10:00 p.m., seven days a week.

10. On-site consumption of marijuana and marijuana products is prohibited.

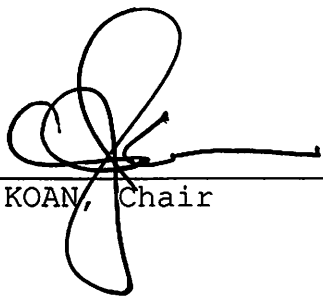
ADOPTED by the Matanuska-Susitna Borough Planning Commission this 17 day of June, 2024.



CORINNE LINDFORS,

Acting Planning Clerk

(SEAL)

  
CJ KOAN, Chair

YES: Glenn, McCabe, Allen, Shave

NO: Koan

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 2, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Brian Goodman, District Seat #2  
Mr. Eric Koan, District Seat #3, Vice Chair  
Mr. Dan Bush, District Seat #4  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District Seat #7  
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Ms. Michelle Traxler, District Seat #5

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Bertz led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- April 18, 2024, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

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**6. PUBLIC HEARINGS**

- A. **MISTY MEADOW**: The request is to create 8 lots from Tax Parcel A14, created by Waiver Resolution #76-19-PWm, recorded as 79-258w, to be known as **MISTY MEADOW**, containing 10.5 acres +/- . The petitioner is requesting a variance from MSB 43.20.060(D). The property is located north of W. Hawk Lane, south of W. Delroy Road, and directly west of W. Parks Highway (Tax ID #17N03W02A014); within the NE ¼ Section 02, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Mosquito Park, LLC, Staff: Matthew Goddard, Case #2024-003*)

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

Kayla Kinneen provided the mailing report:

- Stating that 62 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 finding of facts.

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner, Scott Johannes spoke.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to approve the Variance, Misty Meadow. Platting Member Koan seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection

**MOTION:** Platting Member Bush made a motion to approve the preliminary plat, Misty Meadow with recommendation #4 stating City of Houston instead of DPW. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

Recess was called at 1:30 PM

Back at 1:34 PM

- B. BOGARD COLONIAL MSP:** The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49<sup>th</sup> State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. **Continued from the April 18, 2024 meeting.** (*Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case #2024-023*)

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

Kayla Kinneen provided the mailing report:

- Stating that 100 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 14 conditions and 11 finding of facts.

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

The petitioner/petitioner's representative chose not to speak

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Ron Conklin
- Chuck Kaucic
- Bill Wiederkehr
- Joel Stefanski
- Rachel Greenberg

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

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Bertz made a motion to approve the preliminary plat, Bogard Colonial MSP. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion did not pass with 3 in favor and 4 opposed. (Johnson, Halford, and Koan in favor)

Discussion ensued and a motion for reconsideration vote was made by Platting Member Kreger. Platting Member Halford seconded the motion.

VOTE: The reconsideration vote passed with 4 in favor. (Goodman, Halford, Koan, and Kreger in favor)

C. **NORDIC PARK 2**: The request is to create four tracts from Tracts A & B, Nordic Park, Plat No. 2021-44 and Government Lot 22 (Tax Parcel D4), Section 36, and vacate a portion of the right-of-way of N. Nordic Lane, to be known as **NORDIC PARK 2**, containing 96.65 acres +/- . Parcels are located north of N. Nancy Lake Parkway, east of Suncrest Lake, south of Rainbow Lake, southeast of N. Rainbow Shore Drive and accessed by N. Nordic Lane (Tax IDs# 8123000T00A/T00B and 19N05W36D002); lying within Section 36, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. **This case was continued from the April 18, 2024 meeting** (Petitioner/Owner: William G. Royce; Jeff & Jeanne Friedman Living Trust; Gail Green, Staff: Natasha Heindel, Case #2024-026)

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

Kayla Kinneen provided the mailing report:

- Stating that 36 public hearing notices were mailed out on March 28, 2024.

Staff gave an overview of the case:

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

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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



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

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Nordic Park 2. Platting Member Koan seconded the motion.

Discussion ensued.

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

- D. **HIDDEN JEWEL**: The request is to create 5 lots from Tax Parcel C10, (Tax ID#17N02E10C010), containing 10 acres +/- . The proposed lots are located directly north of S. Jewel Street, west of N. River Rock Circle, and east of E. Pace Drive; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-032)*

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

Kayla Kinneen provided the mailing report:

- Stating that 140 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts.

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Jim Burnem
- Martin George

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

The petitioner's representative, Gary LoRusso spoke.

**MOTION:** Platting Member Kreger made a motion to approve the preliminary plat, Hidden Jewel. Platting Member Bertz seconded the motion.

Discussion ensued.

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

- E. WISTERIA MEADOWS ADD 1:** The request is to create 10 lots from Tax Parcel C11, (Tax ID#17N02E10C011), to be known as **WISTERIA MEADOWS ADD 1**, containing 20 acres +/- . The proposed lots are located directly north of S. Mary Street, west of N. River Rock Circle, and east of S. Gunnysack Road; located within the SW ¼ SE ¼ SW ¼ Section 10, Township 17 North, Range 02 E, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Reginald Carney / Hartley Lee Williams Bypass Trust, Staff: Chris Curlin, Case #2024-034)*

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

Kayla Kinneen provided the mailing report:

- Stating that 30 public hearing notices were mailed out on April 8, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 finding of facts

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Martin George

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

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to approve the preliminary plat, Wisteria Meadows Add 1 with 9 recommendations of approval and amendment of Recommendation # 6 to state "If needed by ENSTAR" Platting Member Kreger seconded the motion.

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to add recommendation # 10 to show a temporary turnaround on Mary Street on final plat. Platting Member Bertz 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:

- Next meeting May 16, 2024. We have six cases on the agenda.
  - Meadow Creek Homestead
  - Thor Rd Add PUE
  - Lazy Moose Run
  - Silvertip Commercial
  - Pates Province
  - Morning Light

## **BOARD COMMENTS.**

- Platting member Hallford- Had comments as to the process of the Board and making a decision.
- Platting member Bush had comments on Fred's observations.
- Platting member Koan had comments on packets and reviewing them when they are available.
- Chair Johnson commented on having a private meeting to help board members understand a meeting more thoroughly.

## **8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 3:38 PM.

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

ATTEST:

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

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on May 16, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Eric Koan, District Seat #3, Vice Chair  
Mr. Dan Bush, District Seat #4  
Ms. Michelle Traxler, District Seat #5  
Mr. Sidney Bertz, District Seat #7

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Platting Board members absent and excused were:

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

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Koan led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- May 2, 2024, Minutes were not approved and need amending.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **MEADOW CREEK HOMESTEAD**: The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Monty & Jo Cassidy, Troy & Lieba Putnam Staff: Chris Curlin, Case #2024-040*)

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

Kayla Kinneen provided the mailing report:

- Stating that 95 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to July 18, 2024, for time to submit a variance.

Discussion ensued.

VOTE: The case was postponed without objection.

- B. **THOR ROAD ADD PUE**: The request is to create a 30' wide public use easement within Tax Parcel D13 (Tax ID #18N02E27D013), to be known at **THOR ROAD ADDITION PUE**. The proposed public use easement would widen the existing N. Thor Road right of way to the current Borough standard of 60' wide. The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and west of N. Diana Avenue; within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain community council and in Assembly District #1. (*Petitioner/Owner: Martha Butler, Staff: Matthew Goddard, Case #2024-045*)

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

Kayla Kinneen provided the mailing report:

- Stating that 52 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 5 conditions and 5 finding of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.



The following persons spoke:

- Heidi Larrabee
- Patrick Larrabee
- Shelly Nielsen
- Richard Pochatko
- Landon Binder

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

The petitioner's representative, Gary LoRusso spoke.

**MOTION:** Platting Member Traxler made a motion to approve the Thor Rd Add PUE, with staff recommended modification to recommendation #4. Platting Member Koan seconded the motion.

Discussion ensued.

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

- C. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas & Megan Van Diest, Staff: Matthew Goddard, Case #2024-048*)

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

Kayla Kinneen provided the mailing report:

- Stating that 58 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 findings of facts.

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke

- Patrick Larrabee
- Richard Pochatko
- Heidi Larrabee
- Shelly Nielsen
- Amanda Wolfe
- Jason Isley
- John Nielsen
- Abby Pochatko
- Landon Binder

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

The petitioner's representative, Gary LoRusso spoke.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Lazy Moose Run. Platting Member Bertz seconded the motion.

Discussion ensued.

**VOTE:** The motion failed with Platting Members Koan, Traxler, and Johnson voting Yes and Platting Members Bertz and Bush voting No.

Discussion to craft Findings of Fact ensued.

Break at 2:42 PM

Back at 2:55 PM

**Return from break:** Platting Members Bertz and Bush returned handwritten reasonings for their Findings of Fact. The Board tabled further discussion to the end of the public hearings

- D. **SILVERTIP COMMERCIAL**: The request is to create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as **SILVERTIP COMMERCIAL**, containing .87 acres +/- Parcels are located south of W. Cottonwood Avenue, north of E. Cedar Avenue, directly west of S. Colony Way and directly east of S. Alaska Street, within the City of Palmer (Tax IDs# 5001B01L003-L005)); lying within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city limits of Palmer and in Assembly District #2. (*Petitioner/Owner: MauiToe LLC & Ron & Michelle Richards, Staff: Natasha Heindel, Case #2024-050*)

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

Kayla Kinneen provided the mailing report:

- Stating that 167 public hearing notices were mailed out on April 23, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative, Gary LoRusso spoke.

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

Discussion ensued.

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

- E. **PATES PROVINCE**: The request is to create 22 lots from Tax Parcel C001, created by US Patent # 1226770, to be known as **PATE'S PROVINCE**, containing 106.7 acres +/- . The property is located south of Horseshoe Lake, north of Big Lake, and directly north and south of W. Lakes Boulevard (Tax ID #17N04W13C001); within the S ½ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Mark Pate, Staff: Matthew Goddard, Case #2024-051)*

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

Kayla Kinneen provided the mailing report:

- Stating that 11 public hearing notices were mailed out on April 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 7 finding of facts.

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.  
The following persons spoke:

- Richard Gaffey

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

The petitioner's representative, Gary LoRusso spoke.

**MOTION:** Platting Member Traxler made a motion to approve the preliminary plat, Pates Province. Platting Member Bertz seconded the motion.

Discussion ensued.

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

- F. **MORNING LIGHT**: The request is to create 29 lots from Lot 3, Block 1, Harry's Place, Plat No. 2006-209, to be known as **MORNING LIGHT**, containing 33.56 acres +/- . Parcels are located east of N. Covington Street, north of E. Tex-Al Drive and E. Windy Wood Loop and will be bisected by E. Dale Drive (Tax ID# 55975000L003); lying within Section 10, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Rock LLC, Staff: Natasha Heindel, Case #2024-053*)

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

Kayla Kinneen provided the mailing report:

- Stating that 146 public hearing notices were mailed out on April 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 6 finding of facts.

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

The petitioner/petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.  
The following persons spoke:

- Jenna Deason
- Matt Deason
- Rebekah Gross
- Jacque Keeler

- Bridger Crawford

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

The petitioner's representative, Gary LoRusso spoke.

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

Discussion ensued.

**MOTION:** Platting Member Bush made a motion to amend and add recommendation of approval #9 to state "Show building exclusionary area for lots 16-20, Block 2 on final plat". Platting Member Bertz seconded the motion.

Discussion ensued.

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

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

No further discussion.

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

The Findings of Fact were presented for Lazy Moose Run. Platting Member Bush and Platting Member Bertz agreed to the crafted findings for Lazy Moose Run.

The Findings of Fact were adopted

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

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

## **BOARD COMMENTS.**

- Platting member Bush- Is sympathetic to the public comments and thanked the Borough.
- Chair Johnson – Thanked the public for coming.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **4:02 PM**.

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

ATTEST:

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

**South Knik River Community Council  
Regular Meeting Minutes, Thursday, 18 Apr 2024**

Location: SKRCC Building  
17958 E Knik River Rd  
Palmer, AK 99645

RECEIVED  
JUN 17 2024  
CLERK'S OFFICE

1. SKRCC President, Craig Price, called the meeting to order at 7:02 pm. Pledge of Allegiance recited.
2. Quorum reached with 6 board members and 21 others present of whom at least 6 were residents.
3. Agenda approved
4. 21 Mar 2024 meeting minutes approved.
5. Reports:
  - a. Legislative report: No report
  - b. Assembly Report: No report
  - c. Secretary Report: No report
  - d. Treasurer Report:
    - i. Balances for accounts provided
    - ii. Expenses for past month paid and made available at meeting.
  - e. Emergency Storage/Equip Committee: Wayne Martin received approval for committee to purchase a self-contained propane generator, approx cost between \$8-9K. Committee is still researching costs associated with raising current building and making basement area suitable for emergency storage and shelter operations. The next committee meeting is scheduled for 16 May 2024 at 6 pm at the community council building and anyone interested is invited.
  - f. Amy Read provided information regarding renting our facility and grounds. Her research covered insurance, the IRS, and an agreement and process already in place in the Willow community. She asked everyone to provide ideas on what type groups might be a good fit for our facility.

g. BLM Ranger Curtis Raker stopped in to reacquaint everyone with him, his jurisdiction, and focus on our area. He is concerned about trash dumping. His area doesn't cover then Old Glenn Hwy, but does cover parts along Knik River Rd. He is willing to get involved with habitual dumpers.

8. New Business:

a. Changes to the Bylaws were presented and discussed. Each recommended change brought up at the 21 Mar 2024 was voted on individually, by section. All changes were adopted with more than 2/3 approval of voting members. Three additional changes were addressed and discussed and will be voted upon at the 16 May 2024 meeting.

b. Board nominations:

President: Craig Price  
V Pres; Paul Houser  
Secretary: Anne Houseal  
Treasurer: Joe Plummer  
Director: Wayne Martin  
Director: Kari Anderson  
Director: Kit Roberts

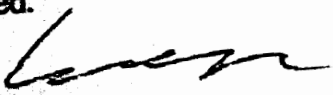
c. Tentative dates for SpUd introduction hearings at borough provided.

d. Marietta provided details for Spring Clean Up, 17-19 May. Dumpster will be on site and there will be a cook out. More info provided at next month's meeting. Bags are available now for anyone wanting to get an early start.

7. Announcements:

8. Meeting adjourned at 8:49 pm.

Approved.

  
Craig Price  
SKRCC President

6/3/24

Date

Attest.

Janet Read  
Acting Secretary



Date 6-3-2024





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JUN 17 2024  
CLERKS OFFICE

**Meeting Minutes**  
May 2, 2024 7:00pm  
Upper Susitna Senior & Community Center

Establish Quorum – Ned Sparks, Clark Smith, Jessi Leach, Richard Sayers, Bryan Kirby, Sheena Fort & alternate Bernadine Hall.

- I. Call Meeting to Order – 7:01pm
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda
  - a. Motion by: Clark Smith
  - b. 2<sup>nd</sup> by: Richard Sayers
- IV. Approval of Meeting Minutes
  - a. Motion by: Clark Smith
  - b. 2<sup>nd</sup> by: Bryan Kirby
- V. Treasurer's Report
  - a. Checking Account – \$20,304.94
  - b. Savings Account – \$4,203.87

- VI. Persons to be Heard (suggested 3 minutes each)
  - a. Mia Mangione- SU Valley PTSA - Talked to the board about the grant application for the free sandwiches for students.
  - b.

- VII. Correspondence-
  - a. Save the Date: Borough training on open meetings act and parliamentary procedures. June 13th in Assembly Chambers at 6pm. Contact the clerks office to RSVP at 907-861-8683.
  - b. Megan Justus the General Manager of Skeetawk Ski Area- She is reaching out to community councils for letters of support and to introduce their services.

- VIII. Committee and Governmental Reports
  - a. Road Service Area (15 & 29) DJ McBride - Granite construction won the road bid for Caswell Lakes RD, Hidden hills and the fish passage that will start this summer. DJ will post start date and any information once she knows. The RSA15 board

1 of 2

Susitna Community Council  
Serving the Upper Susitna Valley  
HC 89 Box 8575, Susitna, AK 99766  
<http://susitnacc.org>

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will start meeting every other month at Sheep Creek Lodge @ 630pm. Sky LaDoux is the new Borough Superintendent with the possibility of a 4th being hired as well.

- b. Borough, Assembly- N/A
- c. Fire District- N/A

IX. Old Business-

- a. AK State Trooper update- N/A
- b. Benka Lake update- Court will be May 23rd. John Bennett was hired by the state of Alaska and is working with them over right of ways.

X. New Business-

- a. Form bylaws committee - Committee will be Bryan Kirby, Jessi Leach & Sheena Fort.
- b. Grant review committee- Grants applications will be reviewed on June 6th.

Board Comment: N/A

XII. Adjournment- 7:38pm

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JUN 27 2024

CLERKS OFFICE

**Sutton Community Council Regular Meeting  
Wednesday, July 26, 7 p.m. - Sutton Public Library Meeting Room**

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**1. Meeting Called to Order at 7:03 p.m.**

**2. Establish Quorum:** President Frank Buzby, Vice Chair Chris Spitzer, Treasurer Juli Buzby, Board Members Garret Nelson, Brian Sargent, Alternates Shane LaCroix, Nancy Bertels.

**3. Changes to the Agenda - None**

**4. Announcements - None**

**5. Guest Presentations -**

Donna Anthony, Chickaloon Village Traditional Council Justice Director

- a. Only responding to native calls for assistance.
- b. Currently allowed to do agency assists if requested. MOU is being worked on with the Alaska State Troopers.
- c. 2 Officers graduated from the academy in Fairbanks on June 9.
- d. 9 grants applied for
- e. Running a pilot program with DOJ - Missing, Murdered Indigenous Women
- f. Probation Officer Job posted.
- g. MOU's with Knik, Eklutina and Chitna tribes to provide justice training for other tribes.

**6. Borough and State Reports:**

- a. **Tim Hale - MSB Assembly District 1 - None**
- b. **Emily Austin - Sutton Elementary School Principal** - School Registration is open. 3 Sutton Residents hired - Ashley Younger - SPED Aide, Tina Blakeman - Janitor, Jess Tremaine/Harris - PE/Music
- c. **Representative George Rauscher - State House District 9** - Moose Range Mgmt. Plan Public Meeting with Huddle Alaska - September 26 5-7 pm in Sutton at the Sutton Library.
- d. **Juli Buzby - Sutton Librarian** - Turnout at the Tim Easton Concert was good. Last week of Summer Programming is approaching. Professor Pickles will be at the library with drone. August 5 - End of Summer Celebration Picnic and Prizes - 11 a.m. - 2 p.m.
- e. **Shonda Erickson - Legislative Assistant for Senator Mike Shower - District O** - Encouraged folks to look at AKTips, an app from the Alaska State Troopers. PFD will be \$1,300. Letters from the public about highway improvements needed (i.e. repair at Glenn Hwy., mile 88) to support STIP project requests.

**7. Officer Reports:**

- a. **Chair - Frank Buzby - None**
- b. **Secretary - Jeremiah Hix/Kelly Andersen-Riggs** - Nancy Bertels makes a

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motion to accept the June minutes as corrected. Chris Spitzer seconded the motion.  
Passes unanimously.

**c. Treasurer Report - Juli Buzby** - Nancy Bertels makes a motion to accept the May and June Treasurer's Report as submitted. Brian Largent seconded the motion.  
Passes unanimously.

**8. Committee Reports:**

**a. Jonesville Public Use Area - Chris Spitzer/Brian Largent - None**

**9. Old Business**


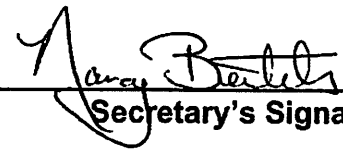

**a. CAP Grant Applications - due no later than August 30 - 6:00 p.m.**

**10. New Business - None**

**11. Call for the Good of the Order - None**

**12. Restate motions and voting results** - Minutes from June were approved unanimously. Treasurer's Reports from May and June were approved unanimously.

**13. Meeting Adjourned at 8:45 pm**

	<u>8-30-24</u>	
<u>10-1-23</u>  President's Signature	Date	Secretary's Signature
Date		



# Sutton Community Council Regular Meeting

Wed, August 29, 2023, 7:00 pm @ Sutton Public Library Meeting Room

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JUN 27 2024

CLERKS OFFICE

1. **Call to Order and Pledge to the Flag:** Chris Spitzer - called to order/Garrett Nelson - Pledge
2. **Establish Quorum**
  - a. *Board Members Present: Vice Chair: Chris Spitzer, Secretary: Jeremiah Hix, Treasurer: Juli Buzby, Board Members: Brian Largent, , Mark Bertels,*
  - b. *Board Members Absent: : Frank Buzby President, Garret Nelson, Kelly Andersen-Riggs,*
3. **Additions or Changes to Agenda**

None
4. **Announcements**
5. **Guests Presentations**
  - a. **Presenter #1: Kristina Huling – Mat-Su Planner**
    - STIP (Statewide Transportation Improvement Program explanation) document that guides the actions of transportation (including the marine HWY). It helps them to strategically plan how to use the transportation program most efficiently.
    - IIA (Infrastructure Investment and Jobs Act) is a funding package that will address an array of transportation needs.
    - Projects are identified by communities requesting things, data that shows needs, or needs identified by government officials.
    - Milepost 49 project: Safety and Capacity improvements (\$4.1m project)
    - Milepost 53-56 (\$32.5m, a 2030 project)
    - Milepost 66 (\$140m, a 2028 project)
    - Feel free to comment, call or text 855-925-2801 or email dot.alaska.gov/stip
  - b. **Presenter #2: Kaylan Wade – Chickaloon Tribe**
    - The Chickaloon tribe is wanting to get support for a sidewalk that will at minimum reach to Sutton, but ideally that would like to see it reach as far as Glacier View.
    - The deadline is September 28<sup>th</sup>. They hope that they will be able to get the grant in on time. They would like to see Sutton community members sign the letter of support.
    - The goal is to provide safe passageway to enjoy the outdoors.
  - c. **Presenter #3: Lisa Wade**
    - Chickaloon Tribe has a new amber alert system that will be getting put into place. Additionally they are adding programs to their Lifehouse clinic.
    - They staff 75 personnel currently.
    - They are handling domestic issues outside of their tribe within the community.
  - d. **Maria Bell Jones**
    - On August 16<sup>th</sup>, one of her jeep windows was shot out of her Jeep in front of their house. The local signs on Jonesville Rd are shot at regularly. She noticed it later in the day and reported it to AST, and showed them the camera footage from their security system.
    - Request that a sign be moved to a new location that would be safe.
  - e. **Richard Chiolero – Chickaloon**
    - The brownfield application was submitted and accepted. The federal government provided the money for the assessment to take place.

## **Sutton Community Council Regular Meeting**

***Wed, August 29, 2023, 7:00 pm @ Sutton Public Library Meeting Room***

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- The state selected a contractor to conduct the assessment on the community hall. BGES INC will be conducting a site specific sample to determine what all needs to be dealt with.
- Last week there was a walkthrough of the community center. They are looking for good plans of what the community wants to happen with the property.

### **6. Borough and State Reports**

- a. Member on behalf of Representative George Rauscher, State House District 9
  - The community can submit for the water source that the community is wanting to put in.
- b. Julie Buzby –
  - Jonesville Moose Range plan has a meeting at the library at 5:00 PM on September 26<sup>th</sup>.

### **7. Officer Reports**

Officer reports and correspondence are uploaded to [suttoncommunitycouncil.com/business.html](https://suttoncommunitycouncil.com/business.html)

- a. Chair: Chris Spitzer
  - None
- b. Secretary: Jeremiah Hix
  - Approval of July minutes. Brian Largent made a motion to approve, Julie Buzby seconded the motion.
- c. Treasurer: Julie Buzby
  - The bi-annual report has been filed.
  - Spending was used for community calendar and recycling.
  - 6 applications were provided for funding. They will be emailed to community council members for review.
  - Brian Largent made a motion to meet at 6:00 on September 27<sup>th</sup> to review the funding applications, Julie Buzby seconded the motion.
  - Jeremiah Hix made a motion to accept the treasures report, Brian Largent seconded the motion.

**\*\*\* Approval of Consent Agenda: \*\*\***

### **8. Committee Reports**

- a.

### **9. Old Business**

- a. None

### **10. New Business**

- a. A marijuana cultivation facility application for 12001 N. Jonesville Rd was submitted by Zeke Hilsinger to the Community. The community has a right to contest it.

### **11. Call for the Good of the Order**

- a. None

### **12. Restate motions and voting results**

- Approval of July minutes. Brian Largent made a motion to approve, Julie Buzby seconded the motion.

## Sutton Community Council Regular Meeting

Wed, August 29, 2023, 7:00 pm @ Sutton Public Library Meeting Room

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- Brian Largent made a motion to meet at 6:00 on September 27<sup>th</sup> to review the funding applications, Julie Buzby seconded the motion.
- Jeremiah Hix made a motion to accept the treasures report, Brian Largent seconded the motion.

13. Adjourn Meeting at 8:30 PM.

  
\_\_\_\_\_  
President's Signature

10-1-23  
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Date

  
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Secretary's Signature

10-1-23  
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Date

## Sutton Community Council Regular Meeting

Wed, October 25, 2023, 7:00 pm @ Sutton Public Library Meeting Room

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4. Winter concert will be Dec 14<sup>th</sup>.
  - b. George Rauscher, State House District 9
    1. Matanuska public use came out to Jonesville. They are getting feedback from the community.
    2. All Elks Club subdivided their land. They sold a portion of it. They sold it to a veterans organization.
      - Elk members will still be able to hunt the area.
  - c. Donna
    1. They received grants for \$6.1 million for various positions, projects and equipment.
- 7. Officer Reports**
- Officer reports and correspondence are uploaded to [suttoncommunitycouncil.com/business.html](http://suttoncommunitycouncil.com/business.html)
- a. Chair: None
  - b. Secretary: Jeremiah Hix
    1. None
  - c. Treasurer:
    1. Jeremiah motion to accept, Nancy seconded the motion to accept it.
- 8. Committee Reports**
- a.
- 9. Old Business**
- a. Item One:
    - 1.
- 10. New Business**
- a.
    - 1.
- 11. Call for the Good of the Order**
- a. None
- 12. Restate motions and voting results**
- a. Nancy nominated Chris to be chair, Juli seconded it. Shayne voted as alternate
  - b. Juli nominated Brian as a vice chair, Jeremiah seconded it.
  - c. Secretary and Treasurer will remain the same.
  - d. September 2023 Treasurers report-Jeremiah motion to accept, Nancy seconded motion to accept it.
- 13. Adjourn Meeting at 8:19 PM.**

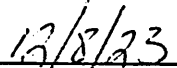


**Sutton Community Council Regular Meeting**

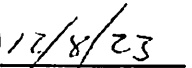
**Wed, October 25, 2023, 7:00 pm @ Sutton Public Library Meeting Room**

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President's Signature

  
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Date

  
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Secretary's Signature


  
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Date

**Sutton Community Council Regular Meeting****Wed, November 29, 2023, 7:00 pm @ Sutton Public Library Meeting Room**

- b. Secretary: Jeremiah Hix
  - 1. Read emails.
  - 2. Nancy made a motion to approve October minutes, Garrett seconded the motion.
- c. Treasurer:
  - 1. Alpine Historical had additional funds left over, asked if they could use it for other projects in the park. They wanted to use it toward replacing a deck with updated material and repainting another house.
  - 2. Garrett motion to accept the treasure's report Jeremiah made a motion to accept it.
  - 3. Jeremiah Hix made a motion to accept the historical society spending the additional money, Nancy seconded the motion
- 8. **Committee Reports**
  - a.
- 9. **Old Business**
  - a. Names following names will be put on a ballot for next month's election
    - 1. Ezra Walls
    - 2. River Charles
    - 3. Kyle Summerlin
    - 4. Bill Carter
- 10. **New Business**
  - a.
- 11. **Call for the Good of the Order**
  - a. None
- 12. **Restate motions**
  - a. Juli made a motion to approve agenda, Nancy seconded it.
  - b. Garrett Nelson made a motion to email government officials named previously about the Chickaloon Police Department, Jeremiah Hix Seconded the motion.
  - c. Nancy made a motion to approve October minutes, Garrett seconded the motion.
  - d. Jeremiah made a motion to accept the historical society spending the additional money, Nancy seconded the motion
  - e. Garrett made a motion to accept the treasure's report Jeremiah made a motion to accept it.
- 13. **Adjourn Meeting 7:53 PM.**

  
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President's Signature

12-27-23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary's Signature

27 Dec 23  
\_\_\_\_\_  
Date

# Sutton Community Council Regular Meeting

Wed, December 29, 2023, 7:00 pm @ Sutton Public Library Meeting Room

RECEIVED

JAN 27 2024

ERKS OFFICE

1. **Call to Order and Pledge to the Flag:** Garrett Nelson - called to order: Chris Spitzer
2. **Establish Quorum**
  - a. *Board Members Present: President: Chris Spitzer, Vice Chair: , Secretary: Jeremiah Hix, Board Members: , Garret Nelson; Nancy Bertels, Brian Largent, Ezra Walls and River Charles*
  - b. *Board Members Absent: Treasurer: Juli Buzby*
3. **Additions or Changes to Agenda**

None: Brian makes a motion to accept the agenda, Garret seconds it
4. **Announcements**

None
5. **Guests Presentations**
6. **Borough and State Reports**
  - a. George Rauscher – State House District 9
    1. He will be available in Juneau if we need to reach him. There's going to be a big year in energy and education.
    2. We will run out of a supply of gas in the valley soon. MEA's contract is up in 2028, Homer's contract ends in 2024, their price of natural gas per unit will jump from \$8 to \$16. Fairbanks has a 50 million dollar energy project that they are putting in.
    3. An electric transmission line will be getting installed that will cost over 1 billion dollars.
    4. A lot of legislation is being put in that will make education more responsible this upcoming year.
7. **Officer Reports**

Officer reports and correspondence are uploaded to [suttoncommunitycouncil.com/business.html](https://suttoncommunitycouncil.com/business.html)

  - a. Chair: None
  - b. Secretary: Jeremiah Hix
    1. Read emails.
    2. Garrett made a motion to approve November minutes, Ezra seconded the motion.
  - c. Treasurer:
    1. None
8. **Committee Reports**
  - a. Jonesville Public Use: New signage is underway to be ordered.
9. **Old Business**
  - a. Names following members are starting their tenure as board members this month.
    1. Ezra Walls
    2. River Charles
  - b. Garrett Nelson: A letter has been sent out to Governor Dunleavy regarding the Chickaloon tribe's pursuing federal means since they didn't get local support. Their police have been



## Sutton Community Council Regular Meeting

Wed, December 29, 2023, 7:00 pm @ Sutton Public Library Meeting Room

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running with lights, and shutting the highway down for flat tires. The Sutton community is opposed to the tribe policing in our area. Revisions were made to the letter, sharing our concerns and asking a few specific questions.

- c. George Rauscher: He is concerned about the VAWA program. The legislation presented by George is currently with their legal department for review and revisions.
- d. Garrett made a motion to with amendments send the letter to state officials the second week of January, Jeremiah seconded the motion.

### 10. New Business

- a. Jim Tapley: He went to the Borough about adding an electronic message board across from the fire station. He is asking for the Community Council to support and sponsor the bulletin board. He is hoping that we can add upcoming meetings, messages, and events on the bulletin board.
- b. Jeremiah Hix: Donations are being accepted at Hilltop gas station for a family who's house burned down last week.

### 11. Call for the Good of the Order

- a. None

### 12. Restate motions

- a. Garrett made a motion to with amendments send the letter to state officials the second week of January, Jeremiah seconded the motion.
- b. Garrett made a motion to approve November minutes, Ezra seconded the motion.
- c. Adjourn Meeting 8:03 PM.

  
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President's Signature

6-26-24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary's Signature

1-31-24  
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Date

## Sutton Community Council Regular Meeting

Wed, January 31, 2024, 7:00 pm @ Sutton Public Library Meeting Room

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JUN 27 2024

CLERKS OFFICE

1. Call to Order and Pledge to the Flag: Ezra Walls - called to order: Jeremiah Hix
- 2.
3. Establish Quorum
  - a. Board Members Present: President/Secretary: Jeremiah Hix, Treasurer: Juli Buzby Board Members: Garret Nelson; Nancy Bertels, Ezra Walls and River Charles.
  - b. Board Members Absent: Chris Spitzer; Brian Largent
4. Additions or Changes to Agenda
  - a. None
  - b. Juli Buzby makes a motion to accept the agenda, Nancy Bertels seconded it.
5. Announcements

None
6. Guests Presentations
  - a. Nine Star Presentation:
    1. Works with the Denali commission to improve distressed communities in rural locations with people who don't have employment to sustain their livelihood.
    2. They have helped over 7500 people with jobs and education.
    3. They continue to help people after they get a job to ensure they can thrive in the workforce and move up the chain within their career.
    4. They have a wide array of assessments and inventories of jobs for individuals. They help from building resumes to success in their career.
    5. Their classes are available online, in person and they help with any issues that people need to get to the classes.
    6. They help with both high school graduation programs.
    7. Their contact info: 907-201-9109 or [debl@ninestar.org](mailto:debl@ninestar.org)
  - b. Richard Chiolero
    1. Provided an update for the community hall property grant process.
    2. The money awarded went toward the phase 1 environmental assessment and the phase 2 analysis of the property (soil, etc...). October the soil samples and building material samples were taken.
    3. They did find benzine (petroleum products), mercury and asbestos. They didn't find any lead but do want to take more lead tests.
    4. They are still in phase 2, the assessment phase.
    5. The technical advisors for brownfield will be helping Richard through the process. They advised more sample testing. They have an additional \$80k to work with for completion of the testing.
7. Borough and State Reports
  - a. Emily Austin - Sutton Elementary School
    1. Update: Arctic winter games have two upcoming events. Looking for donations to sell like baked goods or food. Games will be played as well.
    2. The ice rink is open until 9 PM. They ask that people put skates away as they are supposed to

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## Sutton Community Council Regular Meeting

Wed, January 31, 2024, 7:00 pm @ Sutton Public Library Meeting Room

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3. February they will have a learning platform to help with gaps in their learning.

b. Juli Buzby - Sutton Librarian

1. A teen hosted event; a lantern walk will take place in February. It is on Friday, 9 February.
2. They are starting the chess club on 14<sup>th</sup> and 28<sup>th</sup> at 5:00 PM. They hope to get people with experience to join in.
3. They will be open 11-4 to anyone who wants to bring their quilts to learn to quilt on 24 February
4. The food pantry is closed this upcoming Thursday.
5. Recycling: They took in over 8 tons of recycling in 2023.

### 8. Officer Reports

Officer reports and correspondence are uploaded to [suttoncommunitycouncil.com/business.html](http://suttoncommunitycouncil.com/business.html)

a. Chair: None.

b. Secretary: Jeremiah Hix

1. Nancy made a motion to approve minutes for December, River seconded the motion.

c. Treasurer: Juli Buzby

1. Shared the treasurers report for November and December.

### 9. Committee Reports

a. Jonesville Public Use: None

### 10. Old Business

a. Jim Tapley

1. He was able to speak with the railroad and they held a right of way meeting. They didn't think it would be an issue. They could waive the fee if community supports.
2. He is going to start by seeing if the fire department will run a service or will figure out where the funding would come from.
3. He is asking for a letter of support from us to help facilitate approval.
4. Nancy made a motion that we write a letter to support, Juli seconded the motion. Nancy will write the letter.

### 11. New Business

a. None

### 12. Call for the Good of the Order

a. None

### 13. Restate motions

- a. Juli Buzby makes a motion to accept the agenda, Nancy Bertels seconded it.
- b. Nancy made a motion to approve minutes for December, River seconded the motion.
- c. Nancy made a motion that we write a letter to support, Juli seconded the motion. Nancy will write the letter.

## Sutton Community Council Regular Meeting

Wed, January 31, 2024, 7:00 pm @ Sutton Public Library Meeting Room

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14. Adjourn Meeting 8:13 PM.

  
\_\_\_\_\_  
President's Signature

2-28-24  
Date

  
\_\_\_\_\_  
Secretary's Signature

2-28-24  
Date

RECEIVED

JUN 27 2024

CLERKS OFFICE

**Sutton Community Council Minutes  
Wednesday, February 28, 2024  
Sutton Library**

1. **Call to Order:** Meeting called to order at 7:01 pm.
2. **Establish Quorum:** President Chris Spitzer, Treasurer Juli Buzby, Board Members: Garret Nelson, Nancy Bertels, Ezra Walls and River Charles
3. **Changes to/Approve the Agenda:** Juli Buzby makes a motion to approve the agenda as presented. Nancy Bertels seconds the motion. Motion passes.
4. **Announcements:** None
5. **Guest Presentations:** None
6. **Borough and State Reports:**
  - a. Tim Hale - MSB Assembly District 1 - no report
  - b. Emily Austin - Sutton Elementary School - Spring Break March 7-19. Arctic Winter Games will be using MSB schools during break. Sutton Elementary will host 2 events: pole push and snow snake, March 12 and 15th - 8 a.m. - 5 p.m. 5th graders will host a concession stand during the events.
  - c. Representative George Rauscher - State House District 9 - no report
  - d. Juli Buzby - Sutton Librarian - Friends of the Library Spring Basket Auction will be March 12 - 29.
7. **Officer Reports:**
  - a. President: Chris Spitzer - no report
  - b. Secretary - Jeremiah Hix

Approval of January Minutes - Nancy Bertels makes a motion to accept the January Minutes as presented. River Charles seconds the motion. Motion passes.
  - c. Treasurer - Juli Buzby

Nancy Bertels makes a motion to accept the January Treasurer's Report as presented. Ezra Walls seconds the motion. Motion passes.

The money allocated to the Alpine Civic Club with the Community Assistance Revenue funds has been rolled over into a CD.

A request has been received from Morgan Blakeman to replace the nets on the goals at the hockey rink. Ezra Walls makes a motion that the Community Council fund up to \$500 to replace the goal nets. River Charles seconds the motion. Motion passes.

Morgan Blakeman would like to raise funds for maintenance on the Zamboni which he uses to service our ice rink . He has asked if funds could be donated to the Sutton Community Council since we are a non-profit. River Charles makes a

CM



motion for the Sutton Community Council to collect donated funds for the Zamboni painting and repair. Ezra Walls seconds the motion. Motion passes.

**8. Committee Reports:**

- a. Jonesville Public Use Area - Chris Spitzer/Brian Sargent - no report

**9. Old Business**


- a. Information sign update
  - Jim Tapley - no update
  - Letter of Support - completed and ready for Jim to pick up.

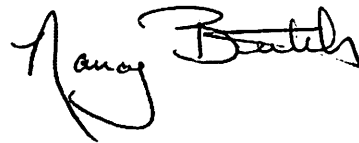
**10. New Business - None**

A request was made that Donna Anthony be invited to our next meeting to give an update on the Chickaloon Tribal Police and their other current Justice programs.

**11. Call for the Good of the Order: None**

**12. Adjournment:** Nancy Bertels makes a motion adjourn the meeting at 8:19 p.m. River Charles seconds the motion.

 6-26-24



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**Sutton Community Council Regular Meeting**  
**Wed, March 27, 2024, 7:00 pm @ Sutton Public Library Meeting Room**

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1. **Call to Order and Pledge to the Flag:** Frank Buzby- called to order: Chris Spitzer
2. **Establish Quorum**
  - a. *Board Members Present: Chair: Chris Spitzer, Vice Chair: Brian Largent; Secretary: Jeremiah Hix, Treasurer: Juli Buzby Board Members: Nancy Bertels, Ezra Walls and River Charles, Garret Nelson*
  - b. *Board Members Absent: None*
3. **Additions or Changes to Agenda**
  - a. Juli Buzby made a motion to amend the agenda, River Charles seconded the motion, all were in favor.
4. **Borough and State Reports**
  - a. Emily Austin - Sutton Elementary School
    1. They were able to get some skis to help kids have them available.
    2. The kids are going on a trip after making their goal of \$2,000.
    3. PGMS will be visiting this week.
    4. Next year's planning meeting will take place next week.
    5. April 25<sup>th</sup>, Pre-K open house will take place.
  - b. Juli Buzby - Sutton Librarian
    1. Easter basket silent auction. Ends at 5:00 Friday.
    2. The Alaska feeder farm will be here Friday at 5:00 as well.
5. **Announcements**

None
6. **Guests Presentations**
  1. **Chickaloon Tribal Attorney – VOWA (Alex Clayborne)**
    - He has been an attorney for 21 years. He has been the chief operating officer for the center for 5 years. He was the ADA for the state of Alaska during the Walker administration.
    - **Inherent Tribal Sovereignty.**
      - (a) The Federal government recognizes a government to government relationship with Tribes as sovereign nations.
      - (b) PL 280 (Jurisdiction)
        - (i) Permitted some states to exercise state jurisdiction in Indian country.
        - (ii) Impacts federal public safety and justice funding
        - (iii) Did not terminate tribes
        - (iv) Did not extinguish tribal sovereignty
        - (v) Did not take away tribal jurisdiction
        - (vi) California refers to PL280 as an unfunded mandate.
      - (c) ANCSA
        - (i) Settled native land claims in Alaska
        - (ii) Extinguished reservations and impacted Alaska tribe's territorial jurisdiction
        - (iii) Did not terminate tribes

## **Sutton Community Council Regular Meeting**

**Wed, March 27, 2024, 7:00 pm @ Sutton Public Library Meeting Room**

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- (iv) Did not extinguish tribal sovereignty
- (d) John v. Baker
  - (i) Alaska: "Tribes have the power to make their own substantive law in internal matters and to enforce that law in their own forums."
  - (ii) John v. Baker, 982 P.2d 738, 761 (Alaska 1999)
- (e) VAWA 2022
  - (i) Defines the territory within which Alaska tribes' jurisdiction is recognized. Does not create "Indian country" - Alaska specific definition of Village
    - 1. It creates definition of what a village is
  - (ii) Clarifies Alaska Tribes' authority over people within the Village
    - 1. Who they can exercise authority over
  - (iii) Pilot project available to Alaska tribes – criminal jurisdiction over non-native people that commit certain crimes within the village.
  - (iv) 25 U.S.C. Section 1305(a) - Tribes' authority over native people
  - (v) 25 U.S.C. Section 1305(b)
    - 1. Tribes can issue and enforce civil protection orders involving any person for matters arising within the village
  - (vi) 25 U.S.C. Section 1305(d) Tribes that meet certain standard to protect defendant's' rights, can exercise special tribal criminal jurisdiction over certain crimes committed.
    - 1. Assault of tribal justice personnel, child violence, dating violence, domestic violence, Obstruction of justice, Sexual violence, sex trafficking, stalking and a violation of a protection order
- (f) 2023 DoJ Memo
  - (i) Confirms that PL280 did not remove the inherent authority of Alaska tribes
  - (ii) Confirms Alaska tribes have inherent authority to exercise jurisdiction over all native people in the village.
- (g) 2024 Department of Interior Opinion
  - (i) Concurrent jurisdiction: State, federal and tribal jurisdictions will cooperate to determine who will hear issues
  - (ii) State and local regulations will not apply within Alaska native allotments
    - 1. Criminal jurisdiction will still apply due to concurrent criminal jurisdiction.
- VAWA is a pilot program for 2 tribes
  - (a) Both sought and received funding to support VAWA
- Chief Gary Harrison
  - (a) If someone commits a crime in front of one of the Chickaloon police officers, can they be prosecuted?
    - (i) If they are native, yes they can detain the individual and be prosecuted. If the officer determines the individual is non-native, they can detain them and turn them over to the state department.
    - (ii) The pilot project created the pathway for Alaska tribes to be able to exercise criminal adjudatory authority for the abovementioned 8 laws and must meet the requirements protecting rights of defendants. Pathway doesn't mean immediate, it means that Chickaloon is willing to explore this.
    - (iii) The tribe must notify the individual that they are allowed to file federal habeas corpus petition to have it held in federal court.

## Sutton Community Council Regular Meeting

Wed, March 27, 2024, 7:00 pm @ Sutton Public Library Meeting Room

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- (b) Tim Hale: If the jurisdiction is granted and a Chickaloon police officer sees a crime take place outside of the native land, will the police be able to detain and non-natives?
    - (i) The Chickaloon police doesn't have a specific land to exercise jurisdiction.
  - (c) Shayne LaCroix: Other than what is outlined by VAWA, can they enforce additional laws?
    - (i) Tribes are asking for more, but congress must act first.
  - (d) Chris Spitzer:
    - (i) Where is the jurisdiction, and who is covered? ANVSA has existed for around 40 years. Tribes exercising criminal jurisdiction over non-native individuals have been able to
  - (e) Chickaloon has jurisdiction covering the boundaries between Seward meridian road to the Knik river all the way to Lake Louise
  - (f) The new legal definition of a village related to VAWA is referring to ANSCA. There's an actual list of villages.
  - (g) 3 key things are needing for the justice system: Cops, codes and courts. They don't operate independently of each other.
  - (h) Donna Anthony read a list of crimes that they have been dealing with lately.
2. April 9<sup>th</sup> at 6:30 PM, Department of Public Safety will have a meeting at the school.
- b. Multi-Phase Green Energy Plant – Chickaloon tribe
- 1. A presentation was given to lay out the green energy power plant.
  - 2. Phase 1 is to establish a 2.5 megawatt solar power generation facility in Sutton.
  - 3. Phase 2 is to build a battery system to store energy.
7. Officer Reports
- Officer reports and correspondence are uploaded to [suttoncommunitycouncil.com/business.html](http://suttoncommunitycouncil.com/business.html)
8. Juli Buzby made a motion to postpone officer reports to next month, Brian Largent seconded the motion. All were in favor.
9. Adjourn Meeting 9:13 PM.

  
\_\_\_\_\_  
President's Signature

6-26-24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary's Signature

Apr 24, 2024  
\_\_\_\_\_  
Date

# Sutton Community Council Regular Meeting

Wed, May 29, 2024, 7:00 pm @ Sutton Public Library Meeting Room

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1. Call to Order and Pledge to the Flag: Chris Spitzer called to order, Tim Hale led the Pledge
2. Establish Quorum
  - a. Board Members Present: Chris Spitzer, Garret Nelson, Juli Buzby, Ezra Walls, River Charles, Nancy Bertels
  - b. Board Members Absent: Jeremiah Hix, Brian Largent
3. Additions or Changes to Agenda :

Add: Responses related to CVTC Police Dept. & DPS along with Garret's OpEd progress in old business

Add: Brian Largent's seat to new business

Juli moves to accept, River 2nds, moved by accord
4. Announcements
5. Guests Presentations - none
6. Borough and State Reports
  - a. Tim Hale, MSB Assembly- New Library Committee has been appointed. Resolution requesting DPS to do a better job of communication with changes affecting the Mat-Su passed. Clarification based on Knik River issue; Comp Plans are NOT enforceable documents. Only SPUDS are enforceable. Applications for SPUDS can be put in at the planning dept. They provide assistance to guide you through the process.
  - b. Representative George Rauscher, State House District 9- Absent
  - c. Emily Jordan, Sutton Elementary Principal – Finished the school year on a high note celebrating growth made and enjoying our special school community. This summer, STE will be a pickup site for foo for kids. Every Wed, from 11:15-11:45, there will be a truck giving boxes of food for every child under 18. You do not need to be an STE student. This food is free, and each box will have 7 breakfasts and 7 lunches for the week. This begins next Wed, the 5<sup>th</sup>. Fireweed Ministry will be returning to STE park but only for select weeks including 2 in June and one in July. Registration begins after July 1<sup>st</sup> for grades Pre-k through 12. Please reach out for more info or questions.
  - d. Juli Buzby, Sutton Public Library – Summer Programming begins 1<sup>st</sup> week of June. Youth with Tues & Wed requires a sign up. Summer Reading Thursdays Story Time is at 11, lunch at 12:30 and Sumer Reading Program with a weekly presenter is at 1PM.
7. Officer Reports

Officer reports and correspondence is uploaded to [suttoncommunitycouncil.com/business.html](http://suttoncommunitycouncil.com/business.html)

  - a. Chair: Jonesville clean-up went well, lots of volunteers, three full dumpsters... next year we would like DNR to engage with homeless camps prior to the clean-up so we can dismantle and clean them up with the proper notification. Do we need to ask that DNR approve limiting shooting during the clean-up or kindly ask people again? Can we come up with a good map for the area to hand out/display to show people where to go? The "Toyota off-road" group will probably be back next year. Conversation about Granite Creek Campground and the need to engage with the property owners and let them know that they need to file a complaint report about their property.

## Sutton Community Council Regular Meeting

Wed, May 29, 2024, 7:00 pm @ Sutton Public Library Meeting Room

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- b. Secretary: absent, no April minutes to vote on
    - Correspondence
      - Hatcher Pass Ski Area wants a donation – Garret moves to table and River seconds, moved by accord
      - Highway project updates
  - c. Treasurer:
    - No applications yet for CAP
    - Nancy motion to approve as read, River seconds, all in favor
8. Committee Reports
- a. Jonesville Public Use Area Planning Committee – see update in Chair Report
9. Old Business
- a. Jim Tapley sign update – State of AK told him that unless you are advertising items happening on the property that the sign is located it is not legal. More research is needed? Should we check with Jim P. with Alpine? Contact Lisa Simpson ROW Permit Mngr. 907-465-1303 or John Phillips DOT Super Mat-Su 907-330-9912.
  - b. Responses related to CVTC Police Dept. & DPS along with Garret's OpEd progress
    - Garrett –
      - Made a request for all correspondence related to the special commission between DPS and CVTC
      - Made a request for all written comments related to DPS special commission
      - These requests were made because DPS did not address legitimacy of our concerns and instead DPS Commissioner's statement that he was 'disappointed' and concerned in the tone of comments that flooded their department and Donna Anthony's statement that she was concerned for the safety of her officers incorrectly portrayed the issue and our community
      - Submitted a FOIA with the Dept. of Justice for all correspondence with CVTC
      - Working on OP Ed for "Must Read AK" will send to council members for review
10. New Business
- a. Brian Largent's seat to new business – Mark Bertels will serve out the remainder of Brian's term
11. Call for the Good of the Order
- a. NONE
12. Restate motions and voting results
- a. Juli moves to accept Minutes as amended, River seconds, moved by accord
  - b. Garret moves to table Ski area request and River seconds, moved by accord
  - c. Nancy motion to approve as read, River seconds, all in favor
13. Adjourn Meeting at

  
\_\_\_\_\_  
President's Signature

6-26-24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary's Signature

6-26-24  
\_\_\_\_\_  
Date





Tanaina Community Council  
PO Box 870236  
Wasilla, AK 99687

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

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GENERAL MEMBERSHIP MEETING MINUTES April 23, 2024

**LOCATION**                      Sleepy Hollow golf course at 2721 E Sleepy Hollow Cir  
and/or Zoom meeting ID: 898 6138 3709 or telephone 346-248-7799

**CALLED TO ORDER**        7:06 pm pm AKST

**ATTENDEES**                Will Hastings, Rachel Lund

**APPROVAL OF PREVIOUS MEETING MINUTES & AGENDA**

Motion 1 move to approve previous meeting minutes dated March 26, 2004 and today agenda as written.  
Motion Rachel Lund and 2<sup>nd</sup> Will with no discussion motion passed unanimously.

**TREASURER'S REPORT:** Postponed

**GUEST SPEAKER:** none

**OLD BUSINESS**

- Spring Clean up- [cleanupmatsu@matsugov.us](mailto:cleanupmatsu@matsugov.us)
  - Date May 18<sup>th</sup>, 2024
  - Flyer approved by MSB school district
  - Door prizes (swim pass, skate pass and little miller gift card)
  - Advertised (next -door app, school district via approved flyers and post at Tanaina Elementary and gas station, Facebook)
  - Location Matsu borough road ways in Tanaina community council area including memory lake and Paradise lake
  - Bags dumpster 200 bags requested Pick up bags at this address- 1201 . 49<sup>th</sup> State street Palmer Ak 99645. Central landfill open from 8 to 5 . Let the ladies in the scale house know what you're here for and they will direct you to my office.
  - Then TCC will disperse bags to Tanaina Elementary, Gas station off church and have available for pick up day of clean up.
  - Dumpster Tanaian Elementary School 2550 Lucille St Wasilla AK. Approved
  - TCC board members take turns on May 18 handing out bags at Tanaian Elementary between 11-3

**NEW BUSINESS**

**ROUNDTABLE DISCUSSION** None

**NEXT MEETING** Next meeting Tuesday May 28 at 7pm at Sleepy Hollow Golf. In general, the TCC meetings are every 4<sup>th</sup> Tuesday in the month with no meeting in July and no meeting in December

Adjournment 7:30

Rachel Lund TCC

Chickay May 28, 2024

am

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## MATANUSKA-SUSITNA BOROUGH WASTEWATER & SEPTAGE ADVISORY BOARD

Bob Walden, Vice Chair  
Gina Jorgensen  
Dan Tucker

Amanda Fleming  
Matthew Midgett

Terry Gorlick  
Danny Noland

### Minutes

REGULAR MEETING

March 6, 2024

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

2:30 p.m.

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#### I. CALL TO ORDER

This regular meeting of the Matanuska-Susitna Borough (MSB) Wastewater and Septage Advisory Board was held on Wednesday, March 6, 2024 at the DSJ Building at 350 East Dahlia Avenue in Palmer, Alaska. The meeting was called to order at 2:36 p.m. by Mr. Bob Walden, P.E.

#### II. ROLL CALL AND DETERMINATION OF A QUORUM

Wastewater and Septage Advisory Board members present and establishing a quorum were:

Mr. Bob Walden

Ms. Gina Jorgensen (arrived at 2:41 pm)

Mr. Danny Noland

Mr. Dan Tucker

Mr. Terry Gorlick

Mr. Matthew Midgett

Ms. Amanda Fleming

#### III. APPROVAL OF AGENDA

Motion to adopt the agenda, by Mr. Danny Noland. Seconded by Ms. Amanda Fleming.

Motion to amend the above motion, to adopt the agenda with the amendment to add a continuation of the previous discussion on water as an item under "Unfinished Business", by Mr. Dan Tucker. Seconded by Mr. Danny Noland. No objections.

VOTE: No objections. The agenda was approved as amended.

#### IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Bob Walden.



## V. BOARD MEMBER INTRODUCTIONS

### A. Mr. Terry Gorlick

Representative for environmental position. Previously on the State Architects, Engineers, and Land Surveyor's Board. Following engineer rules but not an engineer (P.E.), a guy with background.

Has been involved in the water wastewater industry for 34 years. Since 2013, has been to every water/wastewater facility in the state. Owned Alaska Pump and Supply and is still involved in the industry.

His interest in this Board is to keep the environmental components and concerns such as the fecal issues on lakes in mind and potentially pass some resolutions to the Assembly.

### B. Ms. Amanda Fleming

Staff Representative. Relatively new to the water and wastewater field. Bachelor's degree in environmental studies with emphasis in water. Associate degree in water and wastewater with the focus on the operator side.

Ms. Fleming is currently the supervisor for Talkeetna Sewer and Water System. Excited to get more involved in the larger scene of the Borough.

### C. Mr. Matt Midgett

Representative for the City of Palmer. Utility foreman for Palmer. His experience in water and wastewater comes from working at the Palmer utility.

Mr. Midgett looks forward to being on the Board to stay informed with what is going on in the Valley and to be prepared for it.

### D. Mr. Dan Tucker

At-Large Representative on the Board. His experience comes from having been a pumper and installer. Involved in NOWRA (National Onsite Wastewater Recycling Association). He helped to write and edit the national septage installer manual. He has been an excavator putting new tanks in and digging up tanks that were put in incorrectly.

His interest in the Board is to make sure the Borough has good clean wastewater operations.

### E. Mr. Danny Noland

Representative of the Septage Industry. Owns Royal Flush Septic. Installing systems and installing commercial water and wastewater lines.

### F. Ms. Gina Jorgensen

Representative for the City of Houston. Ms. Jorgensen has been on the board for 10 years. She wants to see the Board's efforts through. She appreciates seeing new people on the Board with a lot of experience.

G. Mr. Robert Walden

Representative for the City of Wasilla. Works currently for the City of Wasilla. Professional engineer in the valley to support companies in design and inspections. Trying to solve the issue of septage going to Anchorage and not being treated here in the valley. This was the Board's original objective and he would like to drive it home in the next few years. Started out in construction and putting tanks in.

VI. ELECTION OF OFFICERS

A. Chair

Motion to nominate Mr. Bob Walden for the position of Chair, by Mr. Dan Tucker.

Seconded by Ms. Gina Jorgensen.

VOTE: No objections. Mr. Bob Walden was elected as Chair.

Mr. Bob Walden accepted the nomination.

B. Vice Chair

Motion to nominate Mr. Danny Noland for the position of Vice Chair, by Mr. Dan Tucker.

Seconded by Ms. Gina Jorgensen.

VOTE: No objections. Mr. Danny Noland was elected as Vice Chair.

Mr. Danny Noland accepted the nomination.

VII. APPROVAL OF MINUTES OF PRECEDING MEETING

A. December 13, 2023

Minutes for the December 13, 2023 regular meeting were reviewed by the Board.

Motion to approve the minutes as presented, by Mr. Dan Tucker.

Seconded by Ms. Gina Jorgensen.

VOTE: The minutes were approved without objection.

VIII. REVIEW OF BOROUGH MANAGER'S COMMENTS FROM WSAB SPECIAL MEETING ON 11/30/2023

Mr. Walden summarized the Borough Manager's comments from the 11/30/2023 meeting.

The Borough Manager's input focused mainly on adding the responsibility of water to the Board. Mr. Bob Walden as the representative of the City of Wasilla confirmed that there are efforts to combine the Wasilla and Palmer water systems by adding booster stations. Funds have been received and he hopes to get an Request for Proposal out as soon as possible. Mr. Dan Tucker agrees that water and wastewater belong together and that this is the way to go to become functional as a Board. Mr. Terry Gorlick suggested a name change from Wastewater and Septage Advisory Board to Wastewater and Water Advisory Board, since septage is included in the wastewater component. Mr. Danny Noland weighed in that

the key focus and original purpose of this board is to find a place for the sewer other than hauling it to Anchorage, and that purpose should not be forgotten.

IX. AUDIENCE PARTICIPATION (*Three minutes per person*)

None

X. AGENCY AND STAFF REPORTS

A. City of Wasilla – Mr. Bob Walden, P.E., Public Works Deputy Director

The City of Wasilla is working on the fiscal year 2025 budget and on a \$5 million grant to expand their facility. They purchased 43 acres and an additional 3.7 acres to eventually build a commercial headworks building and treatment facility. This gives them the opportunity to turn some of the effluent from the ponds into the new treatment system when its nitrate and ammonia counts get too high. Lots of commercial pumping going on right now, which all has to go to Anchorage and be paid by the businesses themselves.

B. City of Palmer – Mr. Matthew Midgett

The City of Palmer closed its first bid today for a booster station which brings water to Colony High School and Colony Middle School. The goal is to extend it to Trunk Road and to the Mat-Su Hospital. Additionally, the City is applying for loans to update their treatment system.

C. City of Houston – Gina Jorgensen

Nothing to report.

D. MSB Talkeetna Sewer & Water Systems– Ms. Amanda Fleming

Ms. Fleming discussed the sewer and water systems for downtown Talkeetna. In the past few years, they have been under a consent order to upgrade their wastewater facilities due to failure of meeting the effluent water quality parameters. They now have anaerobic cells prior to the lagoons. They treat with chlorine and sodium bisulfite and re-aerate before discharge. The treatment facility is under tight discharge parameters because they discharge into the Talkeetna River system.

One of their main goals has been to reduce the amount of septage hauling needed. With the current design, they have to clean out the anaerobic cells much more frequently which adds expense and requires hauling to Anchorage. The treatment plant is operated seasonally May 1 through October 31<sup>st</sup>.

The water system has received a lot of federal money to pursue adding a storage tank to store treated water. They currently have a hydropneumatics tank that pressurizes the system, but there is no stored treated water. They are working with Mr. Mike Campfield to identify a location for a new storage tank.

XI. UNFINISHED BUSINESS

A. Continuation of Discussion on Water

Mr. Tucker would like the Board to propose to the Assembly that the Board's role be expanded to capture domestic water and the Board's name changed to include domestic water or water as well as wastewater and septage. That would help to clarify the Borough's intentions for the Board so the Board can work toward that goal.

Motion to direct Borough staff to prepare legislation that would change the title of the Board to Water and Wastewater Advisory Board, by Mr. Dan Tucker.

Seconded by Ms. Gina Jorgensen

The Board had some discussion about clarifying the Assembly's intended objectives for the Board and what steps should be taken to work toward a name change. Also discussed similarities and differences of various terms within the industry such as septage and wastewater, and terms should be included be when proposing a new title for the Board.

Objection from Mr. Danny Noland.

VOTE: Motion passes with five ayes and two nays. Staff directed to prepare legislation as noted above.

## XII. NEW BUSINESS

A. None

## XIII. COMMENTS FROM THE BOARD

Mr. Danny Noland: Speaks regarding his objection to changing the title of the Board. The board should not lose sight of its original purpose, which is to find a place for the wastewater. That goal has not been accomplished yet. Changing the board's name will change the dynamic of the Board where people will think there's another group out there and we could lose support. He sees some good in the direction the Board is going, but does not want to lose sight of the original goal and wants to make his objection noted. Also notes that haulers are hauling septage; not wastewater.

Ms. Gina Jorgensen: No comment.

Mr. Bob Walden. Important not to forget the septage component even if it might drop out of the Board's title. It is still a very important component in the Board's discussions.

Mr. Dan Tucker: Sees some redundancy between the terms of septage and wastewater. Hopes the Board can bring more change more quickly. Not sure that the name change will make that happen, but it might bring more emphasis on the Board's activities. The Borough has no power, no authority, no compelling reason to do anything about septage because there is nothing in Code that says that the Borough is responsible for it. The Board is in the middle of the issue between the source (septic systems) and the State, who says septage has to be dealt with. This needs to become something that the Borough must act on instead of just acknowledging and talking about it.

Mr. Matthew Midgett: No comment.

Ms. Amanda Fleming: Lots of history to learn, having only worked for the Borough since 2021. We have a lot of experts at the table who can help navigate these larger projects and considerations for communities within the Borough. Understands there is major concern what to do with the septage for the entire Borough. That is a large topic, and it still will be the number one concern of this Board.

Mr. Terry Gorlick: Agrees with Ms. Fleming; septage will be the elephant in the room. He would support expanding the facilities we have versus building a new one. If all haulers

were to stop hauling, the Borough would be in a world of hurt. The infrastructure component has to be defined a bit better, versus what are our options are and what the various components of those options are. The Board's name is not what is going to define that, but hopefully we on the Board can define it, and educate and empower the Assembly and community through our expertise.

#### XIV. NEXT MEETING

A. Wednesday, June 12, 2024, 2:30 p.m., MSB Assembly Chambers

#### XV. ADJOURNMENT

Motion to adjourn the meeting, by Mr. Danny Noland.

Seconded by Mr. Dan Tucker.

The meeting was adjourned at 3:23 p.m.



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Mr. Robert Walden, P.E., Chair

ATTESTED:



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Elaine M. Flagg, Board Administrative Support





Clarifiers (2022)



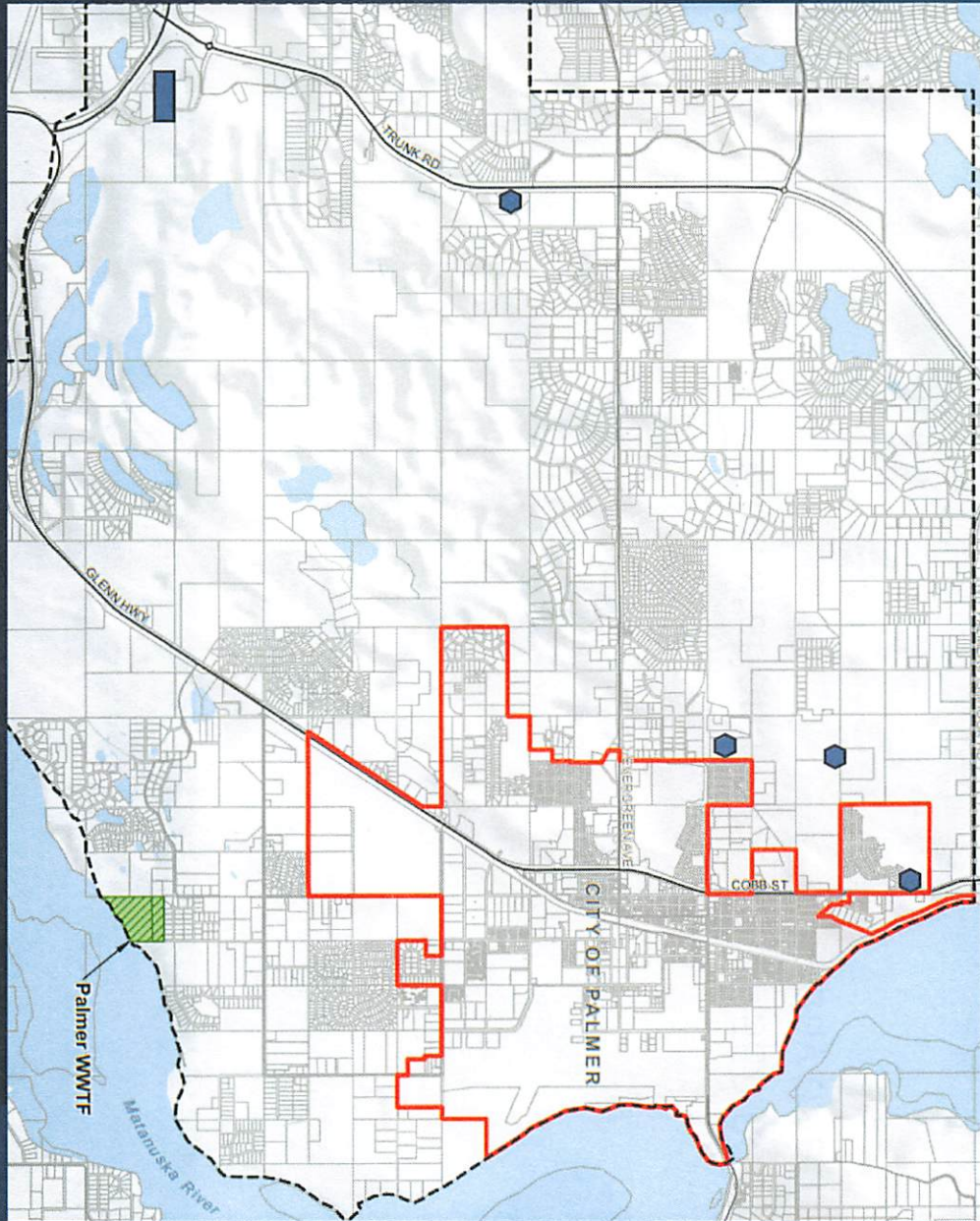




MBBR- Moving Bed Biological Reactor (2018)







# Wastewater by the numbers



2200 service  
connections



6 lift stations



550,000 gallons per  
day treatment average



# Water by the numbers

2450+ service connections  
approximately 900,000 gpd

453 hydrants

4 reservoirs totaling 2.5 million  
gallons

3 wells capable of producing  
over 3000 gpm

2 booster stations

# City of Palmer

A quick overview of water and wastewater

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

**REGULAR MEETING  
March 26, 2024**

The regular meeting of the Matanuska-Susitna Borough Waterbody Setback Advisory Board was held on March 26, 2024, at the Matanuska-Susitna Borough Employee Breakroom, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Kendig.

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

Members present and establishing a quorum:

CJ Koan  
Kendra Zamzow  
Tim LaCrouix  
Tim Alley (4:04 p.m.)  
William Klebesadel (4:02 p.m.)  
William Haller  
Carl Brent  
Bill Kendig

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Members absent and excused were:

Jeanette Perdue

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Karol Riese, Planning Department Administrative Specialist  
Ms. Peggy Horton, Current Planner

**II. PLEDGE OF ALLEGIENCE**

**III. APPROVAL OF AGENDA**

Chair inquired if there were any changes to the agenda.

The agenda was approved without objection.

**III. APPROVAL OF MINUTES**

Regular Meeting Minutes: January 9, 2024  
February 13, 2024

**V. AUDIENCE PARTICIPATION (Three minutes per person.)**

The following persons spoke regarding difficulty with finding information about meeting:  
Margaret S

The following persons spoke regarding encouraged by work the board is doing, community outreach-standing item on agenda, open invitation to come to the North Lakes Community Council meetings to discuss what the board is doing (Alex will go on March 28<sup>th</sup>): Rob Hansen, President of North Lakes Community Council

**VI. ITEMS OF BUSINESS**

*cm*

- A. Coral Knight, Credit Risk Manager and Spring Lord of Matanuska Valley Federal Credit Union

Powerpoint was presented and discussed

- B. Draft Ordinance Review

Draft Ordinance was presented and discussed. Revision process will begin at next meeting, April 23.

## **VII. BOARD MEMBER COMMENTS**

- CJ Koan: Appreciate input from Matanuska Federal Credit Union; looking forward to working on Ordinance.
- Carl Brent: Thank you.
- Bill Klebasadel: Thank you. Flow chart would be nice to reflect changes.
- Tim Alley: Thank you.
- Matthew LaCroix: Thank you. We'll be reviewing the MVCU presentation and may have questions. Reviewer was great; spreadsheet would be nice; next meeting date – April 23.
- Kendra Zamzow: Thank you Alex and MVCU; rethinking Land Use Permit; Look into microphones
- Bill Haller: Date on subject line for emails; people are worried about losing their site view when they have been in compliance with the 75' setback and possible rule change to 45'.
- Bill Kendig: Thank you.



VIII. ADJOURNMENT

The regular meeting adjourned at 5:03 p.m.

  
BILL KENDIG, Chair

ATTEST:

  
for KAROL RIESE, Clerk

Minutes approved: 5/22/24



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

**REGULAR MEETING**

**5:00 P.M.**

**May 22, 2024**

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

The Regular meeting for the Waterbody Setback Advisory Board was held on Wednesday, May 22, 2024, at 350 E. Dahlia Avenue, Palmer, Alaska. Vice Chair CJ Coan called the meeting to order at 5:07 p.m.

Members present; 5 - Cj Koan, Kendra Zamzow, Matthew LaCroix, Bill Klebasadel, Bill Haller, Tim Alley arrived at 5:09

Members absent/excused; 4 - Bill Kendig, Carl Brent, Jeanette Perdue  
Quorum established.

**II. APPROVAL OF AGENDA**

No Objection, agenda approved.

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES: Regular Meeting: April 23, 2024**

No Objection to approving minutes as written, minutes approved.

**V. AUDIENCE PARTICIPATION**

No audience would like to speak. No objection to closing audience participation. Closing audience participation approved

**VI. ITEMS OF BUSINESS**

A. Alyeska Title - Bill Haller motioned to postpone until the next meeting. Kendra seconds. No objection, motion passed.

B. Draft Ordinance - A discussion ensued about what everyone would like to see in the Ordinance. CJ motioned to extend the meeting by 10 minutes; Bill Haller seconds, and the extension was approved. Bill Klebasadel seconds, motion to postpone approved.

*Cm*

VII. BOARD MEMBER COMMENTS


Kendra recommends the board meet more than once a month. Everyone agrees. Lacie will send out a Doodle poll to schedule more meetings.

VIII. ADJOURNMENT

The meeting adjourned at 7:06 p.m.

  
\_\_\_\_\_  
Bill Kendig, Chair

ATTEST:

  
\_\_\_\_\_  
Lacie Olivieri, Clerk

Date Approved: 6/11/24



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

**REGULAR MEETING**

**5:00 P.M.**

**June 11, 2024**

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

The Regular meeting for the Waterbody Setback Advisory Board was held on Tuesday, June 11, 2024, at 350 E. Dahlia Avenue, Palmer, Alaska. Vice Chair CJ Koan called the meeting to order at 6:00 p.m.

Members present; 8 - Cj Koan, Kendra Zamzow, Matthew LaCroix, Bill Haller, Tim Alley, Carl Brent, Jeanette Perdue, Bill Klebesadel arrived at 6:25

Members absent/excused; 1 - Bill Kendig

Quorum established.

**II. APPROVAL OF AGENDA**

The agenda was unanimously approved without objection.

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES: Regular Meeting: May 22, 2024**

The minutes from the regular meeting held on May 22, 2024, were approved without any objections.

**V. AUDIENCE PARTICIPATION**

Patti Fisher, representing the Meadow Lakes Community Council, attended to observe the proceedings and to relay information back to the Community Council, given the pertinent interest in local waterbody matters.

**VI. ITEMS OF BUSINESS**

A. Residential Mortgage – The party was absent.

B. Draft Ordinance – Significant questions were raised, leading to a vote to delineate the framework of the ordinance the Advisory Board intends to propose to the assembly.

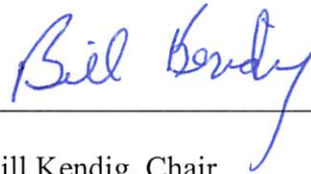
C. Meeting Schedule – No objection to schedule changes

VII. BOARD MEMBER COMMENTS

The board members expressed satisfaction with the progress made toward establishing a clear direction. Kendra Zamzow specifically requested that MSB staff provide more information on the topics to be discussed in future meetings, in advance to ensure preparedness.

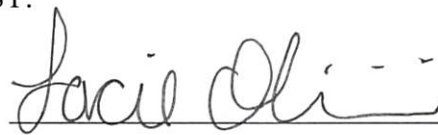
VIII. ADJOURNMENT

The meeting was adjourned at 7:54 p.m.



Bill Kendig, Chair

ATTEST:



Lacie Olivieri, Clerk

Date Approved: 6/25/24



WEST LAKES FIRE SERVICE AREA  
BOARD OF SUPERVISORS MEETING  
10073 West Parks Hwy, Wasilla, AK 99623

RECEIVED  
JUN 11 2024  
CLERKS OFFICE



**Meeting Minutes**

Regular Meeting

Monday, Monday, May 13, 2024 at 6:00 p.m.

Public Safety Building, West Lakes Fires, Station 7-3

**I. CALL TO ORDER**

The meeting of the West Lakes Fire Service Area Board of Supervisors and Central Mat-Su Fire Service Area Board of Supervisors was called to order at 6:00 pm by Chair James Steele on May 13, 2024.

**II. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance

**III. ROLL CALL AND DETERMINATION OF QUORUM**

Board members establish quorum:

***West Lakes Fire Service Area Board of Supervisors***

**Chair:** Cathi Kramer by phone, **Vice-Chair:** Cindy Michaelson present, **Members:** Randy Newcomb present, Jedediah Cox present

***Present from West Lakes Fire Department***

Tawnya Hightower, Chief  
Mary Hauge, Admin Assistant

***Present from Central Mat-Su Fire Service Area Board of Supervisors***

**Vice Chair:** James Steele, **Members:** Luke Szipszky, Brian Davis,

**Also Present:** Chief Michael Keenan (CMSFD), Ken Barkley Director of Emergency Services, Brian Davis Deputy Director of Fire and William Gamble Borough Assemblyman

cm



WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

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Apparatus Updates:

Truck 81 Repairs have started  
Engine 71 Annual maintenance  
Rescue 81 Turbo Issue, parts ordered

Budgets & Projects:

Mat-Su Borough approved the FY25 Budget  
Proposed Mill Rate 1.950

Projects:

Command Vehicles FY22, still waiting on two  
Station 82: Paving and Pad Improvements complete  
PPE Extractors and Dryers (station 7-1 & 8-1), quotes in progress  
Radios: Ordered and enroute

**Chief's Report – Michael Keenan – CMSFSA**

Emergency Report – April

Structure Fires 11  
Rescue Calls 90  
Medic Assists – 71  
Extrications – 2  
Wildland -3

Personnel Update

- Jerrett Kindred has been selected as our newest Captain.
- Tara Wade resigned last week.
  - We will be working on re-classifying that position into a Community Risk Reduction Specialist.
- We will be advertising to backfill the open FDO position left by Kindred and be creating a hire list to backfill another position coming open soon with Norm Wagner moving out of state.
- We anticipate some of our current Firefighters will fill these positions.
- 

Training

Completed two Emergency Trauma Technician Courses with 17 students certified  
Completed Department wide Wildland Training Refresher  
Completed one Basic Firefighter Recruit Class with 8 students  
May is our Live Fire Training

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

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**VII. UNFINISHED BUSINESS**

Station 7-9 was the old Fire Station and is now rented to EMS for the Ambulance Bay  
Ken mentioned that Station 7-3 should not be Landlords for Station 7-9  
Value for Station 7-9 came in at \$590,000  
Ken Barkley wants to move forward on the sale of Station 7-9 and vote on selling it

**APPROVAL FOR THE SALE OF STATION 79**

**MOTION:** Jedediah Cox moved to accept the Sale of Station 79

Randy Newcomb seconded the motion, all were in favor, none were opposed.

**VIII. NEW BUSINESS**

Board of Supervisors' Roles and Responsibilities. The existing code is from the 90's., based on State Statutes, borough needs to look at it and upgrade the Specifications for BOS and Chiefs Role. James Steele encouraged everyone to look it over, copies were handed out to all.

**IX. PERSONS TO BE HEARD**

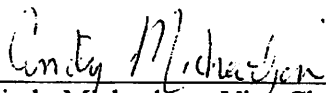
Ken Barkley mentioned that Howard Smith Fleet Service Manager will be retiring August 30<sup>th</sup>. He is opening this position in June. Position internally could move people up. Would like to fill the position before Howard leaves, he has three projects he is working on.

**X. ADJOURNMENT MOTION**

James Steel 1<sup>st</sup> motion to adjourn

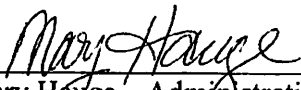
Randy Newcomb 2<sup>nd</sup> the motion to adjourn

VOTE: Motion passed unanimously. Meeting adjourned at 6:40



Cindy Michaelson, Vice Chair, West Lakes FSA B.O.S.

ATTEST:



Mary Hauge - Administrative Assistant

Minutes approved on 10-10-2024