

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on January 8, 2025, 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, Platting Administrative Specialist

Mr. Fred Wagner made a change to the Agenda to strike Cottini Homestead from the Agenda due to the petitioners requesting to Dead File the case.

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **STONEFIELD:** The request is to create one lot from MSB Waiver #1999-31-PWm, to be known as **STONEFIELD**, containing 29.22 acres +/- . The property is located directly south of E. Palmer-Wasilla Highway, west of S. Seward Meridian Parkway (Tax ID's 9148000U001, 9148000L000, 9258000L000, & 9258000U002); within the NW ¼ Section 12, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4. (*Petitioner/Owner: Keystone Surveying & Mapping, Staff: Chris Curlin, Case #2024-136*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 65 public hearing notices were mailed out on December 17, 2024.

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

The following persons spoke:

- Judy Snyder

There being no one else 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 was not present.

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

- B. **SWIFTWATER OH I RSB B5 L15 & Tr A:** The request is to create two lots by adjusting the common lot line of Tract A and Block 5, Lot 15, Swiftwater Phase I, Plat No. 86-24 to

be known as **Lot 15A & Tract A1**, containing 44.85 acres +/- . The property is located north and east of W. Schrock Road, south and east of N. Sitze Road, and west of N. Solitude Street (Tax ID # 3191B05L015 & 3191000T00A); within the SE ¼ Section 18, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Casey Cabana, Kevin Cabana, CVT Investment Trust, Staff: Matthew Goddard, Case #2024-137*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 43 public hearing notices were mailed out on December 17, 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/petitioner's representative chose not to speak.

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

- C. **SIMONSON ESTATES:** The request is to create two lots from Block 3, Lot 3, Wasilla Creek Estates, Plat No. 86-17 to be known as **SIMONSON ESTATES**, containing 4.63 acres +/- . The property is located south of E. Hermann Avenue, north of N. Tazlina Drive, and directly east of N. Showers Street (Tax ID # 3177B03L003); within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Kelvin & Tess Simonson, Hanson Land Solutions, Staff: Matthew Goddard, Case #2024-138*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 19 public hearing notices were mailed out on December 17, 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/petitioner's representative chose not to speak.

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

- D. **LONNIE T & ANNA B AT EAGLE REST:** The request is to create four lots from Parcel 2, MSB 40AC Exemption #2022-108 containing 40.00 acres +/-, (Tax ID# 17N02W06A004). To be known as **Lonnie T and Anna B at Eagle Rest Subdivision**. The property is located directly west of N. Carousel Way, directly west of W. Easy Street, and north of the Alaska Railroad; within the NE ¼ Section 6, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. (*Petitioner/Owner: Wanda Sternhagen, Staff: Chris Curlin, Case #2024-140*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 34 public hearing notices were mailed out on December 17, 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/petitioner's representative was not present.

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

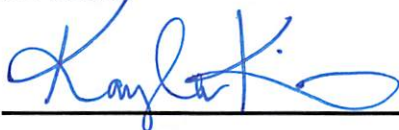
4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:40 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
- Director at Large: Ben-Tew
- Director at Large: David Haggard
- Director at Large: Lindy Moss

RECEIVED
JAN 28 2025
CLERKS OFFICE



PO Box 520931
 Big Lake, AK 99652-0931

General Membership Meeting – November 12, 2024 – 7:00 PM
Big Lake Lions Recreation Center

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell, Time: 7:05pm
 Quorum: Yes Attendees: 21 in addition to 6 board members

2.) Pledge of Allegiance

3.) Agenda Approval

Motion: Irene Crowley Second: Yes

4.) Previous Meeting Minutes Approval (October 8, 2024)

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

5.) Treasurer's Report

Checking: \$33,472.79 Savings: \$3,065.79 Money Market (Jordan Lake): \$520

6.) Membership Report

Voting Members renewed for 2024: **106**
 Associates (non-voting) renewed for 2024: **5**

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

1. Alex Strawn – MSB Planning: Water Setback Workgroup Report: There was a recent colossal effort to review water setback parameters as they apply in Mat Su Borough. 1973 was the first effort that established the 75' setback. In 1986 it was reduced to 45' for 6 months and then returned to 75' in 1987. Borough parameters have remained unchanged since then. Recently, legislation was proposed to change those parameters, which was met with opposition, so the Waterbody Setback Workgroup was formed. Nine members from diverse approaches and fields of expertise were assembled for the workgroup. Attention was paid to the history of the matter and existing MSB code that applies to the matter. There was a GIS exercise conducted to determine how many properties are in violation of the existing setback codes (750 properties – approximately). The law over the decades has gone largely unenforced. Often it is not feasible to enforce after decades of existing structure habitation. The workgroup did produce a recommendation and ordinance, which addresses several MSB codes. This will be distributed to various communities for public comment over the next 60 days. Highlights: This does provide a path to compliance for structures built more than 45' but less than 75' since 1987. This process will require engineering and modification to the property. Various requirements apply to properties, such as no more than 20% impervious surface and 25' of vegetated boundary adjacent to the waterline. Kennels, stables, and animal waste facilities cannot be placed less than 75' from the waterbody. These standards are prospective rather than retrospective. Existing structures are grandfathered but may not be enlarged to expand into the 75' setback area. Application of fertilizers and pesticides is prohibited within 75' of the waterbody, although difficult to enforce. The resolution

recommends that MSB hire personnel to monitor activity that falls under the parameters of this guidance. Question: does this apply to decks or only the structure. Answer: No, uncovered attached decks are not subject to the requirements of this guidance. Further guidance and details are provided and accessible on the MSB website. Comments may be submitted online and will be accepted until January 13, 2025. Question: What about carports, docks, piers, or boat houses? Answer: Currently those types of structures are exempt but are subject to engineering standards and required to obtain permitting to bring them into grade and fill standards. The report will be available tomorrow, and BLCC Secretary will download and send the file to BLCC members via the email distribution group.

8.) Reports

1. Legislative (State House & Senate)

Senator Shower: not available

Representative McCabe: Linn McCabe on behalf of Mr. McCabe. Voting results are still being determined, which will determine Alaska state legislative majority/minority and committee assignments. Question: When will the vote counting and ranked choice tabulation be completed. Answer: The final incoming votes will be accepted November 20, 2024. After that, ranked choice tabulations will be made.

2. Assembly (District 5)

Assembly Representative Gamble: Due to the election last Tuesday, there was no assembly meeting. Road bond packages were considered, and this year Echo Road was determined as a feeder road and was added to the package. Burma Road, which is considered an emergency evacuation road, is included for improvements, although not for paving. The charter school package bond measure did pass. Next Tuesday there will be an assembly meeting. Bill Haller is stepping down from management of the Big Lake Lions Club. MSB is in the process of determined if purchasing and continuing to operate this facility is a feasible possibility.

3. Fire Service (West Lakes Fire Department)

Chief Hightower: Thank you everyone for participating in fire department open house events with children and members of the community. People were informed about fire department responses as well as the importance of smoke and CO detection devices and alarms. West Lakes Fire Department has these devices to provide and install for ALL community members, at no charge.

4. Road Service Area: Terry Gorlick – RIP list was covered at the meeting last evening, on November 11. A resolution was forwarded, making Jolly Creek subdivision a priority for funding. RSA members were tasked with identifying funding strategies for this.

9.) Correspondence

1. none

10.) Unfinished Business

1. Lake Setback Ordinance & Waterbody Setback Advisory Board: <https://matsugov.us/boards/waterbody-setback-advisory-board> Covered by speaker Alex Strawn
2. CAPSIS Grant funding – Update: Jodi Riddell

11.) New Business

1. BLCC Board election (Members need to have signed up no later than the October 8, 2024, general membership meeting to be eligible to vote – see voting member sign-in sheet on the back table) Candidate biography statements were emailed to voting members on October 25. Three candidates: Jodi Riddell, Dave Haggard and Michael Dale approved by unanimous, to serve on the BLCC board.

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

1. Jill Parson – Big Lake Belles, making Big Lake beautiful by planting flowers throughout the community. Three planters were planted at Big Lake Road, mile 3, 2, and 1. Alaska DOT determined these were place in the SOA road right of way. Bottom line: the deadline for addressing this has been extended to allow for moving or applying for a waiver to keep the box at Big Lake Road, mile 3. The homeowners at that location have volunteered to pay the \$100 “beautification encroachment” fee for this.
2. Doyle Holmes – Ran for state representative, and after the election congratulated incumbent Representative McCabe on his victory. Thank you to everyone who supported the campaign and participated in this most important activity of civic duty.
3. Jim Faiks – update on Jordan Lake improvements and efforts to obtain fill from the Jolly Creek drainage project. Various contractors in the community have offered to assist in this effort. This is a big project, hopefully the borough will assist. There will be an event in support of this project this Saturday at Big Lake Library.

13.) Announcements

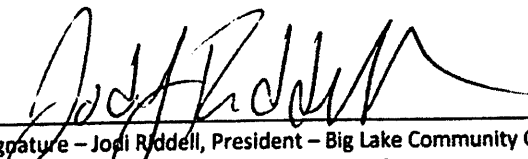
1. Stacy - Silent auction at Silver Fox for a community member who has recently been diagnosed with cancer and is facing large medical bills. There is also a GoFundMe account and an account at MVFCU to accept donations
2. Margaret Billinger – Big Lake Chamber of Commerce update
3. Bill Haller – upcoming events, last weekend in November, Holiday Bazaar, skating begins next Saturday, December: Houston High School hockey tournament, January: Hockey tournaments for younger children... very busy times coming up this winter. Trunk or Treat update... Too many people to count maybe 2500 kids. Fireworks show was great. We have lots of things to do and a fun winter coming up.
4. Robin Gamble – Canned food donations and Toys for Tots being accepted

14.) Board Member Closing Comments


1. Margaret Billinger – have a great Thanksgiving and thank you, Ben Tew for serving on the BLCC Board

15.) Adjournment


Motion: Irene Second: Yes Time: 8:07pm



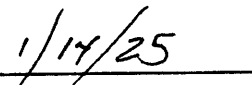
Signature – Jodi Riddell, President – Big Lake Community Council



Date



Attestation – Lisa Behrens, Secretary – Big Lake Community Council



Date

Butte Community Council Meeting Minutes

Butte Community Center
3881 S. Butte Rd.
7:00 PM, September 11th, 2024

RECEIVED
JAN 27 2025
CLERKS OFFICE

Call to Order - 7:03pm by President Ron Johnson

Roll Call and Determination of Quorum - All Board Members present. 23 Community Members in attendance

Pledge of Allegiance - Led by Ron Johnson

Approval of Agenda - No objection -

Officers Reports

Secretary's Report - *Approval of August Minutes* Moved by Eileen, 2nd by Joann No objection -

Treasurer's Report - General Fund : \$ 488.82
Savings (Compound Cleanup) : \$14,104.99
Building: \$29,598.18
Neighborhood Watch: \$ 1,680.00

Correspondence - November 5th Election Day Flyer

President's Report - October meeting will have Nominations for Officers. Four positions will be up for election. Those positions currently held by Ron Johnson, Eileen Grape, Michelle ^{Mayor} ~~Lackey~~ and Janet Johnson. November will be no meeting-just voting for new Board Members.

Special Presentations

Waldec Enterprises - Sunrise Trails Subdivision. Did not attend to give presentation.

Committee Reports (2 minutes each)

Neighborhood Watch - none

Community Patrol - none

Little Angels Playground - Gregory reported that there are still stumps to be removed. Then area pushed another 20' in 2 directions. Possibly Fire Department to burn biomass. Playground equipment to be stored at BCC over the winter. Need \$1500 ck to Barko for gravel and \$200 ck to MSB for driveway permit fee. Checks written and delivered to Gregory by Treasurer, Michelle

Butte Community Sign - Mitzi will try to move project forward

aw

Community Reports (3 minutes each)

Butte Fire Department – Consistent rate of calls. Uptick in Motor Vehicle Accidents. Asking for situational awareness. Increase in traffic on Old Glen Hwy (OGH). Power and utilities to 12 lots at Sunrise Trails Sub-division. There will be 3 access points. Mile 12-14 of OGH is problem if accidents. Personnel is back to full staff. Training during September for driving and water pumping (This is a new-new hire process.). New station on Maud being surveyed.

Road Service (RSA No. 26) - none

Assembly - none

School District – Student count in excess of last year. All teaching positions filled at start of year. Mat-Su testing results best in “Big 5”. Pursuing CTE for all students. School of choice explained. Explained that testing results are on upward trend.

Legislature – ^{Rep Johnson} Delena. Money in State Budget for vegetation setback on OGH. No \$ for flooding at bottom of Maud Road until OGH actually affected. No movement to date on OGH Safety Corridor

Old Business

Serving Area – Community Center – General consensus is that we need Minimal Serving Area. Stainless Steel Sinks (deep) with “wings” on each side and stainless steel counter. Also a hand wash sink. Stove, Refrigerator and Microwave. Ron will get cost estimates.

Acoustic Panels - \$800 for panels from Mitzi. Janet moved, Joann 2nd. Passed -no objection. Check written by Michelle to Mitzi.

New Business - none

Adjournment – 8:43 Moved by Gregory

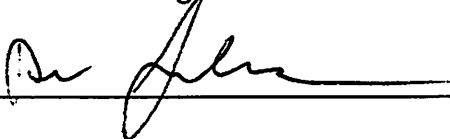
Next Meeting 7:00 PM October 9th, 2024 Butte Community Center

Upcoming Items of Interest:


October 9th meeting – nominations for CC board (4 seats up)

November 5th Borough Election and State & National Election

November 13th meeting - board election



President 10/09/2024



Secretary 10/09/2024

Butte Community Council Meeting Minutes

Butte Community Center
3881 S. Butte Rd.
7:00 PM, October 9th, 2024

RECEIVED

JAN 27 2025

CLERKS OFFICE

Call to Order- 7:03 PM

Roll Call and Determination of Quorum – Bd members present-Ron, Janet, Eileen, Michelle, Larry, Linda

Attendance: 25

Pledge of Allegiance – Led by Steve Johnson

Approval of Agenda – Motion by Gregory, 2nd Kim Bergey - No objection

Officers Reports

Secretary's Report – Approval of September Minutes-Amended and Approved

Treasurer's Report – General Fund : \$ 488.82
Savings (Compound Cleanup) : \$14,108.67
Building: \$27,104.44
Neighborhood Watch. \$1,680.00

Correspondence - None

President's Report – Nominating Committee – Linda Cox and Connie Smith

Ron discussed donating \$5,000 to Butte FD Aux. Larry made motion, 2nd Gregory. No obj

Special Presentations - Kyle Smith – Director of Land Assets Eklutna, INC. Website: Eklutnainc.com

Explained why "No Trespassing Signs" in some areas. 3 years ago, the land was conveyed to them.

District 25 House Candidate (Delena) –No opponent. Gave bio and is still trying to get DOT to do traffic study on OGH.

MSB Mayoral Candidate (Edna) – No opponent. DOT office on Seward Meridian Hwy. Problem Reporter (Matsugov.us) i.e. junk cars, neighbor problems, snow plowing, dog, junk, trash etc.

MSB SB #1 Candidates (Tom) and (Ben)

Committee Reports - (2 minutes each)

Neighborhood Watch – none

Community Patrol - none

Little Angels Playground – Rob Cox volunteered to clean up edges. Playground equip will continue to stay at Mitzi and Ken's this winter for security reasons.

~~Butte Community Sign~~

Community Reports (3 minutes each)

Butte Fire Department – Ron read report sent by Chief Shipton

Road Service (RSA No. 26) Lucy Klebasadel-Meeting Oct 10th 6:00 PM at BCC Bldg

Assembly – Tim Hale – The compound property has had IRS liens forgiven. Very little in Borough Code about establishing SPUD. Working on comprehensive plan regulations.

School District – Tom addressed SD when speaking as candidate.

Legislature – Delena addressed Leg issues when speaking as candidate

Old Business –

Serving Area – Community Center – Will consult with Henry from Farina Rest. Supply

Compound Clean-up Final- Butte Salvage did not do final so Alaska Demolition was contacted and quoted \$8,988 to completely finish the clean-up. Motion by Michelle, 2nd Joann. No opposition.

New Business -

Nominations – Michelle, Janet, Ron and Eileen

Possible Resolution Supporting MSB Assembly Resolutions RS 24-097 & RS 24-98 – Moved Gregory, 2nd Michelle, no obj.

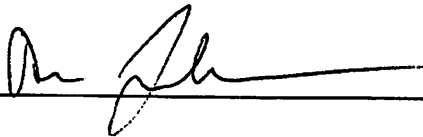
Adjournment – 9:17

Next Meeting (Election Only) 7:00 PM November 9th, 2024 Butte Community Center

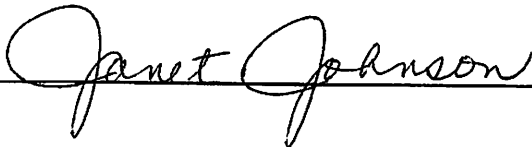
Upcoming Items of Interest:

October 21st - November 4th Early Voting

November 5th Borough Election and State & National Election



President 01/08/2025



Secretary 01/08/2025

RECEIVED

JAN 27 2025

CLERKS OFFICE

Passed by unanimous vote to elect
the following:

Eileen Grape - yes

Ron Johnson - yes

Michelle Lackey - yes

Janet Johnson - yes

Carin J. Messing
Councilor, S. Sm. Hk.

Nov. 13, 2024

8:00 p.m.

Am

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
October 14th, 2024
Meeting Minutes

RECEIVED
FEB 04 2025
CLERKS OFFICE

I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:29 PM at Sheep Creek Lodge by Chairperson, DJ McBride.

II. ROLL CALL – DETERMINATION OF QUORUM

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

Also present: Stacy Johnson, Secretary. Resident(s): Randall Sparks, Shawn McBride, Mark Comer, Marie, Katie Zagar, Justin Lawson, Greg Shumsky, Linda Cline, Marsha Fort, Sandi Eggleston, Bryan Kirby, Jim Manakis, Adam Worsell and Melissa Johnston.

III. APPROVAL OF AGENDA

MOTION: Tam Boeve moved to approve the agenda. Agenda was approved.

IV. APPROVAL OF MINUTES

Minutes of the August 12, 2024 meeting were reviewed and approved with no changes.

MOTION: Tam Boeve moved to approve the minutes. The August 12, 2024 meeting minutes were approved.

V. TRAINING - None

VI. STAFF REPORTS

No staff present

VII. OFFICER REPORTS

Big Board Report

- TIP24 will go in front of the Assembly. \$56 million is going into this bond. This is a matching bond. These projects will only go as far north as Houston. Hemmer Road Extension South, Fern Street, Lucille Street and Tex-Al Drive Extension got rolled over from TIP21 to the TIP24. Caswell Lakes/Hidden Hills did not get rolled over.
- The Borough will do an assessment of all paved roads.
- Chad Fry is taking over as Director of O&M for Don Thomas.

VIII. OLD BUSINESS

A. Materials Storage Site

The clearing will be done by the Borough crew and will cost less than a contractor. If they cannot get to it this fall, then it will be spring. Five acres will be cleared.

**Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
October 14th, 2024
Meeting Minutes**

- B. Willow Creek Airpark**
Nothing
- C. Hidden Hills & Caswell Lakes Road Projects**
Materials are being crushed and mined on E Caswell Creek Circle until winter sets in. They will start the projects in spring as soon as the ground has warmed up and will run two crews simultaneously. The fish passage will be done next year and has to be constructed between May 15th and July 15th. Hidden Hills may be shut down for this project.
- D. Susitna Landing Rd Survey**
Item removed per the Board.
- E. Dolly Varden and Dog Sled/Homestead Flooding**
We are still looking at alternate funding. This area has flooded another inch and a half, but is drying up quickly. The Borough has used up all the FEMA funding, so it is not available.
- F. Caswell Lakes/Bendapole Bus Stop**
Su Valley Jr/Sr High School Principal, Bryan Kirby, is currently looking at options.
- G. RIP List**
We have \$48,500 for appropriation. Road Reconditioning and Pavement Maintenance will be taken off the RIP list because it will be part of the new contract.
- MOTION:** Tam Boeve moved to approve the proposed RIP List. Sheena Fort seconded the move. RIP List was approved.
- H. Public Construction Projects**
This is a new section in the new contract. This allows for projects that may not cost more than \$10K to \$15K. DJ McBride suggested re-topping Bitin Drive, fixing the mud hole at the end of Caswell Lakes Road and reshaping S Caswell Creek Drive so it will drain. Residents agreed that S Silver Salmon Drive needs re-topping and ditching from Brokealine Drive to Bitin Drive.
- I. Fourth Superintendent**
The Borough has hired a fourth superintendent, Wade Lyndacker who is from Trapper Creek. Now the Borough is trying to decide which RSAs he is going to have Big Lake North or Willow North. He is expected to be at our next meeting.

**Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
October 14th, 2024
Meeting Minutes**

IX. NEW BUSINESS

A. 2025 Meeting Schedule

The 2025 meetings will be held the second monday every other month at 6:30 PM with February's meeting being held via TEAMS.

B. Contract Review

Residents' concerns were zero berm procedure and cost, general provisions, higher prioritized bus route and having traction materials as needed. Residents also would like to delete calcium chloride, street sweeping, and parking lot maintenance from the contract.

C. Alternate Access Route

Drew Strahler asked DJ to look into Brick Funding from the Federal Government to mitigate any kind of emergency issues to save life and property. The application comes out in March 2025 and the residents would like for us to apply for it. Residents would also like our Assembly Member to apply for CIP.

D. Snow in ROW

Handouts provided. Pushing snow into the road is a code compliance violation. MSB will come and give you a warning first, then secondly, a fine.

X. PERSONS TO BE HEARD

Resident, Linda Cline: Is concerned about the mailboxes needing replacement where the paving will be done.

Resident, Justin Lawson: Replied to Linda Cline's comment and stated that the stands will be reconstructed and mailboxes be put back in place.

XI. BOARD COMMENTS

Sheena: Thanked everyone for coming and being involved in the meeting.

DJ: The guardrail length on Hidden Hills is being investigated. DNR is responsible for inspecting Caswell Lakes fish passage.

XII. NEXT MEETING

February 10th, 2025 at 6:30 PM via TEAMS

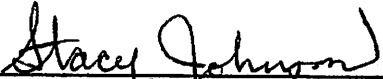
XIII. ADJOURNMENT

Meeting was adjourned at 7:40 PM.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
October 14th, 2024
Meeting Minutes



Chairperson, DJ McBride



Secretary, Stacy Johnson

LOCAL ROAD SERVICE AREA ADVISORY BOARD
RESOLUTION 25-01

A RESOLUTION BY THE MATANUSKA-SUSITNA BOROUGH LOCAL ROAD
SERVICE AREA ADVISORY BOARD TO THE BOROUGH ASSEMBLY

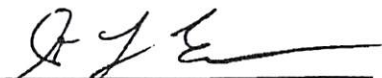
WHEREAS: The individual service area boards currently have the flexibility to request their choice of 3 member boards or 5 member boards and conduct business with appropriate quorum for each, and;

WHEREAS: This system allows maximum flexibility for individual RSAs to function with various levels of participation depending on community involvement and volunteers, and;

WHEREAS: It is difficult to assemble a 3 person board in some RSA's and would be unlikely to reach 5 person level without more volunteer participation ,

NOW THEREFORE, BE IT RESOLVED: The LRSAAB would like to affirm to the assembly that this system is working well and no changes are desired.

Adopted by majority X unanimous _____ vote on
January 16, 2025

Stephen Edwards 
Terry Dolan, Terry Dolan Digitally signed by Terry Dolan
Date: 2025.01.17 11:56:54 -09'00'

CME

RECEIVED

JAN 30 2025

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH
FISH AND WILDLIFE COMMISSION
RESOLUTION SERIAL NO. 25-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH FISH AND WILDLIFE COMMISSION IN SUPPORT OF THE WASILLA CREEK TRIBUTARY AT BONNIE DRIVE FISH PASSAGE CULVERTS REPLACEMENT PROJECT

WHEREAS, the Wasilla Creek system is a productive salmon stream providing habitat for all five species of Pacific salmon; and

WHEREAS, Wasilla Creek is in the urbanized portion of the Mat-Su Borough with a number of roads crossing the creek and its tributaries; and

WHEREAS, the Mat-Su Borough and the State of Alaska have expended funding in excess of \$5 Million to replace fish passage culverts along this creek over the past 15 years; and

WHEREAS, the Mat-Su Borough in cooperation with ADF&G and USFWS spent approximately \$400,000 to reroute trails and make repairs to the stream damage caused by off-road vehicles along the upper tributaries of Wasilla Creek in the Matanuska Valley Moose Range; and

WHEREAS, there are three undersized culverts on a Wasilla Creek tributary along Bonnie Drive that are in need of replacement in order to safely pass salmon and other aquatic organisms; and

WHEREAS, grant funding opportunities are available for the replacement of fish passage culverts; and

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Fish and Wildlife Commission supports replacement of the three fish passage culverts on the Wasilla Creek tributary along Bonnie Drive.

ADOPTED by the Matanuska-Susitna Borough Fish and Wildlife Commission this ninth day of January, 2025.



Andrew Couch, Chair

ATTEST:



Margaret Brown,



RECEIVED

FEB 04 2025

CLERKS OFFICE

North Lakes Community Council Membership Meeting Minutes

December 19, 2024 – 7 pm

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

Boys & Girls Club Bogard

- 1. CALL TO ORDER** - Meeting was called to order at 7:00 by Rod Hanson. R. Hanson welcomed everyone and Board members and council members introduced themselves. Quorum verified as all board members and more than 10% of council members were present. Pledge of Allegiance led by R. Hanson.

2. AGENDA APPROVAL

The agenda was reviewed. Rachel Greenberg moved to approve the agenda with no revisions and Sharon Johnson seconded the motion and agenda was approved unanimously.

3. PRIOR MEETING MINUTES APPROVAL

A motion to approve meeting minutes from November 21 Membership Meeting by R. Greenburg and seconded by John Miller received no objections. Minutes approved unanimously.

Changes were made to the November 25 Board Meeting minutes. The date was corrected and we included a mention that no one else besides the board was present at the board meeting. Motion to approve was made by Colleen Vague and seconded by Valerie Koivunen. Minutes were approved unanimously.

4. AUDIENCE PARTICIPATION #1

John Klapperich encouraged members to speak up on issues that are important to them. R. Hanson added that members should also reach out to friends and neighbors to help us represent the whole community.

John Miller spoke about a meeting he attended where State legislatures and Borough assembly and school board members. They encouraged community councils to weigh in on issues that are important to them.

5. CORRESPONDENCE & ACTIVITY SUMMARY

R. Hanson explained that the Board will keep this report as a running log on the NLCC website with links, correspondence, area meetings and any other activities received by the board. He then highlighted several of the items in this month's report, which was included in the meeting packet and on the website.

5. OFFICER / COMMITTEE REPORTS

- a. President's Report - R. Hanson had nothing to report.
- b. Treasurer's Report - Joleen Coleman summarized the balance sheet and budget report. J. Coleman and R. Hanson explained why we didn't spend the full marketing budget because State and Borough permits for the Welcome to NLCC signs were unable to be approved in time.
- c. Finance Committee - No meeting. No report.
- d. Bylaws Committee - No meeting. No report.
- e. Nomination Committee - No meeting. No report.
- f. Road & Traffic Safety Committee - R. Greenberg gave a report of last Sunday's meeting. She reported great discussions about traffic and safety issues. The committee created a public service announcement that moose are heavily present right now and asking drivers to please warn other drivers by using hazard flashers for a mile after seeing moose. There will be a Transportation Fair coming up at fairgrounds on January 30th.
- g. North Lakes Comprehensive Plan Committee - C. Vague gave a verbal explanation about the new committee created to potentially write a community council comprehensive plan. The purpose of the plan is so, as a council, we can give the borough guidance on how we want this area to develop. C. Vague set the expectation that it could take two years to create. The Committee will be recruiting members to serve on the committee.

6. GUESTS / ELECTED OFFICIALS

Assemblyman Tim Hale reported that the mobile home parks loophole was closed by a new ordinance at the last meeting. Also reported that he has a code ordinance coming forward in January that would require a public hearing in front of the Planning Director before issuing a multifamily unit permit. This would allow citizens to express concerns over a multifamily unit going in their neighborhood before a permit was issued. Mr. Hale said money from the Community Grant Program was approved by the Assembly for distribution to community councils as soon as the borough receives it.

7. ONGOING / UNFINISHED BUSINESS

- a. Waterbody Setback Code Revisions- R. Hanson asked for feedback from members on proposed waterbody setback changes. He reminded everyone of the presentation provided by the MSB Planning Director at our last meeting and reviewed recommendations from that presentation (included in the meeting packet). Comments are due on 1/21/25.
 - Christine O'Connor brought up concerns about builders clearing lots for new homes on lakes right down to the lakefront lot lines.
 - N. Smith suggested we ask the borough to inform residents who are in violation of waterbody setback ordinances before this gets passed as people don't care about issues until they know how it can affect them.
 - R. Hanson will ask for an extension to allow more time to get feedback from council residents about proposed changes. If the extension is not approved, we will need to provide feedback before our next membership meeting.

8. NEW BUSINESS

- a. Review outcome of 2024 Annual Board Meeting. R. Hanson reviewed key points from the 11/25/23 Board Meeting minutes.
 - i. 2025 Priorities were identified as: Road Safety; Membership Engagement & Outreach; and North Lakes Community Comprehensive Plan evaluation.
 - ii. 2025 NLCC Meeting dates have been set and are on the MSB calendar.
 - iii. The Board reviewed and identified / authorized standing committees as identified in the minutes.
 - iv. Possible spring neighborhood cleanup event, looking into possibly grant awards that can be given to community and continuing to outreach.
 - v. 2025 Budget Status- Board is currently working on the 2025 budget after having our accountant review our suggestions. There will be another Board meeting in January to finalize the 2025 budget for presentation at the January NLCC membership meeting.

- b. AdXellerant Proposal (Digital Scrolling Ads for 2025)
 - i. As requested in November, John Klapperich developed a proposal to continue with the digital advertising campaign in 2025. A copy of 2024 results and proposed approach for 2025 was provided to all attendees.
 - ii. To start the decision process, C. Vague moved to approve the proposal. N. Smith seconded the motion.
 - iii. John Klapperich presented his proposal and rationale for continuing the digital advertising campaign strategy. He expressed his desire to include more community members in our discussions so he created a plan for digital and audio digital ads to reach potential council members. He reviewed the outcomes from the 2024 campaign, which included 117,175 ads delivered. There were 3,631 ad engagements and 2,982 ad interactions. This resulted in 649 new and unique visitors to our website. John also reviewed total costs to the NLCC for 2024 at \$4,560. John's company stepped up with ⅓ cost sharing during 4Q2024. This resulted in monthly costs of \$1,000 for his company and only \$500 per month for the NLCC. Total program costs, including his share, for 2024 was therefore \$7,560. His proposal was to continue the ⅓ cost sharing for 3 more months into 2025. This would be a cost of \$1,500 to the NLCC.
 - iv. R. Hanson then opened the subject up to discussion by the Board and allowed for comments and Q&A from other attendees. Significant questions arose to be sure everyone understood the costs and benefits. Additional discussion explored other ways to reach our target residents through Facebook for little to no cost. There was also significant discussion about how our other outreach programs (like the physical welcome signs to be posted around the neighborhoods) need to be completed. It was acknowledged that we will be in a deficit spending mode for the next couple years, spending significantly more money than we will receive through the State / Borough community funds grant.
 - v. There were no amendments offered to the motion.

- vi. The NLCC Board voted unanimously not to continue with the proposal for continued digital advertising into 2025.
- vii. R. Hanson thanked John and AdXelerant for their work in 2024 and to John Klapperich personally for his insights and assistance for community outreach.

c. 2025 Volunteer Opportunities - R. Hanson referred to the last page in the provided packet for potential volunteer opportunities. Will be discussed further at future meetings.

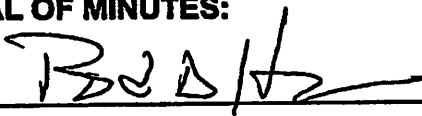
9. ADDITIONAL AUDIENCE PARTICIPATION - Canceled due to lack of time.


10. BOARD MEMBER COMMENTS - R. Hanson wished everyone Happy Holidays.

11. ADJOURN

- The meeting was scheduled for adjournment at 9:00 pm
- C. Vague moved to extend to 9:15. N. Smith seconded the motion. It was approved.
- Meeting adjourned at 9:15.

APPROVAL OF MINUTES:

Signed by:  Date Signed: 1/30/25

Attested by:  Date Signed: 1/30/25

**North Lakes Community Council
Special Board Meeting - Minutes
January 23, 2025**

RECEIVED

FEB 04 2025

CLERKS OFFICE

1. CALL TO ORDER (7:00 pm)

- Meeting called to order by R. Hanson at 7:00.
- Confirm Quorum (Majority of Board Seats): All five board members present. No other NLCC members were present at the start of the meeting but R. Sayen (accountant) arrived at 7:20 to assist in budget discussions.
- Pledge of Allegiance

2. AGENDA APPROVAL

- Agenda was modified to add a 2025 Membership Status discussion. Colleen Vague moved to approve. Franklin second. Unanimous approval.

3. 2025 BUDGET REVIEW, MODIFICATION & APPROVAL

- President R. Hanson presented four budget options in a handout for discussion.
 - A. As drafted last November. Results in \$8,081 deficit cash flow in 2025.
 - B. Balanced Budget. Grants reduced from \$10,000 to \$2,000 and another minor \$81 reduction in Community Events.
 - C. Compromise Budget. Grants reduced from \$10,000 to \$5,000.
 - D. Compromise Budget. Grants kept whole, signs reduced by 50%.
- Board consensus was to keep sign installation as a priority, but also to consider transfer of some funds from savings or CD to avoid a negative cash flow in 2025.
- Discussion aligned around option C. Grants will be reduced to \$5,000. Sign installation budget will remain at \$6,500 (50% of total project estimate). A transfer of \$3,081 from savings will result in a balanced cash flow.
- Colleen Vague, moved to approve the 2025 Budget based on option C.; J. Coleman seconded. F. Conaway moved to amend the motion to allow for reconsideration upon review of grant applications. If the Board felt there was a very worthy grant beyond the \$5,000 budget, a future budget amendment could draw additional funds from savings and investment to cover the expected cash flow. C. Vague seconded the amendment. The amendment was approved unanimously. The final motion was then also approved unanimously.
- J. Coleman and R. Sayen will update the 2025 approved budget. Rod will present it to membership at the January 30th meeting.

4. REVIEW WATERBODY SETBACK RESPONSE TO WSAB

- R. Hanson went over a draft of a letter to the waterbody setback board including our recommendations for the process to move forward. Franklin suggested adding a lead-in statement framing the six specific recommendation points. Also suggested was providing specific notifications to those in violation of the setbacks so they can be informed. N. Smith moved to approve the letter with the suggested changes and Colleen seconded the motion. No objections and motion was approved. R. Hanson will send the letter to the MSB tonight.

5. 2025 MEMBERSHIP STATUS

- o President R. Hanson sent out an email to existing 2024 members asking if they would like to remain members. To date, 48 of 56 members have renewed membership. Last year at this time, we had approximately 16 members.
- o We will continue outreach and recruiting for additional members.
- o Board members were provided with a confidential list of active members and their contact information. The info is maintained on the Gdrive, with access only to Board members.


6. BOARD MEMBER COMMENTS

- o No comments were made.

7. ADJOURN

- o Meeting adjourned at 8:08

APPROVAL OF MINUTES

Signed by: 

Date Signed: 1/30/25

Attested by: 

Date Signed: 1/30/25

RECEIVED

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

FEB 04 2025

**REGULAR MEETING
January 20, 2025**

CLERKS OFFICE

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on January 20, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Commissioner Curt Scoggin filled in for the Chair and called the meeting to order at 6:00 p.m.

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

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Ms. C. J. Koan, Assembly District #3*
- Mr. Michael Collins, Assembly District #4
- Ms. Linn McCabe, Assembly District #5
- Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

- Mr. Wilfred Fernandez, Assembly District #6
- Mr. Richard Allen, Assembly District #2

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Ms. Peggy Horton, Current Planner
- Ms. Lacie Olivieri, Planning Department Admin. Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Lacie Olivieri.

IV. ELECTIONS

Chair Scoggin inquired if there were any nominations for Chair.

Commissioner Glenn nominated Commissioner Koan to be Chair. The nomination was seconded by Commissioner McCabe. The nomination passed without objection.

Commissioner McCabe nominated Commissioner Glenn to be Vice Chair. The nomination was Seconded by Chair Scoggin. The nomination passed without objection.

V. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: December 16, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

VI. COMMITTEE REPORTS

(There were no committee reports.)

VII. AGENCY/STAFF REPORTS

Safe Streets For All Comprehensive Safety Action Plan Update

VIII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

IX. AUDIENCE PARTICIPATION (Three minutes per person.)

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

X. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-33 A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park's Boundaries. The Site Is Located At Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4. (Applicant: Tim Alley, P.E. For First Colony Developers; Staff: Peggy Horton, Current Planner)

Chair Scoggin read the resolution title into the record.

Chair Scoggin read the ex-parte memo asking questions of the Planning Commissioners.

Staff, Ms. Peggy Horton, presented her staff report.

Commissioner McCabe asked how many of the comments were from the same person.

Chair Scoggin invited the applicant to add any information.

Chair Scoggin inquired if commissioners had any questions for the applicant.

Chair Scoggin opened the public hearing.

The following persons spoke in regard to Planning Commission Resolution 24-33:

Kristi Helgen, Leslie Torrence, Jeff Scheltz, Sharon Hecimovich, Joe Richardson, Ruth Wood, John Strassenburgh, Shelis Jorgensen, Clide Armitstad, Anne Houseal

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

Chair Scoggin invited staff and the applicant to respond to the public comments.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-33. The motion was seconded by Commissioner McCabe.

Discussion ensued

Time:

MOTION: Commissioner Glenn moved a primary amendment to remove condition number 6 on page 226. The motion was seconded by Commissioner McCabe.

VOTE: The primary amendment Passed without objection.

MOTION: Commissioner McCabe moved a secondary amendment to replace the word park with the word operation at the bottom of page 221 of the packet or page 13 of the resolution, modify the second finding of fact at the top of page 222 of the packet or 14 of the resolution by removing the second sentence. Add a whereas stating that the property is owned by Yolanda D'Oyen a private individual. The motion was seconded by Commissioner Glenn.

VOTE: The secondary amendment Passed without objection.

VOTE: The main motion passed as amended without objection.

XI. PUBLIC HEARING LEGISLATIVE MATTERS

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

XIII. UNFINISHED BUSINESS - *(There was no unfinished business.)*

XIV. NEW BUSINESS

XV. COMMISSION BUSINESS

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

(Commission Business was presented, and no comments were noted.)

XVI. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No Comment

Commissioner McCabe: No Comment.

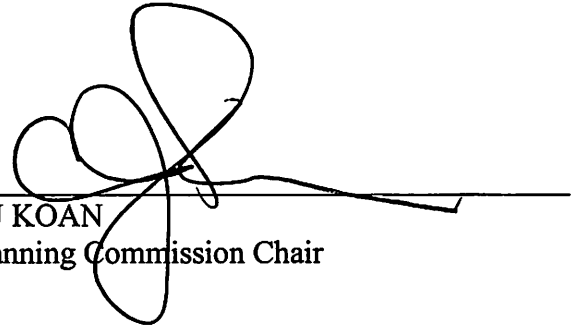
Commissioner Scoggin: No Comment

Commissioner Collins: No Comment

Commissioner Koan: Thank you Commissioner Scoggin for sitting in today.

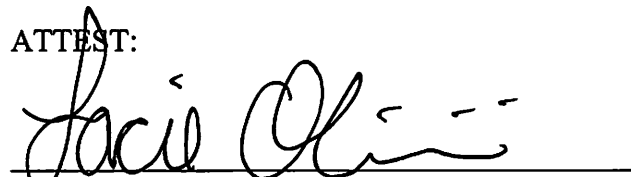
XVII. ADJOURNMENT

The regular meeting adjourned at 7:35 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI,
Planning Commission Clerk

Minutes approved: 2/3/25

By: Peggy Horton
Introduced: October 21, 2024
Postponed: November 18, 2024
Public Hearing: February 3, 2025
Action: Approved

RECEIVED

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-31**

FEB 04 2025

CLERKS OFFICE

A CONDITIONAL USE PERMIT IN ACCORDANCE WITH MSB 17.30 - CONDITIONAL USE PERMIT FOR EARTH MATERIAL EXTRACTION ACTIVITIES, FOR THE EXTRACTION OF APPROXIMATELY 7.5 MILLION CUBIC YARDS OF EARTH MATERIAL FROM AN EXTRACTION SITE OF 153 ARES WITHIN THREE PARCELS TOTALING 235 ACRES ON 7955 EAST BOGARD ROAD, 3182 NORTH TRUNK ROAD, AND 7800 EAST GLADE COURT, TAX ID#S 18N01E27A002, 18N01E27D001, AND 18N01E27D002.

WHEREAS, Dan Steiner, P.E., on behalf of Bob Havemeister and Ralph Kircher, owners of the subject properties, applied for a conditional use permit to extract earth material from Tax ID#s 18N01E27A002, 18N01E27D001, & 18N01E27D002; and

WHEREAS, it is the intent of the Matanuska-Susitna Borough (MSB) to recognize the value and importance of promoting the utilization of natural resources within its boundaries; and

WHEREAS, it is the purpose of MSB Chapter 17.30 to allow resource extraction activities while promoting the public health, safety, and general welfare of the Borough through the regulation of land uses to reduce the adverse impacts of land uses and development between and among property owners; and

WHEREAS, it is further the purpose of MSB 17.30 to promote orderly and compatible development; and

WHEREAS, MSB 17.30.020(E) requires a conditional use permit for the annual extraction of more than 2,000 cubic yards of earth materials; and

WHEREAS, according to the application material, Central Gravel Products will operate the proposed earth material extraction activity; and

WHEREAS, an Alaska State Department of Revenue mining license is not required for this operation because Alaska law was amended in 2012, and rock, sand, and gravel quarries are now exempt from the requirement; and

WHEREAS, an Alaska State Department of Natural Resources (ADNR) mining permit is not required for this application because the extraction activities will not occur on state land; and

WHEREAS, according to the application material, a reclamation plan has been developed as required by the ADNR, pursuant to A.S. 27.19; and

WHEREAS, the applicant provided an ADNR letter of acceptance for the reclamation plan and evidence of payment of financial assurance to the state bonding pool; and

WHEREAS, according to the application material, a Stormwater Pollution Prevention Plan (SWPPP) has been prepared, and a Notice of Intent (NOI) will be filed once the project is approved; and

WHEREAS, according to the application material, material extraction activity will not occur within wetlands, lakes, or streams; and

WHEREAS, the applicant provided a United States Army Corps of Engineers (USACE) jurisdictional determination of a 0.47-acre wetland within one of the subject parcels. The subject wetland was determined to be non-jurisdictional; and

WHEREAS, the subject parcels are located within the North Lakes Community Council planning area. The North Lakes community has not adopted a comprehensive plan; and

WHEREAS, the subject parcels are located within the Matanuska-Susitna Borough Core Area. The Core Area Comprehensive Plan applies to all parcels within the borough's core planning area; and

WHEREAS, the Core Area Comprehensive Plan Land Use Goal 1: "Foster a pattern of land development that protects the appealing features of the Core Area, offers developers and consumers choices in the market place, and allows local government to provide cost-effective infrastructure and services economically;" and

WHEREAS, the Core Area Comprehensive Plan Land Use Policy 1-M: "Collaborate with operators of large earth materials extraction

sites to plan for site reclamation and re-use after earth material extraction activities are finished;" and

WHEREAS, the Core Area Comprehensive Plan Land Use Goal 7: "Protect and conserve the natural resources that support the well-being of residents and the region's tourism and recreation economy;" and

WHEREAS, the Core Area Comprehensive Plan Policy 7-A: "Protect groundwater supplies and quality. Discussion: Many existing and future residences and businesses will depend on on-site groundwater resources for their water supply. Protection of the supply and quality of groundwater is vital to sustain this arrangement;" and

WHEREAS, the Core Area Comprehensive Plan Policy 7-B: "Protect surface water quality. Discussion: The Core Area's many lakes are valuable natural and economic assets. They provide an attractive setting for residential development, enhance property values, support a variety of public and private recreational activities, and provide natural habitat, absorb runoff. These lakes are linked to streams and wetlands with similar positive values. The borough's existing program of lake management plans already provides some protection for surface water quality;" and

WHEREAS, the Core Area Comprehensive Plan Goal 8. Hazards: "Protect life and property from harm from natural and man-made hazards such as floods, erosion, wildfire, earthquakes, air and water pollution, and hazardous materials;" and

WHEREAS, the Core Area Comprehensive Plan Policy 8-B. "Reduce risk to persons and property from natural or man-made hazards and encourage natural hazard mitigation. Discussion: This policy proposes that the borough monitor proposed development that might be exposed to or contribute to hazards such as flooding, erosions, wildfire, and hazardous materials. The borough should discourage development in such hazard-prone areas, or encourage adoption of measures to mitigate hazards. As appropriate, mitigation measures might include floodproof construction, retention of natural vegetation to prevent rapid run-off and erosion, retention of natural drainage ways and wetlands to absorb run-off, and remediation of contaminated sites;" and

WHEREAS, the Economic Development Strategic Plan Strategy 1G in part: "Promote the sustainable development of Mat-Su's natural resources for economic development. The MSB should support sustainable natural resource development and the natural resource industries with an emphasis on meeting local needs and local value-added product manufacturing, as well as ensuring compatibility with other parts of the local economy. Indeed, natural resource

development is a high priority for the Borough Assembly. The main natural resources in Mat-Su, in addition to agricultural land, include coal, gravel, timber, some gold mining, and some metallic mineral potential;" and

WHEREAS, the Economic Development Strategic Plan Action 1G-3, in part: "Work with the gravel mining industry to balance the need for the sector's growth with other economic development considerations, as well as environmental and resource protection. The MSB is developing gravel regulations and guidelines to provide for continued commercial gravel operations while addressing community and other economic development concerns regarding buffers from roadways, water protection, and reclamation. These regulations should balance the concerns of gravel mining businesses with the need to protect the environment and visual beauty of the Borough;" and

WHEREAS, according to the Rutgers Noise Technical Assistance Center, heavy trucks produce approximately 90 decibels (dB) when operating, which falls in the "very loud" category; and

WHEREAS, according to Rutgers Noise Technical Assistance Center, a quiet to noisy home produces sound around 30-60 dB, which falls in the "faint" and "moderate" categories; and

WHEREAS, earth material extraction activities are an industrial use that can cause excessive noise, dust, and heavy truck traffic; and

WHEREAS, according to the application material, the operator plans to extract 7.5 million cubic yards of earth material from the subject properties; and

WHEREAS, according to the application material, the heavy machinery and processing/crushing equipment will be equipped with mufflers and noise dampeners to minimize noise emissions. Additional measures for noise reduction include the construction of a minimum of 10-foot-tall berms at areas around the extraction site, conducting operations at elevations below the surrounding ground level, adhering to the stated operational hours, and ensuring regular maintenance of the equipment; and

WHEREAS, according to the application material, the operation will conduct visual screening by constructing soil berms at least 10 feet high, utilizing existing vegetation, and positioning the operation at a lower elevation than the surrounding grade; and

WHEREAS, during staff's discussion with the applicant, it was agreed that any visual screening implemented along Engstrom Road must not exacerbate the snow drifting problem on the road or adjacent properties; and

WHEREAS, according to the application material, the applicant consulted the document "Controlling Blowing and Drifting Snow with Snow Fences and Road Design" (NCHRP-20-07147) when developing the visual buffer location and height; and

WHEREAS, according to the application material, the visual screening berm would be considered a snow fence with 0% porosity. A 0% porosity snow fence would create a snow drift that is 13 times as long as the berm is high. A berm 10 feet high would create a snow drift on the downwind side of approximately 130 feet; and

WHEREAS, according to the application material, the operation will place the visual screening berm 200 feet from the west property line, which will provide a safety factor of 1.5 against a snowdrift reaching Engstrom Road; and

WHEREAS, according to the application material, the visual screening berm will be removed incrementally during the phases closest to North Engstrom Road; it will remain in place during each phase until all earth materials to the east have been fully extracted. The berm's removal will occur as the extraction of materials beneath and to the west of it begins, provided the elevation of the extraction activities is sufficiently low to render the berm unnecessary; and

WHEREAS, according to the application material, the proposed hours of operation are 8:00 a.m. to 5:30 p.m., Monday through Saturday; and

WHEREAS, according to the application material, water trucks and sweepers will be utilized to control dust during operations; and

WHEREAS, Alaska Department of Environmental Conservation (ADEC) produced a user manual of best management practices for owners and operators of gravel/rock extraction operations to protect surface water and groundwater quality in Alaska; and

WHEREAS, the ADEC Best Management Practices for Gravel/Rock Aggregate Extraction Projects Manual includes the recommended drinking water buffer zones for Public Water System (PWS) sources; and

WHEREAS, a PWS Drinking Water Protection Area overlies the southeast section of the extraction area; and

WHEREAS, according to the application material, the drinking water protection area is for a public drinking water system approximately one-mile southwest of the site; and

WHEREAS, according to the application material, the 10-foot-tall, 40-foot-wide soil berm and vegetative buffer along Wasilla Creek, in conjunction with the existing and finished topography of

the developed areas, will direct drainage away from the creek; this approach addresses ADEC's concerns regarding the potential turbidity resulting from the operation; and

WHEREAS, while the Cook Inlet Wetlands Inventory (CIWI) map designates two areas on the property where wetlands may be present, a site visit in October 2024 revealed that the smaller wetland is surrounded by a recently harvested hay field, which indicates limited wetland characteristics in that portion; and

WHEREAS, Alaska Department of Fish and Game (ADF&G) stated that Wasilla Creek and Gooding Lake are fish-bearing water bodies; they observed that the applicant's site plan includes a buffer to avoid both water bodies; and

WHEREAS, the applicant is not proposing to mine below or within four feet of the seasonal high-water table; and

WHEREAS, according to the application material, monitoring wells will be installed in areas of material extraction to monitor groundwater levels; and

WHEREAS, the application material includes information about the reclamation plan that meets the requirements of MSB 17.28.067 - Reclamation Standards; and

WHEREAS, according to the application material, final slopes shall not be steeper than 2H:1V or the natural stabilized angle of repose of the existing earth material; and

WHEREAS, according to the application material, finish slopes will be track-walked with equipment, covered with 4 inches of topsoil, and seeded; and

WHEREAS, according to the application material, the applicant has not specified the future use of the property following the completion of the earth material extraction; however, the reclamation plan indicates that the site will be left with a mostly level floor upon completion of the extraction activities; and

WHEREAS, according to the application material, the applicant is seeking approval for a conditional use permit that expires in 2054; and

WHEREAS, located north of the subject properties is a 43-acre residential use and Gooding Lake; to the northwest and west, there are one- to two-acre residential properties and one 14-acre industrial use property; southwest of the properties, there are several commercial uses and a public safety building; south of the subject properties is Bogard Road, across from which is an undeveloped 38-acre parcel as well as single-family and multifamily residential uses; and

WHEREAS, to the southeast is the Trunk Road roundabout and a 131-acre industrial use property currently occupied by Central Gravel Products for earth material extraction; this site has a grandfathered permit issued in 2007; east of the subject properties, Wasilla Creek runs through a 48-acre parcel used for residential and agricultural purposes; further east is Trunk Road, which borders an 85-acre parcel, part of which appears to be in agricultural use; to the northeast is a 146-acre parcel utilized for agriculture; and

WHEREAS, according to the application material, Central Gravel Products will operate the proposed earth material extraction activity; and

WHEREAS, within a one-mile radius, Colony Middle School and Colony High School are located to the east, while Pioneer Peak Elementary School is situated to the south; and

WHEREAS, East Bogard Road's frontage comprises a mix of public land, commercial, industrial, residential, agricultural, and recreational uses, while North Engstrom Road's frontage includes a mix of residential, industrial, vacant, and public land; and

WHEREAS, according to the application material, the subject properties have existing residential structures that will remain in place; and

WHEREAS, according to the application materials, while the visual screening is unlikely to fully prevent snow from drifting onto North Engstrom Road, it may help reduce accumulation by capturing some snow that would otherwise blow onto the road, thereby limiting the amount that settles; and

WHEREAS, according to the application material, the seasonal operation will begin in May and end in November; and

WHEREAS, all of the site plan and site development requirements have been provided; and

WHEREAS, North Engstrom Road is classified as a Major Collector, and East Bogard Road is classified as a Principal Arterial; both classifications are designed to accommodate commercial traffic; and

WHEREAS, according to the application material, the applicant's road and access plan promotes minimizing truck traffic in residential areas; the operation will ensure that trucks do not travel along North Engstrom Road after 4 p.m.; additionally, the plan highlights that frequent starts and stops in residential neighborhoods discourage large trucks from using those routes; and

WHEREAS, according to the application material, the proposed road and access plan includes two access points to the operation; the North Engstrom Road driveway is an in-only access; the East

Bogard Road driveway will require ADOT&PF's approval of a Traffic Control Plan prior to operation; and

WHEREAS, the Borough issued an Authorization to Construct letter for the North Engstrom Road access point as a single-direction (in-only) driveway; and

WHEREAS, according to the application material, the property owners have agreed to the following changes: removal of the easternmost driveway from the Havemeister property, removal of all driveways west of Wasilla Creek on the Kircher property, and removal of the coffee stand; and

WHEREAS, according to a phone discussion with Matt Walsh of ADOT&PF on January 21, 2025, the ADOT&PF driveway permit application for access to East Bogard Road is currently under review; ADOT&PF anticipates issuing an Approval to Construct (ATC) letter shortly, which will include specific conditions; and

WHEREAS, according to emails from ADOT&PF, provided by the applicant, ADOT&PF will allow full access at the Bogard Road driveway for two years, subject to special conditions, including the following:

- a. Temporary speed reductions to 45 MPH on East Bogard Road,
- b. Installation of truck warning signs for both eastbound and

westbound traffic,

c. Use of flaggers to facilitate left-turn movements,

d. Left turns at the Bogard Road driveway will be allowed for two years, and

e. At the end of two years, the applicant will be required to construct a triangular island at the East Bogard Road driveway. This modification will permanently restrict the driveway to right-in, right-out only; and

WHEREAS, an asphalt or hot mix plant is not proposed as part of this application; and

WHEREAS, according to the application material, the site does not discharge stormwater into the waters of the U.S., including jurisdictional wetlands; and

WHEREAS, according to the application material, all stormwater will be contained onsite; and

WHEREAS, according to the site plan, the extraction area is located more than 150 feet from Wasilla Creek and nearly 200 feet from the shoreline of Gooding Lake; and

WHEREAS, the earth material extraction activities will encompass an estimated 153 acres across three properties, with a cumulative area of 235 acres; and

WHEREAS, according to the site plan, the proposed permanent and semi-permanent structures associated with the proposed use will adhere to the setback requirements of MSB 17.55; and

WHEREAS, the record includes maps identifying surrounding property ownership, existing land uses, wetlands, and waterbodies within one-half mile of the proposed site; and

WHEREAS, located north of the subject properties is a 43-acre residential use and Gooding Lake; to the northwest and west, there are one- to two-acre residential properties and one 14-acre industrial use property; southwest of the properties, there are several commercial uses and a public safety building; south of the subject properties is Bogard Road, across from which is an undeveloped 38-acre parcel as well as single-family and multifamily residential uses; and

WHEREAS, to the southeast is the Trunk Road roundabout and a 131-acre industrial use property currently occupied by Central Gravel Products for earth material extraction; this site has a grandfathered permit issued in 2007; east of the subject properties, Wasilla Creek runs through a 48-acre parcel used for residential and agricultural purposes; further east is Trunk Road, which borders an 85-acre parcel, part of which appears to be in agricultural use; to the northeast is a 146-acre parcel utilized for agriculture; and

WHEREAS, the record includes a topographic contour map, bare earth map, and aerial photography; these items show the topographic features and vegetation of the subject property and adjacent properties; and

WHEREAS, the record contains a site plan that shows the earth materials extraction area, the phases of mining within the subject parcels, and the location of the scales, scale house, and office; and

WHEREAS, according to the application material, all processing equipment will be moved as areas are reclaimed and additional areas are developed for extraction; and

WHEREAS, according to the application material, the estimated annual volume of extracted material is 230,000 cubic yards or less; and

WHEREAS, according to the application material, each phase of the operation is expected to take approximately two years; and

WHEREAS, according to the application material, approximately 10 acres will be worked at one time; as more area is opened for material extraction, the previously opened areas will be reclaimed; and

WHEREAS, according to the application material, Central Gravel Products has maintained detailed records of daily truck

Planning Commission Resolution 24-31
Adopted:

traffic for the life of its current facility; this data was used to establish the peak-hour traffic volume; the figures provided (12 trucks in and 12 trucks out) represent the highest traffic levels recorded on their busiest days; and

WHEREAS, according to the application material, the peak hour traffic between 11 a.m. and 12 p.m. is estimated at 24 trips, with an equal split of 12 inbound and 12 outbound truck movements; and

WHEREAS, according to the application material, the proposed operation does not anticipate generating traffic in excess of 100 vehicles during the morning or afternoon peak hour or more than 750 vehicles per day; and

WHEREAS, according to the application material, the truck routes will begin from the driveway onto East Bogard Road; from there, trucks will head east towards North Trunk Road or west towards other locations; and

WHEREAS, MSB Pre-Design and Engineering Division (PD&E) stated the proposed plan involving flagging and speed limit reduction would appropriately mitigate left turns on Bogard Road until the construction of the roundabout and channelization; and

WHEREAS, MSB PD&E recommends that once the Bogard Road at Engstrom Road and Green Forest Drive intersection roundabout is

constructed, the Bogard Road driveway should be right-in, right-out with the construction of a channelizing (porkchop) median; and

WHEREAS, noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited; and

WHEREAS, according to the application material, exterior lighting will be mounted on the proposed shop and scale house. These lights will be directed downward and shielded as needed to prevent light spillage on adjacent properties; and

WHEREAS, according to the application material, USACE was asked to determine the jurisdictional status of a surface water connection between a single wetland feature measuring 0.47 acres on the property and Wasilla Creek. USACE did not review any other areas on the subject properties; and

WHEREAS, according to the USACE letter dated June 21, 2024, the wetlands in the review area were determined to be isolated, intrastate, non-navigable, and have no connection to interstate or foreign commerce, and not under the USACE regulatory jurisdiction; and

WHEREAS, the USACE report included a map that showcases the wetlands identified in the CIWI. The map highlights possible wetland areas alongside Wasilla Creek and the surrounding wetland features reviewed by USACE; and

WHEREAS, the borough code requires the extraction activity to maintain a 100-foot undisturbed buffer from any lake, river, stream, or other waterbody, including wetlands; and

WHEREAS, the waterbodies and wetland sheet C0.2 provided by the applicant illustrate wetlands and waterbodies from the National Wetlands Inventory (NWI); and

WHEREAS, the 2012 MSB Wetlands Management Plan says that the NWI in Alaska has limited detail, accuracy, and coverage. It also mentions that USACE has provided extra funding for mapping from 2008 to now; and

WHEREAS, according to the MSB Environment Wetlands Cook Inlet Geographic Information Systems (GIS) map website summary, "To generate the Cook Inlet Wetland Inventory data, stereo paired aerial photos and relatively quick field visits, along with National Wetlands Inventory maps and soils data were used. Wetlands that may be non-jurisdictional are also included, such as depressions, inclusions along rivers and in braided river valleys;" and

NOW, THEREFORE, BE IT RESOLVED, 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 24-31.

1. All of the requirements to demonstrate compliance with state and federal laws listed in MSB 17.30.055(A) are met.
2. The proposed use is consistent with the applicable comprehensive plans (MSB 17.30.060(A)(1)).
3. The proposed use will not detract from the value, spirit, character, and integrity of the surrounding area (MSB 17.30.060(A)(2)).
4. The applicant has met all the requirements of this chapter (MSB 17.30.060(A)(3)).
5. The proposed use will not be harmful to public health, safety, convenience, and welfare (MSB 17.30.060(A)(4)).
6. Sufficient setbacks, lot area, buffers, or other safeguards will be provided (MSB 17.30.060(A)(5)).
7. The surrounding property ownership, existing land uses, wetlands, and water bodies within the notification area are identified to the extent possible without a wetlands delineation (MSB 17.28.060(A)(1)).
8. The phases of proposed mining activities, a description of the topography and vegetation, and an approximate time sequence for the duration of the mining activity are identified. Placement of permanent, semi-permanent, or portable equipment will adhere to the minimum setbacks (MSB 17.28.060(A)(2)).

9. The road and access plan includes anticipated routes and traffic volumes that align with the management authority of the roads used. Traffic generated from the proposed use will not exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles a day, as specified in MSB 17.61.090, Traffic Standards (MSB 17.28.060(A)(3)).
10. The operation will utilize berms, vegetation, and below-grade operations to provide visual screening measures, meeting the requirements for visual screening (MSB 17.28.060(A)(4)).
11. Noise mitigation measures, including the use of equipment mufflers and noise dampeners, construction of berms, operating below grade level, and ensuring regular maintenance of equipment will ensure that sound generated from earth material extraction activities does not exceed sound levels set forth in MSB 17.28.060(A)(5)(a). Noise levels exceeding the levels in 17.28.060(A)(5)(a) are prohibited.
12. The proposed operation meets lighting standards in accordance with MSB 17.28.060(A)(6).
13. The operation will not conduct earth material extraction activities within 100 linear feet of any identified wetland, stream, river, or other waterbody, including

wetlands, and the operation will not mine below or within four feet of the seasonal high water table (MSB 17.28.60(A)(7)(a - b)).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.30 and MSB 17.28 and does hereby approve the conditional use permit for earth material extraction activities with the following conditions:

1. Prior to operation, the applicant will provide Planning Staff with an acknowledgment from Alaska Department of Environmental Conservation (ADEC) of the Notice of Intent (NOI) for a construction general permit or multi-sector general permit.
2. The applicant shall comply with Alasks Department of Transportation and Public Facilities (ADOT&PF) requirements for the East Bogard Road access.
3. The applicant shall comply with the MSB driveway permit requirements for access to North Engstrom Road.
4. Prior to starting extraction activities within 500 feet of the wetlands indicated in the Cook Inlet Wetlands Inventory surrounding Wasilla Creek, a qualified wetland delineator shall identify the boundaries of those wetlands

within the subject property along the west side of Wasilla Creek. Additionally, a licensed land surveyor shall establish and mark a 100-foot undisturbed buffer around the identified wetlands. A detailed wetland delineation report, along with a certification from the licensed land surveyor confirming the 100-foot buffer was marked, shall be submitted to the Borough Planning Staff. These markers shall remain visible for the duration of the permit. No extraction activities shall take place within the buffer zones in accordance with MSB 17.28.060(A)(7)(a).

5. Throughout the operation, the visual screening berm may need to be adjusted periodically to prevent exacerbating snow drifting on North Engstrom Road. Any adjustments to the berm's location or size will be made with approval from the Matanuska-Susitna Borough Department of Public Works (MSB DPW).
6. The visual screening berm will be removed incrementally during the phases closest to North Engstrom Road. It will remain in place during each phase until all earth materials to the east have been fully extracted. The berm's removal will occur as the extraction of materials beneath and to the west of it begins, provided the elevation of the

extraction activities is sufficiently low to render the berm unnecessary.

7. The operation shall comply with all applicable federal, state, and local regulations, including, but not limited to, all commercial vehicle regulations.
8. Each contractor or company working at the site shall be provided with a copy of the approved conditional use permit.
9. All aspects of the operation shall comply with the description detailed in the application material, and an amendment to the Conditional Use Permit shall be required prior to any alteration or expansion of the material extraction operation.
10. Material extraction shall be limited to the approximately 153-acre area identified in the application material and depicted on the applicant's site plan dated January 16, 2025.
11. Vehicles and equipment shall be staged at designated locations, and all equipment shall be inspected for leaks at the end of each day.

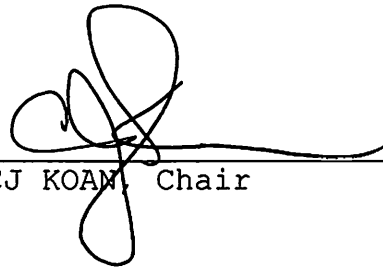
13. Vehicle on-site maintenance shall be done in an area where drip pans or other discharge prevention devices can contain all leaks.
14. Any hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
15. Equipment will be maintained to ensure noise reduction features, such as mufflers and noise dampeners, are operating correctly.
16. All construction site exits shall comply with the standard requirements of the Alaska Pollutant Discharge Elimination System to minimize the off-site tracking of sediments and discharges to stormwater.
17. All track-out sediments from the site shall be removed from the right-of-way daily.
18. The operation shall employ dust mitigation techniques as described in the application to minimize dust impacts on the surrounding areas.
19. The operation shall comply with the maximum permissible sound level limits allowed in MSB 17.28.060 - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.

20. All extraction activities, including all those that cause noise, dust, or traffic, shall be limited to Monday through Saturday, 8:00 a.m. to 5:30 p.m.
21. If cultural remains are found during material extraction activities, the MSB Planning Department shall be contacted immediately so the remains can be documented.
22. A four-foot vertical separation shall be maintained between the excavation and the seasonal high water table.
23. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, with prior verbal or written notice, and at other times as necessary to monitor compliance. Denial of access to Borough staff shall violate this Conditional Use Permit.
24. The operation shall comply with the reclamation standards of MSB 17.28.067.
25. All junk, trash, and junk vehicles, as defined in MSB 8.50, shall be removed and properly disposed of prior to the completion of reclamation on the subject parcel.
26. Exterior lighting shall be located and shielded to direct the light towards the ground to minimize light

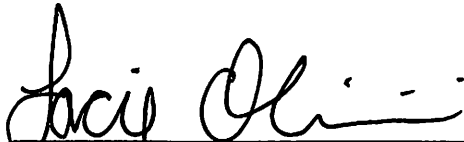
spillage onto adjacent properties and upward into the night sky. Illumination or other fixtures mounted higher than 20 feet or have 150 watts or more wattage shall have downward directional shielding.

27. The authorization for earth material extraction activities approved by this Conditional Use Permit expires on December 31, 2054.

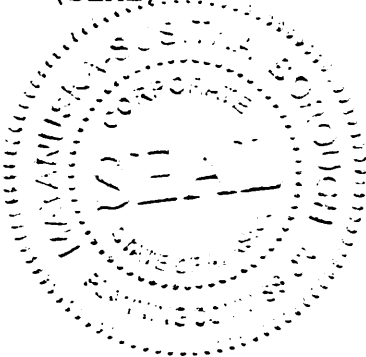
ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 3rd day of February 2025.


CJ KOAN, Chair

ATTEST


Lacie Olivieri, Planning Clerk

(SEAL)



YES: Koan, Glenn, McCabe, Fernandez, Allen, Collins

NO:

Planning Commission Resolution 24-31
Adopted:

Regular Meeting of the Talkeetna Community Council
Monday, January 6th, 2025, 7:00 p.m.
Talkeetna Public Library w/ Zoom link

RECEIVED

FEB 04 2025

CLERKS OFFICE

1. Call to order. Establish a quorum: 6 were in attendance:
Jodi Rodwell, Krister Bowman, Kara Walker, Brad Hughes,
Kai Leddy, Jon Korta. Absent: Elliot Hunker.

2. Kai Leddy will take the minutes

3. Approval of agenda - Amendment: Add Ruth Wood's commentary on Waterbody Setback Changes as letter j. of new business - no opposition

4. Approval of Minutes from 12/02/2024 - **Motion:** Jodi motions to approve minutes, Brad seconds. No objection, minutes are approved.

5. Treasurer's Report - Kara Walker - big thank you to Frannie (past Treasurer) for passing along the torch, correspondence packet has multiple documents on year totals of transactions for various accounts under TCCI.

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

Commissioner Jim Cockrell, Colonel Barlow, Austin McDaniel - Alaska State Troopers re: possible new Trooper Post — Would like to have a conversation about the department's plans. Comm'r Cockrell talked about the importance of small, independent communities having law enforcement service. Trapper Creek requested last year to have AK State Troopers (AKST) talk about crime in the area (including Talkeetna and Y). Last year's double homicide as well as drug crimes in the area were concerning. AKST is also interested in having a wildlife trooper in the area. It is 160 miles of response distance from the nearest Trooper post in the Mat-Su valley all the way up to the Cantwell area. There are about 2500 calls per year out of the Talkeetna area for AK State Troopers to respond to. About 800 drug offense calls per year from this area. AKST went to governor late 2024 in request to post 3 AKST and 1 wildlife trooper stationed in Talkeetna. AKST's opinion is that the Talkeetna area deserves as much call service as anywhere else in the state has. There will be a legislative process to put the post back in Talkeetna, the governor is in support of it. The department will have to determine an office location that would include a jail cell. The department is asking for new positions for this post, so troopers are not taken from elsewhere in the state to staff the Talkeetna post. Representative McCabe commented he is in strong support of AKST and Commissioner Cockrell and requests a TCCI Letter of support. The department believes \$2.6 million to install and staff the post (3 AKST, 1 wildlife trooper, 1 administrative staff).

CME

Sam Dinges re: Alaska Long Trail (over Zoom): Works for Alaska Trails (statewide nonprofit) - they got funding to do planning on the proposed 500 mile trail from Seward to Fairbanks. The idea is to connect existing trails, enabling better access to the backcountry, and creating trails to connect. It crosses National Forest and State Parks, as it continues further North a lot of the trails in the Talkeetna area are not managed by the State. AK Long Trail wants to communicate with all the communities along the route to coordinate on trail development. They want to work with Talkeetnans to talk about where the trail should go in Talkeetna. AK Long Trail wants feedback from Talkeetna residents and input on organizing where the trail will go through in this area (This is on our agenda under new business). Ideal committee size would be ~ 6 people - advice on trails in/out of the community, how it interacts with Talkeetna is the feedback that is requested (not necessarily how to connect Talkeetna to Wasilla). Funding comes from Rasmussen foundation and Trails and Parks foundation. Other areas of southcentral AK have robust processes for public input on land management, AK long trail is trying to develop a plan they can take to land managers (the state, the borough) as a starting point – they are using public comments (like Talkeetnans) to pass along to land managers. Sam's email is: sam.dinges@alaska-trails.org

7. Correspondence - see correspondence packet

8. Announcements: Waterbody Setback Public Comment due by 1/21/25: MSB Safe Streets for All Comprehensive Safety Action Plan public comment through 1/19/2025, Open House 1/15 (Houston) and 1/16 (Palmer/Wasilla)

9. Persons to be heard: Laura Wright, Bear Necessities Coalition - years ago had bear proof containers made (55gal drums with welded lid) for garbage, dog food, livestock feed, etc. Laura wants to write a grant to have the barrels paid to be made entirely as a whole finished product. The barrels will be distributed to community members (yet to be determined) for a fee which is less than cost to make (\$300 each). Looking for letter of support from TCCI to state that we do have bear issues in the area, bears are getting human/animal food due to improper storage (potentially from seasonal workers not familiar with food storage practices). Letter of support would state that bear proof containers would help with the bear problem. Laura has 4 grant agencies in mind, including Rasmussen foundation, Mat Su Health Foundation, AK Community Foundation, etc. They will likely pursue money from various foundations to pay for the project. The Susitna River Coalition would be the agency the funding would be granted to. They are looking to have about 80 barrels made (~\$24k), considering distributing through food bank to low income, considering having a sliding scale based on income, etc. This is a proven method used in the past of these same style barrels (tested by actual bears, not intentionally), Laura is trying to reinstate this type of program in our community.

10. Fire Dept. Report - Chief Eric Chappel - 18 calls this month, no major calls to report. TKA Fire retained their 4-4X status on rating (that is good) for ISO - same rating as Central fire in Wasilla, which is a point of pride. They are assessed for their

records, how dispatch handles calls, how TKA water/sewer is delivering water to hydrants, and comes up with rating on how TKA Fire is serving the community.

11. Talkeetna Water and Sewer Board - no update

12. Talkeetna Road Service Area Report - John Stras - report is in the correspondence packet. Discussed MT Creek bank stabilization at Yoder, rip rap at bank of Talkeetna, Yoder road improvement project (potential paving), as well as the re-painting of the Yoder bridge (current paint has lead, complicating the project). Lastly, a fish passage project on Mastodon Rd was passed onto RSA 29 but does not fall under the maintained road service area. Davis-Bacon wages and the complications (construction vs. maintenance projects) were also discussed.

13. Talkeetna Library Report - Geri Denkewalter - building was built that the structure would be good for 20 years, it is ~7,200 square feet, but would require 2 more boilers if it was made any larger. Ideally, the library wants a bookmobile and a coffee shop in the expansion. Additionally, there are other projects interested in being on the library's 35 acres (trooper station? Paddle and racket court?). BIG Congratulations to Geri who has been working for the Mat Su Borough for 33 YEARS! Started as volunteer EMS, teaching, and library work. Very impressive :)

14. Committee/Board Reports

- a. TPAC (Talkeetna Parks Advisory Committee) - Karl is the new chair! Welcome Karl, they did not meet this month next meeting is Monday Jan 20th at 6:30pm at Talkeetna Library
- b. Recycling - Cici reported: in 2024, 3903 visits to recycling (3245 visits in 2023), in 2024 recycling kept 89 tons of material out of the landfill (as compared to 52 tons in 2023). Of the 89 tons, 75 tons was regular recycling and ~14 tons was cardboard. Check correspondence packet for updates on all the various projects. Recycling did put in a grant request for barrels that organizations could borrow (weddings, etc.) to have recycling bins for their event.
- c. Community Assistance Program - no update
- e. CERT (Community Emergency Response Team) - still looking for someone to take the reins and organize the CERT group
- f. Technology Committee - nothing
- g. Paddle and Racket Committee - Brad Hughes - report is in correspondence packet meeting is Jan 16th at 6pm at Library
- h. Skatepark Committee - Anna presented: Successful sale of sweatshirts and t-shirts, raised enough money to pay initial Grindline invoice. Waiting on "ok" from TCCI to start applying to larger grants - Caitlin Palmer will take on responsibility of working on grants for skate park. Jon commented that skate park can pursue grants they're interested in with the knowledge that they will have to work with TCCI board to determine what the grant reporting requirements are so that TCCI/skatepark committee can follow through with those requirements.

15. Unfinished Business

16. New Business

- a. Request for formation of Alaska Long Trail Committee **Motion** by Jodi to form Alaska Long Trail advisory group. Leddy seconds. Discussion: This trail project has received lots of funding in hopes of one day connecting the trail across a large chunk of the state. It has a lot of support, the borough is in strong support (with some concerns). Jon thinks it's a good idea that Talkeetnans take the opportunity to give our local information to these larger policy making body. AK Long trail would like ~6 Talkeetna residents to be involved with the advisory group. Eric Chappel suggested that a member of Talkeetna emergency services be involved with the group. TCCI would put a form on the TCCI website to poll for people interested in being a part of the advisory board and forward 6 candidates. **Substitute Motion** by Leddy for TCCI to poll the community and choose 6 Talkeetna area residents to work as part of the AK Long Trail advisory group. Jodi seconds. Discussion: dueling motions, we can choose from one of them. Ruth brought up we should try to make our delegates represent a broad base (trail knowledge, community knowledge, motorized and non-motorized users). **Jodi withdraws the original motion**, Leddy seconds. The substitute motion passes. A form will be advertised and put on TCCI website for area residents to apply to be submitted to the advisory board.
- b. Resolution 24-33 A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park's Boundaries. – TCCI sent 2 Letters regarding this issue (both posted in the TCCI drive). The planning commission's meeting tonight was cancelled and will meet again on the 20th. Ruth Wood stated that there were many public comments against the project sent to the planning commission - she encourages everyone to keep sending comments for the Jan 20th meeting.
- c. Renewal of Directors and Officers Liability Insurance Policy **Motion** to renew by Kara. Seconded by Krister. No Discussion, motion passes. Jon will submit the paperwork to renew.
- d. Budget amendment for Election Expenses. **Motion** by Krister to amend the budget to include Kathleen's proposed \$300 for the election committee. Seconded by Brad. Discussion: Jodi thinks we should give more money to the election coordinator because she does amazing work. Jodi proposed \$400. **Krister amends** the motion to \$500, Brad seconds. Discussion of amendment: Kara says our budget can allow this affordable and well-spent annual need. No objection, motion passes.
- e. Updates to Authorized Users to Mat Valley Federal Credit Union Accts - **Motion** by Kara to change the account accesses to the table below. Jodi seconded. Discussion: our treasurer does not have check signing privileges (just viewing access). The check signers are Jodi, Jon and some members of Recycling.

Motion passes.

As of Dec. 2024, the following individuals have access to the following TCCI bank accounts:

| TCCI Account | Persons authorized for account information access | Persons authorized for check signing privileges | Persons to remove from account |
|--------------------------------|---|---|---|
| #129942 (TCCI General Account) | Frannie Christensen-Remove Jon Korta Jodi Rodwell Kara Walker (ADD) | Jon Korta Jodi Rodwell | Frannie Christensen |
| #149253 (Recycling) | Frannie Christensen -Remove Jon Korta Jodi Rodwell Cici Shoenberger Troy Smiley-Remove Kara Walker (ADD) | Jon Korta Jodi Rodwell Elwood Lynn | Troy Smiley has been removed as a check signer Remove F. Christensen |
| #88690 (Playground) | Frannie Christensen -Remove Jon Korta Jodi Rodwell (Add) Kara Walker (Add) | Jon Korta Jodi Rodwell | Frannie Christensen |
| #150968 (Skate Park) | Frannie Christensen -Remove Jon Korta Jodi Rodwell Melis Coady Kara Walker (Add) | Jon Korta Jodi Rodwell | Frannie Christensen |

- f. Letter of Support for Bear Necessities Grant for bear barrels, Approval for Recycling Committee Bear Proof Recycling Bins (2 issues being addressed here, will be 2 motions) -
- i. Bear Necessities = **Motion** by Leddy for Letter of Support saying that Talkeetna area is in need of bear proof containers and this grant would help the bear issue in Talkeetna. Seconded by Kara. Discussion: Laura will draft the letter and send it to the board for signature. Susitna River Coalition is the fiscal agency receiving the funds. No objections, motion approved.
 - ii. Recycling Bins = The council had a conversation about how our committees pursue these large funding projects (skatepark and paddle/racket as well). The discussion resulted in the board stating that committees pursuing these large projects/grants should be in communication with the TCCI board before submitting grants that will have requirements. In accordance with what was told to skatepark committee regarding their grant applications, recycling is also being told to look into potential grants and stay in contact with TCCI board so that when they apply the board has approved the grant. **For ALL committees pursuing grant funding, they should submit information regarding the grant agency, grant amount, and all reporting requirements of the**

grant for the TCCI board to approve before grant submission. Grants tend to work in cycles with plenty of notice before their deadlines, so hopefully this give committees enough time to work with the TCCI board's monthly meetings so these decisions are made publicly at our meetings. On the rare occasion that grant deadlines that come up between meetings (<4 weeks from announcement to deadline) will be decided on case-by-case basis.

- g. Land Use Agreement with MSB for Skatepark - **Motion by Jodi to Table** the land use agreement with MSB for skatepark until the February meeting. Seconded by Kara. Discussion: Ruth wanted to confirm the skatepark liability will be separate from the director's policy agreement (voted on earlier in meeting). No opposition, motion passes.
- h. Management Agreement with MSB for Skatepark - Skatepark is tracking the movement of money in/out of their program, however the way money is moving through their group needs to be integrated with TCCI accounts so all money is being tracked appropriately, especially for tax purposes. Kara will coordinate with skatepark committee to make sure everything is squared away and will confer with accounting professionals if needed to get this squared away.
- i. Approve MSB Skatepark expenditures
- j. Waterbody SetupBack - Ruth spoke on the topic - the committee working on the waterbody setup seems unbiased on the issue. If trying to build within the 75 feet, a permit will be required with some conditions. The committee has spoken in support of 75 foot setbacks and vegetative setbacks. Ruth encourages people to submit comments, feels that the project is oging in the right direction. **Motion** by Krister to write letter of support to the Waterbody Setback Committee, addressing specifically the 75 foot setback, the vegetative buffer, and the permitting process. Seconded by Jodi. Discussion: Jon mentions it's nice to see a group (like the waterbody setback committee) to put a lot of work into a project, listen to comments from public (including a letter from TCCI) and tailor the project to the needs of the community. TCCI is happy to write a letter of support as a way of "thanking" the committee for hearing our comments and moving forward favorably. No objections, motion passes. TCCI will take the letter that Ruth wrote (got sent after correspondence packet went out, last minute submission) and adapt it to send to the Waterbody Setback Committee.

17. Board Comments

Krister - Thank you Ruth for providing all the guidance and wisdom! Thanks Leddy for taking long meeting minutes.

Jodi - Thank you everyone, there's snack in the back. Thank you Ron Bernier and Kevin McCabe for being here.

Kara - Thank you everyone and glad we figured out long grant process.

Brad - Thank you everyone and thank you Leddy.

Leddy - Huge thank you to everyone in the room, my mind is mush from typing so much! Just wanted to give a huge thank you to everyone that we are all so great at staying level-headed and open-minded when talking about heated issues. That we stay together as a community and don't let ourselves get heated and fight over issues - what a

wonderful community we have.

Jon - Big thanks to the Troopers for coming out and re-invigorating the idea of getting a trooper post in the community. Means a lot to have them here in person. I believe the community will be better for that, hoping we'll talk more to get this on the agenda in the future to show support from our community to the state legislature as well as the borough. Regarding Cici's comment, we do need a board member on recycling. Ruth Wood nominated the only non-present board member (Elliot).

Comment from Ron Bernier - reminder that the road service board has 3 members and thus 2 members cannot meet and talk as per Open Meetings Act. Ron mentioned that he'd spoken with Brad about pouring in a concrete skate park near Bethel with a lot of community support - Ron offers his guidance on the skatepark project. Ron's company grinds and polishes concrete and has interest in helping/advising in the Paddle & Racket Committee's concrete project.

18. Adjourn - **Motion** to adjourn at 10:26pm.

Signed by: Jon Korta, Chair _ *Jonas Korta* Date: 2/3/2025

Attested to: Kai Leddy, Secretary _____ Date: 2-3-2025

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