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**MATANUSKA-SUSITNA BOROUGH
ANIMAL CARE AND REGULATION BOARD**

CLERKS OFFICE

**APPEAL HEARING
APRIL 25, 2025**

I. CALL TO ORDER

A meeting of the Matanuska-Susitna Borough Animal Care and Regulation Board was called to order at 10:01 a.m. by Acting Chairperson Daniel Bowen.

II. ROLL CALL

Board members present and establishing a quorum were:

Sally Pollen

Terry Dennison

Daniel Bowen

III. APPROVAL OF AGENDA

Acting Chairperson Bowen queried if there were any changes to the agenda.

The agenda was approved as presented without objection.

III. ITEMS OF BUSINESS

A. AC&R Case No. 25-01, Appeal the Level 1 Classification of Oakley, Arizona Dodd and Vanessa Pool, Appellants

1. Opening Presentation by Borough Staff *(15 minutes collectively – the Board and the owner/appellant shall have the opportunity to question all Borough staff that make a presentation or otherwise offer testimony to the board)*

a. Erin Ashmore, Assistant Borough Attorney

[Clerk's note: the opening presentation time was shared.]

Erin Ashmore, Assistant Borough Attorney, provided an opening statement.

Matt Hardwig, Chief Animal Care and Regulation Officer, provides his opening statement.

Rachel Brown, Animal Care and Regulation Officer, provided her opening statement.

Vanessa Pool, appellant, asked questions of Chief Hardwig.

2. Opening Presentation by Animal Owner *(15 minutes collectively – the Board and the Borough shall have the opportunity to question the owner(s)/appellant(s) who make a presentation or otherwise offer testimony to the board)*

a. Arizona Dodd and/or Vanessa Pool, Appellants

Vanessa Pool provided an opening statement.

3. Victim Statements (*15 minutes – the Board, the Borough, and the owner/appellant shall have the opportunity to question the victim or victim owner*)
 - a. Roger Register (*Board will call Mr. Register to testify telephonically*)

Roger Register provided telephonic testimony.

Vanessa Pool asked questions of Roger Register.

Vanessa Pool petitioned the Board to submit late-filed written arguments and other information for the Board to consider.

Erin Ashmore objected.

Acting Chairperson Bowen queried if the Board would like to see what Vanessa wants to submit.

The Board denied the request.

4. Witness Statements (*5 minutes - the Board, Borough staff, and the owner/appellant shall have the opportunity to question witnesses*)
 - a. [Clerk's Note: Neither party filed witness lists]

There were no witnesses to testify.

5. Closing Remarks by Animal Owner (*10 minutes collectively*)
 - a. Arizona Dodd and/or Vanessa Pool

Vanessa Pool provided closing remarks.

6. Closing Remarks by Borough (*10 minutes*)
 - a. Erin Ashmore, Assistant Borough Attorney

Erin Ashmore provided closing remarks.

IV. ADJUDICATORY SESSION

MOTION: Terry Dennison moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 10:39 a.m.

MOTION: Terry Dennison moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 10:58 a.m.

Acting Chairperson Bowen requested that Ms. Henry read the draft final decision into the record.

Ms. Henry read the draft final decision into the record.

MOTION: Terry Dennison moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

Acting Chairperson Bowen queried if the Board would like to take a brief recess or continue with the regular meeting.

The Board opted to continue with the regular meeting.

REGULAR BOARD MEETING

(Immediately following appeal hearing. The Board may recess briefly before conducting the regular meeting)

I. ELECTION OF OFFICERS

A. Elect Chairperson

NOMINATION: Terry Dennison nominated Daniel Bowen as Chairperson.

Daniel Bowen accepted the nomination and was elected without objection.

B. Elect Vice Chairperson

NOMINATION: Daniel Bowen nominated Terry Dennison as Vice Chairperson.

Terry Dennison accepted the nomination and was elected without objection.

II. APPROVAL OF MINUTES

A. August 13, 2024

B. September 17, 2024

C. February 19, 2025

D. April 2, 2025

Chairperson Bowen queried if there were any changes to the minutes as presented.

The minutes were approved as presented.

III. AUDIENCE PARTICIPATION (3 minutes each)

There was no one present who wished to testify.

IV. ITEMS OF BUSINESS

A. Report from Animal Care and Regulation Staff

Matt Hardwig, Chief Animal Care and Regulation Officer, and Vanessa Pool, Animal Care and Regulation Director, reported on the activities of the shelter.

V. BOARD COMMENTS

Salley Pollen noted that she has learned a lot about the appeal process for the Board. Spoke to her appreciation of being on the Board.

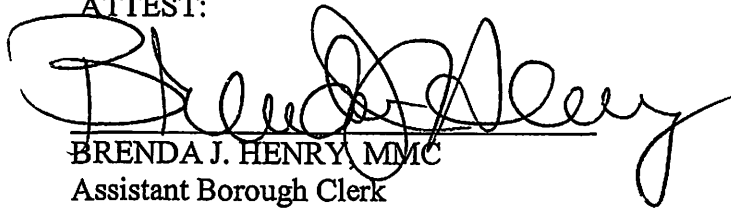
VI. ADJOURNMENT

The meeting adjourned at 11:14 a.m.

MATANUSKA-SUSITNA BOROUGH
ANIMAL CARE AND REGULATION BOARD


DANIEL BOWEN, Chairperson

ATTEST:


BRENDA J. HENRY MMC
Assistant Borough Clerk

Minutes Approved: 07/18/25

MATANUSKA-SUSITNA BOROUGH

ANIMAL CARE AND REGULATION BOARD

IN RE:)
)
Level 4 Classification of Jewels)
)
Matthew Ostrander, Appellant) AC&R Case No. 25-05
)
)
_____)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Animal Care and Regulation Board, on July 18, 2025, rendered the following final decision regarding the level 4 classification in the above-captioned matter. This Final Order may be appealed to Superior Court within 30 days of the date of distribution pursuant to MSB 24.30.050 and the Alaska Rules of Appellate Procedure, Part VI, Rules 601-612.

FINDINGS

1. On January 22, 2025, the shelter received a statement through the Borough's problem reporter, from Ingrid Jensen regarding an incident that occurred on January 20, 2025. R. 1, 3-5
2. Officer Teeple spoke with Ms. Jensen who related that since spring of 2024 when a new family moved in, they have allowed their dogs to freely roam the neighborhood. Ms. Jensen reported that whenever she walks her dog, that

the dogs from that house come down the driveway barking aggressively. R. 1

3. Ms. Jensen further reported that she had advised them to secure their dogs, or she would report them to Animal Control. R. 1
4. On February 22, 2025, Officer Teeple went to the home reported to be where the dogs lived. No one was home so he left a door tag requesting to be contacted. R. 2
5. On March 22, 2025, Officer Teeple discovered that another officer (Officer Costa) had an open case with the address in question, that she had contacted the owners, and that there was enforcement action being taken. R. 2
6. On March 6, 2025, the shelter received a statement through the Borough's problem reporter, from Roger Register regarding an incident that occurred on March 4, 2025. R. 6
7. Mr. Register reported that as he was walking by the appellant's house, that an aggressive husky came off the property and was sniffing where he had previously walked. Mr. Register provided a video of the incident. R. 6
8. Officer Costa reviewed the video, which showed the husky running out into the street and following the complainant. The video also showed a German Shepherd type dog running from the driveway and aggressively charging after the complainant; when confronted, the dog ran back home. R. 6

9. Officer Costa contacted Mr. Register by phone. Mr. Register stated that the German Shepherd is the main aggressor and tries to nip at you or your dog as you walk by; he stated that this has been an ongoing issue. He also explained that the dogs are sometimes loose at the Willow Gateway Trailhead and the Florence Lake Boat Launch. R. 7
10. A possible address of the owners of the dogs was identified, with the appellant being listed as the owner. R. 7
11. On March 12, 2025, Officer Costa reviewed a case involving the same dogs reportedly having bitten a jogger. Officer Costa drove to the appellant's property and upon entering the driveway did not see or hear any dogs as she approached the residence. R. 7
12. She noted that she saw the husky mix dog sleeping on the covered front porch. She did not see the German Shepherd and did not hear dogs barking. She reported she did not find anyone at the property and posted a request for a callback due to the appellant's dogs being reported as being at-large and aggressive. She also noted that a dog bite to a human had been reported. R. 7
13. On March 14, 2025, Officers Dickenson and Costa arrived at the appellant's residence. As they pulled into the driveway, Officer Costa reported that she could see several

kids outside with a large white and brown Malamute Husky mix that was loose on the property, but that she did not see the German Shepherd. R. 7

14. She reported that the officers were able to introduce themselves from the truck and requested to speak to a parent. Officer Costa asked if the German Shepherd dog was contained, and the kids stated yes. The kids advised that their dad was coming out to speak to the officers. R. 7
15. After several minutes, the appellant came out of the residence. The officers introduced themselves and advised the appellant of the complaint. They further advised that this was the third complaint of loose aggressive dogs. R. 7
16. The officers advised that in the prior incident the complainant had taken a video of the dogs running at-large and the Shepherd acting aggressively, charging at the complainant. Officer Costa stated that they had posted on the appellant's property on a prior occasion and had left messages on the appellant's phone. The appellant did not confirm or deny that he had received any messages. R. 7
17. The appellant was reluctant to provide any information or give his name. Officer Costa asked him if he was Matthew Ostrander, and the appellant affirmed the query. The appellant stated that the German Shepherd was named Jewels, and she was an unaltered female. He advised that Jewels had

her shots at VCA Anchorage and should be up to date on her rabies vaccination but was unable to provide proof. He stated that the other dog was named Monty, is a yard dog and has nothing and then stated that Monty was seen at the vet prior, so may have his shots. R. 7

18. The appellant advised that he did not see the bite happen because they were not at home, but that he had been in contact with the victim. He stated that he was not even sure what dog bit and wanted to know how the officers have proof of a bite or that it was his dog that bit. Officer Dickenson advised that his office received a signed witness statement form from the victim advising that it was the German Shepherd that bit him. Officer Dickenson noted that the report also had a photo of the bite injury included. R. 7

19. The Officers advised that the dogs must be restrained on the property and that the dogs must be kept off the road. The appellant admitted that his dogs roam loose and that he does not believe in restraint laws. He stated that he moved out to the country so he would not have to follow the law. He explained that he has seen his dogs run loose on the road and chase people but has not seen them be aggressive. R. 7

20. Officer Dickenson explained to the appellant that the Borough does have a restraint law and that the dogs must be contained on the appellant's property. The appellant confirmed that he understood but reiterated that he does not believe in restraint laws. Officer Dickenson explained the quarantine process and advised that the dog Jewels must either be quarantined at the residence, or at the shelter. Officer Costa briefly explained to the appellant the quarantine process and asked him to sign the notice; the appellant asked if he had to sign it. The officers explained that he did have to sign it in order to do the home quarantine or he could have the dog impounded to the shelter. R. 7
21. The appellant stated that he would sign it but did not agree with it. Officers provided him with the original for his records. The officers again explained that the dogs must always be contained on their property and explained possible fines for failure to follow the quarantine, failure to restrain, failure to vaccinate for rabies, and explained the possible classification of his dog. R. 7
22. The appellant confirmed that he understood. The officers explained that if Jewels was found at-large during the quarantine period, that she would be impounded at the shelter. Officer Dickenson advised that they would be back

in contact with the appellant after the quarantine period was complete. R. 7

23. On March 12, 2025, the shelter received a statement from William Recknagle for an incident that occurred on 03/09/25. Mr. Recknagle reported that he was jogging on Crystal Lake Road and noticed two dogs that were unleashed on their property. Mr. Recknagle reported that both dogs were aggressive and the German Shepherd bit him on the side. He reported that the owner of the dogs heard the commotion and called out from a second-floor window of the property and the dogs ran off. The owner apologized from the window upon the dogs' return to his property. R. 17
24. Officer Costa reviewed the witness statement form, and the photo of the victim's injuries that was included. Officer Costa called Mr. Recknagle and left a voice mail advising that she had received the complaint and would be attempting contact with the dog owner as soon as possible and requested that Mr. Recknagle return her call. R. 17
25. Officer Costa received a voice mail from Mr. Recknagle regarding the bite incident and returned the call. Mr. Recknagle reported that he was jogging past the appellant's residence when both dogs aggressively charged out at him. He reported that the German Shepherd came up from behind him and bit him on the side. The dogs continued to bark

aggressively until someone at the residence called the dogs back to the property. Mr. Recknagle reported that he then continued his run. He reported that he did go to the doctor the next day for antibiotics and to have the wound cleaned. He stated that he was concerned about the dog being up to date on its rabies vaccination. R. 17

26. Mr. Recknagle reported that the appellant had advised him that the German Shepherd was current on her shots but had no proof to provide to Mr. Recknagle. R. 17
27. On March 14, 2025, Officer Costa was able to confirm that Jewels was current on her vaccinations. R. 18, 22
28. On March 20, 2025, Jewels received a level four classification. R. 24.
29. A level four classification means an unrestrained animal inflicts an aggressive bite or causes physical injury to any human.
30. The Board finds that Jewels was unrestrained at the time of the incident and did inflict an aggressive bite to cause physical injury to a human.

CONCLUSIONS

Based upon the above findings, the Animal Care and Regulation Board now makes the following Conclusions:

1. The Animal Care and Regulation Board has appellate jurisdiction over this matter pursuant to MSB 24.30.020.

2. The Chief Animal Care and Regulation Officer has authority under MSB 24.26.010 and 24.26.030 to classify an animal as it pertains to the captioned case.
3. The incident meets the level four classification as defined by MSB 24.26.010(A)(4)(a), as Jewels was unrestrained at the time of the incident and did inflict an aggressive bite and caused physical injury to a human.
4. Pursuant to MSB 24.26.085(B), Restrictions for Level 3 and Level 4 animals may be reduced, modified, or removed. An owner of an animal classified at a Level 3 or Level 4, including an animal classified under a repealed classification scheme, may apply in writing to the Chief Animal Care and Regulation Officer to have the classification reduced, modified, or removed in accordance with this section upon payment of outstanding fees, including a review fee set by Assembly resolution, and showing that: a Level 3 or Level 4 animal has been classified for two years, has not had any further incidents, including any violation of this title; or a Level 3 or 4 animal that went before the Animal Care and Regulation Board for a classification hearing at which the Board recommended that the animal be classified for 18 months instead of two years, the animal has been classified 18 months, and has not had any further incidents, including any violation of this title; and the owner presents evidence of having satisfactorily completed an animal obedience training course.

5. Notwithstanding the time provision of subsection (B)(1) of this section, the chief animal care and regulation officer must review the classification of an animal upon an application presented after 18 months if advised to do so by the animal care and regulation board. The advisement by the board shall be included in the findings and conclusions of the final decision made after a hearing on the classification. Requests for removal, modification, or reduction of a classification may only be submitted once each year.

ORDER

Based upon the above Findings and Conclusions, the Animal Care and Regulation Board now makes the following Order:

IT IS HEREBY ORDERED that the Animal Care and Regulation Board affirms the level 4 classification of Jewels.

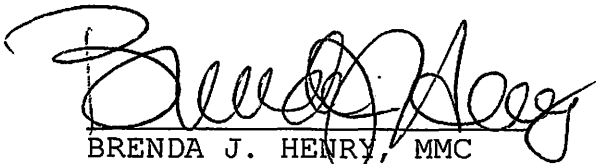
DATED at Palmer, Alaska this 18 day of July, 2025.

MATANUSKA-SUSITNA BOROUGH
ANIMAL CARE AND REGULATION BOARD



DANIEL BOWEN, Chairperson

ATTEST:



BRENDA J. HENRY, MMC
Assistant Borough Clerk



PO Box 520931
Big Lake, AK 99652-0931

July 14, 2025

Alex Strawn, Planning Director
Matanuska-Susitna Borough Planning and Land Use Department
350 East Dahlia Avenue
Palmer, AK 99645

RE: *Big Lake Community Council Response to Proposed Waterbody Setback Ordinance*

Dear Mr. Strawn,

Thank you for the opportunity to provide input on the proposed Waterbody Setback Ordinance. The Big Lake Community Council (BLCC) has carefully reviewed this proposal and presents the following formal response on behalf of Big Lake area residents.

The BLCC categorically opposes the proposed ordinance in its current form. We find it fundamentally deficient and inconsistent with the clear mandate established by the Assembly. The Waterbody Setback Advisory Board (WBSAB) has failed to fulfill its core responsibilities as defined in Section 5 of Ordinance 23-079. The Board was explicitly charged with addressing three critical areas:

1. Waterbody setbacks
2. Variances/non-conformities, how to deal with structures violating 1973 and 1987 ordinances, and remedies for violations
3. Other pertinent issues

In addition, the Assembly made it clear that it wanted solutions.

The proposed ordinance offers no meaningful solutions for the hundreds of Big Lake properties affected by decades-old violations of the 1973 and 1987 ordinances. The WBSAB's separate Resolution 24-01, which merely advises the Assembly to direct property owners to "hire qualified professionals" to design undefined "pathways to compliance," is not a solution—it is an abdication of responsibility that places an unfair financial burden on residents while providing no clear guidance or achievable outcomes.

This approach is unacceptable. Properties and structures that have existed on Big Lake for decades deserve a clear, practical path to compliance, not bureaucratic obstacles that make resolution virtually impossible.

Rather than solving existing problems, the proposed ordinance creates new ones by introducing sweeping regulatory expansions that will further complicate compliance efforts.

New Regulatory Burdens Include:

1. Entirely new definitions and restrictions covering kennels, stables, animal yards, paved parking areas, hazardous liquid storage (including heating oil), ground-disturbing activities, solid waste storage, snow stockpiling, and fertilizer application
2. Mandatory riparian buffer requirements covering at least 50% of the first 25 feet adjacent to waterbodies
3. Complex new permitting standards with detailed riparian buffer requirements
4. Absolute prohibition on variances for structures within 45 feet of waterbodies
5. Dramatic expansion of ordinance purpose beyond setbacks to include broad environmental and economic objectives better addressed through other regulatory frameworks

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OR 25-073
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The Big Lake area contains the largest concentration of lakefront properties in the Borough. Our residents have endured decades of:

- Confusing and contradictory regulations
- Inadequate public outreach regarding requirements
- Unclear permitting processes
- Essentially non-existent enforcement

Adding more regulations without addressing existing compliance issues will further erode public trust in government and create additional hardships for residents who have invested their lives and resources in our community.

BLCC members and Big Lake residents submitted comments on an earlier version of this ordinance, highlighting the same concerns raised in this response. These comments appear to have been largely disregarded in the final proposal, demonstrating a troubling disregard for meaningful public participation in the regulatory process.

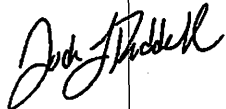
The BLCC implores the Assembly to reject this proposed ordinance and direct the Planning and Land Use Department to return with a proposal that:

1. Provides specific, achievable remedies for existing violations of the 1973 and 1987 ordinances
2. Establishes clear pathways to compliance that do not require prohibitive professional consultation fees
3. Addresses regulatory expansion only after existing compliance issues are resolved
4. Incorporates meaningful input from affected property owners and communities

The residents of Big Lake deserve better than this inadequate proposal. We urge the Assembly to uphold its commitment to finding real solutions rather than creating additional regulatory burdens that compound existing problems.

The BLCC stands ready to work collaboratively on developing practical, fair solutions that protect our natural resources while respecting the rights and investments of longtime residents. However, we cannot support any proposal that fails to address the fundamental compliance issues that have plagued our community for decades.

Sincerely,



Jodi Riddell
President, Big Lake Community Council

Butte Community Council Minutes

Butte Community Center

3881 S. Butte Rd.

7:00 PM May 14th, 2025

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Call to Order 7:04 PM

Roll Call and Determination of Quorum -Board members present: Linda, Taylor, Michelle, Ron, Janet, Larry and Elaine. +8 members of the community.

Pledge of Allegiance-Led by Chief Shipton

Approval of Agenda-Motion by Linda, 2nd by Larry. Unanimous

Officers Reports

Secretary's Report – Approval of April Minutes-Motion by Linda, 2nd by Chief Shipton

Treasurer's Report-General Fund (Misc.Exp): \$ 489.05

Savings (Compound Cleanup): \$ 4,172.21

Building: \$ 51,632.29

Neighborhood Watch: \$ 1,680.00

Correspondence-None

President's Report-Compound clean-up finalized, and finances explained.

Need some volunteers for lawn maintenance, paint window frames, install range hood and paper towel dispenser and install fire extinguishers. Joann will do lawn (Ron will supply equipment). Mitzi and Eileen will paint windows. Larry will install range hood and dispenser. Chief will install fire extinguishers.

Special Presentations

Milena Sevigny – Executive Director Kids Kupboard-Free lunches will be provided at Fire Department parking lot Mon-Fri from 12-1 starting May 27.

Joe Metzger – MSB Land & Resource Manager -Borough reserving compound for Public Purpose. It is 7.5 acres. Borough will take community input on what the land could be used for to enrich our community. We brainstormed and gave Joe some ideas as to what the community has in mind. Joe will attend another meeting and bring more members from the Borough.

Committee Reports (2 minutes each)

Neighborhood Watch-no new issues

Community Patrol-going well. Now each rotation is 2 weeks

Little Angels Playground -Mitzi will talk with gravel pit about taking overburden material

Butte Community Sign-none

Community Reports (3 minutes each)

Butte Fire Department-Update by Chief Shipton. Reports 3 new hires, 2 new qualified. Budget submitted. Calls for burning questions during wind.

Road Service (RSA No. 26)-None

Assembly-None

School District-None

Legislature-Newsletters from Rep Johnson and Sen Hughes were attached to agenda

Old Business

Butte Community Picnic (June 14th)-John will provide grills. 3 Bears providing \$300 toward food and items for picnic. Carol Symonds secured Coke products through her daughter from Coca-Cola.

New Business

Community Center Rental-Will contact an attorney about rental agreements.

Motion to purchase 10 new tables and a cart to store the tables and chairs up to \$1100. Moved by Janet, 2nd by Eileen. Unanimous.

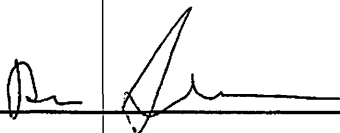
Adjournment -9:00 PM

Next Meeting June 11th

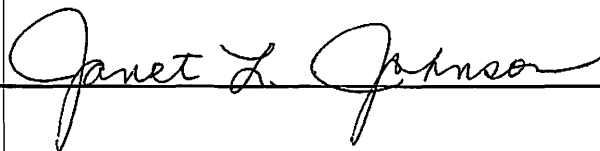
Upcoming Items of Interest:

Butte Community Cleanup May 17th-18th

4th Annual Butte Community Picnic – June 14th



President 6/11/2025



Secretary 6/11/2025

1 4/9/2025

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

Date/Time: 04/09/2025 6:00PM

Location: Alaska Railroad mile 232 gravel pit

The meeting was called to order at 6 PM

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

Jerry Boutte (via Phone), Mike Woods and Tim Cox, Sara Hogan and Donnie Billington

Chase Community landowners present:

Beth Pike, Patricia Cox, Kip Boer, George Stanley, Ari Haunschild and Don and Anne Flemming

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MINUTES The minutes of the January quarterly meeting were read, Mike Woods made a motion to approve the minutes and Tim Cox seconded. The minutes approved by the council at large

Correspondence: Craig Richards sent an email requesting the Talkeetna River Bridge walkway that is used to access the Chase trail system be extended to the 50" bolt holes so his father can get his 50" wide machine over the walkway

Treasurer's Report:

Our treasurer said we have \$79,769.89 in our account at present with future 2026 community assistance grant funds of 15,789 available next winter.

Sarah Hogan our treasurer who is also the sole member of the community assistance grant committee and our chairman Mike Woods have successfully been added to persons approved to write checks off the Chase Community Council checking account

Announcements:

Susitna River Dam Committee – The Alaska legislators are not pursuing the Watana Susitna Dam project at present. The Susitna River coalition have made a trip to Juneau this year to advocate for the demise of the Watana Susitna Dam project

Old Business

Our chairman has gotten up with Megan Clemens of the Alaska Railroad and she has said that the railroad will dump fine quality gravel along our trail in June for future trail improvements. Our chairman has requested that they dump 10 loads on both sides of the Bullion Slew Bridge along the Chase Trail from the Talkeetna river bridge to the mile 232 gravel pit

New Business

Our chairman also has gotten up with railroad personnel and he was told that if the Chase Community Council Board of Directors approved extending the walkway to 50" that they should write a letter to the railroad requesting

*Am
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the moving of the walkway handrail to the existing outside bolt holes that would make the walkway 50" wide. A vote was taken by the Chase Community Council Board of Director to request that the railroad extend the walkway width to 50" but to leave the 2 sets of existing bollards at their 47" width. With the stipulation that the bollards be left with a 47" width between them (as is presently the case) the vote passed 4 in favor of the 50" width with 47" width on the bollards and 1 in favor of leaving the walkway as is. George Stanley has volunteered to write the letter to the railroad requesting the extension of the walkway to 50" with the bollards left at 47". That was actually the original design approved by our community council.

Some discussion was made about future summer or fall trail work. Operators and equipment would be needed to move the gravel that the railroad has said they would dump along the trail in June. The Community Assistance Grants funds will be used for said project.

A grant application from the Talkeetna hockey association was received but will be addressed at a later date when all grants have been received.

Persons to be Heard

Land owners Ari Haunschild and Don and Anne Fleming were at the meeting to request that the Talkeetna River Bridge walkway be extended to the existing bolt holes that would make the walkway 50" wide but they all said that leaving the bollards at 47" was acceptable to them.

Mike Woods moved to adjourn the meeting and Tim Cox seconded. The motion was approved. The meeting adjourned at 6:45 p.m.

Minutes respectfully submitted by ____ Beth Pike (acting secretary)

Minutes Approved

Signature: [Signature], Chairperson Date: July 19/2025

Attested: Beth Pike (acting) Secretary Date: 7-14-2025

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**Greater Talkeetna Road Service Board of Supervisors
Minutes of Regular Meeting
June 12, 2025**

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on June 12, 2025. Board members John Strassenburgh, Robert Gerlach, and Billy FitzGerald attended. Wade Lyndaker, Borough Road Superintendent, Dustin Spidal, Operational Branch Manager for Roads, Dawn Harris of D&S Road Services also attended. Dustin and Dawn were absent for part of the meeting.

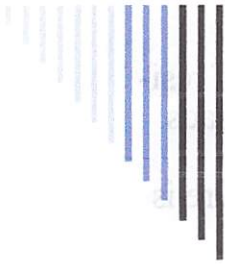
- I. There was a quorum, and the meeting was called to order at 6:34 pm.
- II. Minutes of the May 8, 2025 RSA 29 meeting were approved as written.
- III. The 2nd Street "repair unstable pavement" project, discussed at our May 8, 2025 meeting, is scheduled to start June 13, 2025, and be completed by June 16th.
- IV. Wade reported that material had been added to and compacted on both the North and South Alleys, in order to fill several low spots and large areas of ponding. This will be monitored to see how well it holds up.
- V. Broad discussion regarding systemic problems particularly with the "boney" condition of many of the gravel roads. Remediation via the rock crusher is an effective process, but goes far beyond routine maintenance. It is really a project, and roads need to be prioritized.
- VI. Flooding on Romano has become more prevalent. The most appropriate action at this point is to grade and reshape the road in order to divert the water, at relatively low cost. There was consensus to do this and to monitor its effect, hoping to avoid the need to incur the cost of hydrological studies and installing culverts.
- VII. Dustin reported design work has started on painting the lower chords of Yoder Bridge over Montana Creek. It is a large and expensive project, particularly since the existing paint contains lead. Cost, other than rough estimates, has not yet been determined.
- VIII. The striping (center line and fog lines) of the newly paved Woodpecker Avenue is scheduled to occur later in July or August. There have been reports of vehicles traveling too fast, suggesting also a need for speed limit signs.

- IX. Permazyme treatment of the gravel roads is very expensive and hasn't performed in test applications to be any better than calcium chloride. On gravel road remediation projects, such as those using the rock crusher, it may be beneficial in terms of longevity, to incorporate Calcium Chloride into the work plan. This needs more thought and research.
- X. Robert reported that Calcium Chloride had been applied on selected downtown and East Talkeetna streets, but that the material was generally not applied to the full width of the road driving surface. It may be that part of the problem was insufficient water in the solution. Wade will take a look.
- XI. Robert mentioned a need to take a harder look at the signage at Riven and Birch Creek Blvd, because what is there now is not sufficient to warn of sight distance problems, a blind intersection, and the need to slow down. Wade and Dustin will follow up.
- XII. There being no other business, the meeting was adjourned at 8:10 pm.

Sincerely,


John Strasenburgh
RSA 29 Primary Supervisor

Attested to by board members Robert Gerlach and Billy Fitzgerald at the regular meeting of RSA 29 Board of Supervisors held via Zoom, July 10, 2025.



Greater Willow

Minutes

RSA 20 Advisory Board Meeting

2-12-2025

Willow Community Center

RECEIVED

JUL 03 2025

CLERKS OFFICE

I. CALL TO ORDER:

Meeting Called open at 7:03 PM by Tom Phillips

II. Pledge OF ALLEGIENCE

Tom Phillips

III. DETERMINATION OF QUORUM— QUORUM

A; Tom Phillips, Todd Smoldon, Wes Maclure

Others in attendance; Dawn Harris, , Ron Hall , M. Klawitter , Brian Grenier

IV. APPROVAL OF AGENDA— Approved Todd & Tom

V. APPROVAL OF MINUTES— None

VI. AGENCY REPORTS — Willow Creek flooded. The past week dozers worked the ice.

VII. Staff Report— No Report

VIII. Contractor - Dawn Harris Reported flood mitigation, Creekside x2 and Willow Station Road and Rainbow Shores.

Sand and chips getting low.

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IX. BOARD MEMBER REPORTS: .

Todd requested a work session top look at unmaintained roads regarding impact of residents. We need to continue this issue. Special meeting to work on unmaintained roads.

Wes asked about the soft spot on old Long Lake Road, D&S provided info that there is a spring under the road. We need to assess it further in the spring.

X. OLD BUSINESS: Resolution to assembly to fund Lynx Lake Road development being worked on .

A church group has completed substantial up grade on Lynx Lake Road near the end.

RSA Board Member Ordinance 25-017 to be voted on by the assembly February 18. If it passes our board would be increased to five members from three, furthermore this ordinance only applies to the Northern region Big Lake to Trapper Creek

XI. NEW BUSINESS: Received a request to add Giggly Girls Road to the maintenance list. What's the statues?

XIII. CORRESPONDENCE. none

XIV. Next meeting is scheduled for June 11, 2025

XV. Motioned to adjourn, 8:26 pm Todd



RSA Supervisor

4-30-25

Date.

Greater Willow

RSA 20 Advisory Board Meeting

April 30 2025

Willow Community Center

RECEIVED

JUL 03 2025

CLERKS OFFICE

I. CALL TO ORDER:

Meeting Called off at 7:05 PM by Tom Phillips

II. Pledge OF ALLEGIENCE

Tom Phillips

III. DETERMINATION OF QUORUM— QUORUM

A; Tom Phillips, Todd Smoldon,

Others in attendance; , Dustin Spidal MSB , Brian Grenier, Mike Klawitter, Tom Brewer, Allen
and Cindi Thomas Gorden Bartel and Greg Jones

IV. APPROVAL OF AGENDA— Approved Wes And Tom

V. APPROVAL OF MINUTES— February 23 2023 approved Wes And Tom

VI. AGENCY REPORTS -= None

VII. Staff Report— Shouldering and Grading. \$12,000 for emergency needs until 7-1-25.
Wade out of service Seth is taking his place.

VIII. Contractor - Dawn Harris not present

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all

ix. BOARD MEMBER REPORTS: Tom Phillips received 65% project plans for Honey Bee Lake Rd.
Lynx Lake Road—Mike inquired about bridge work—referred to Mike Canfield Mat Su Borough Bridge Engineer
Dust Control—Mr. Thomas —An LID was mentioned with a cost estimate of \$1200/ton.
Speed limit signs are also desired.

Erica Drive removed from RIP List

X. OLD BUSINESS: Erica pavement is now scheduled for May.

XI. NEW BUSINESS: Received a request to add dust control to Pilot Drive.

XIII. CORRESPONDENCE. none

XIV. Next meeting is scheduled for June 11, 2025.

XV. Motioned to adjourn, at 8:09pm



RSA Supervisor



Date.

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JUL 03 2025
CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH
LOCAL ROAD SERVICE AREA ADVISORY BOARD

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

April 17, 2025, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 528 881 692#

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 12 RSAs were represented for a quorum.

<u>RSA#</u>	<u>Member Name</u>
9	Dan Tucker
14	Terry Dolan
15	DJ McBride
16	Charlie Crim
17	None
19	Dan Keane
20	Tom Phillips
21	
23	Austin Grines
25	Jennifer Noffke
26	Lucy Klebesadel Jim Stocker
27	Steve Edwards Esther Huddleston
28	Harry Zola
29	John Strassenburgh
30	Becky Badillo
31	David VanCleve

Cm

Public Works: Chad Fry (O&M),

Borough Staff (other than Public Works):

Assembly Members: None

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA: Dan Tucker moved to approve. Tom Phillips seconded.
Agenda was approved without objection.

APPROVAL OF MINUTES of March 20, 2025, meeting. Tom Philips moved to approve. Esther Huddleston seconded. The minutes were approved without objection.

TRAINING: None.

STAFF REPORTS

- A. O&M: Chad Fry reported on budget activities. April 22, 24, and 29 are public hearings. Calendar available on the Borough website. Call in is available. A discussion ensued with various board members asking questions.
- B. Other Staff reports: Jennifer Ballinger reported she would be sending out a new Teams link for the meeting.

BOARD MEMBER REPORTS

- A. TAB. Pat Daniels not present .
- B. MPO. Dan Tucker next meeting is April 22, 2025.

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

UNFINISHED BUSINESS. None.

NEW BUSINESS: None.

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

CORRESPONDENCE AND INFORMATION: None.

OTHER BUSINESS: None.

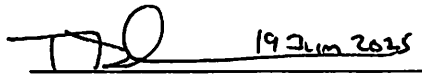
BOARD COMMENTS: Board members discussed increased board sizes, welcome packets and new members being added to boards. DJ McBride thanked Chad for attending their

meeting. John Strassenburgh said the same for RSA 29. Lucy spoke about an upcoming drive around and development on Smith Road and upgrades to Dewy. Chad stated that he would research the issues. A discussion ensued. Dan Tucker spoke about RSA board sizes being changed and an article in the Frontiersman. Esther Huddleston reported RSA 27 had a successful five-member board meeting. DJ McBride spoke against five-member boards. Harry Zola related his discussion on the subject with his Assemblyman. Lucy K. reported a lack of interest in RSA 26 for a bigger board. Steve Edwards stated RSA 27 conducted one meeting with five board members, but he did not support the concept of mandatory five-member boards. Steve remains adamantly opposed to the recent legislation but expressed support for Dan Tucker's idea of making the number of members flexible in code for either size without new legislation each time it changes. Jim Stocker discussed the issue with Assemblymen making insulting statements about RSA Boards. Charlie Crim also stated he attended the Assembly meeting and heard negative comments about RSA board members from the Assembly. Charlie discussed the Assemblyman statement that RSA board members do not represent the public. Some discussion ensued.

ADJOURNMENT Dan Tucker moved to adjourn at 7:55PM. Motion passed unanimously. Next Meeting: May 15, 2025, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)



Stephen Edwards, Board Chair



Terry Dolan, Board Secretary

RECEIVED
JUL 21 2025
CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH
LOCAL ROAD SERVICE AREA ADVISORY BOARD**

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

June 19, 2025, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 528 881 692#

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 11 RSAs were represented for a quorum.

<u>RSA#</u>	<u>Member Name</u>
9	Dan Tucker
14	Terry Dolan
15	DJ McBride
16	Rhonda Stark Charlie Crim
17	None
19	Dan Keane
20	Tom Phillips
21	Andrew Traxler
23	None
25	None
26	Lucy Klebesadel
27	Steve Edwards
28	Jeremy Hongslo
29	John Strassenburgh
30	Donna Massay
31	None
Public Works: Chad Fry (O&M), Tom Adams	
Borough Staff (other than Public Works): Mike Brown, Cheyenne Heindel	
Assembly Members: None	

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA: Tom Phillips moved to approve. Dan Tucker seconded. Agenda was approved without objection.

APPROVAL OF MINUTES of April 17, 2025, meeting. Tom Phillips moved to approve. Dan Tucker seconded. The minutes were approved without objection.

TRAINING: None.

STAFF REPORTS:

- A. O&M:** Chad Fry reported All contracts are approved. Board packets may be sent by email only because of the cost in time and funds. A discussion ensued with various board members stating their opinion. A discussion of end of fiscal year procedures also followed. A discussion of GIS and automated contractor tracking followed.
- B. Other Staff reports:** Tom Adams reported a draft paved roadway status report was nearly complete and would be shared for review in the next few weeks. Tom also reported they are developing a capital project funding process, and he would share more on that later.

BOARD MEMBER REPORTS

- A. TAB.** None. Next month the board will vote on a new TAB representative.
- B. MPO.** Dan Tucker reported an executive director is in place and an office is being set up. Transportation plan development is underway. Next meeting is July 8.

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

UNFINISHED BUSINESS. None.

NEW BUSINESS: Discussion of Fuel Excise Tax in Ordinance 25-076. Mike Brown reported it is on the agenda for July 15 at the Borough Assembly. Mike presented a chart showing the expected need for bonding based on assumptions about State participation and the Borough's need for capital spending out to 2038. Mike also reported likely tax cap legislation and directives to use excise tax funds. He also reported he is expecting a sunset amendment to the excise tax legislation. Mike also said he expected an amendment to exempt off-road fuel from the tax. A discussion followed. Dan Tucker moved to approve an un-numbered draft resolution. Lucy Klebesadel seconded the motion. Andrew Traxler moved to amend the resolution to include exempting all fuel for off-road use. The amendment was not seconded. Dan Tucker moved to withdraw the resolution. Lucy Klebesadel seconded. The motion to withdraw carried unanimously. Additional discussion followed with board member questions and staff answers.

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

CORRESPONDENCE AND INFORMATION: None.

OTHER BUSINESS: None.

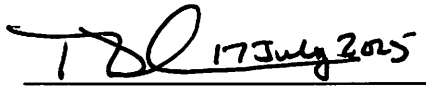
BOARD COMMENTS: Terry expressed doubt about the use of fuel excise tax for road improvements since the Assembly is not obligated to do so. Andrew supported the excise tax because of the need for additional revenue. Lucy asked about local improvement districts (LID). Cheyene discussed the current LID program and questions ensued. Dan Tucker discussed the lack of Assembly participation in this board meeting and the extent to which the Assembly accepted board input.

ADJOURNMENT Jeremy moved to adjourn at 8:47PM. Motion passed unanimously.

Next Meeting: July 17, 2025, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)



Stephen Edwards, Board Chair



Terry Dolan, Board Secretary

MATANUSKA-SUSITNA BOROUGH
MSB Fish and Wildlife Commission
Regular Meeting: April 10, 2025
DSJ Building, Assembly Chambers
Minutes

RECEIVED
JUL 23 2025
CLERKS OFFICE

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

Present:

Peter Probasco
Andy Couch
Gabe Kitter
Time Hale
Bill Gamble
Kendra Zamzow
Michael Bowles
Jim Sykes

Absent:

Marty Van Diest

III. LAND ACKNOWLEDGEMENT

"We acknowledge that we are meeting on traditional lands of the Dena'ina and Ahtna Dene people, and we are grateful for their continued stewardship of the land, fish, and wildlife throughout time immemorial."

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF AGENDA

GK moved to approve the agenda, seconded by AC

AC proposed an amendment to add a discussion for a letter of support for the Kink Tribe's Salmon Rehabilitation Project to the agenda as letter B under New Business, seconded by GK

No objection, motion passed as amended unanimously

VI. APPROVAL OF MINUTES

AC moved to approve March 13 minutes, seconded by MB

AC requested to include action items from last meeting

No objection, motion passed as amended unanimously

*cw
OAR*

VII. STAFF/AGENCY REPORTS & PRESENTATIONS (10 min)

- A. Staff Report
- B. Chair's Report

VIII. UNFINISHED BUSINESS

- A. Borough Waterbody Setback Update (10 minutes)

Discussion on Waterbody Setback Advisory Board Presentation to the Assembly

The Clerk's office will advertise a possible FWC quorum at the presentation

- B. FWC Game Special Meeting – Draft Questions (20 minutes)

GK moved to approach the list of questions and send them to ADF&G, seconded by AC

Questions 6 and 10 are similar and can be combined, add Units 13, 14, 16

No objection, motion passed unanimously

AC point of clarification are we using questions 6 and 10 and including Units 13, 14, 16

PP Yes, we are combining the two and adding Units 13, 14, 16

- C. Kenai & Mat-Su Joint Fish Habitat Partnership Symposium (10 minutes)

AC is working with Stephen to review the presentation, which needs to be submitted by April 16. Maggie will submit it once she gets Andy's presentation.

- D. Juneau Trip Summary (10 minutes)

AC made a motion Request from the FWC for the Borough to create a funding priority sheet to track the cost of projects and types of projects (what is needed in the Mat-Su Borough issues and priorities), seconded by GK

No objection, motion passed as amended unanimously

- E. CAPSIS letter (15 minutes)

MB moved to accept the letter, seconded by JK

Request that the letter be sent to the Director Sport Fish, Director Com Fish, Commissioner, Valley Legislators, the Governor, and all the cc list from the draft letter.

No objection, motion passed as amended unanimously

F. SB 108 - finfish farms and finfish farm products discussion (10 minutes)

AC moved to accept the letter, seconded by GK

Edit the letter to add "...sport, personal, subsistence..." after commercial in the second paragraph

Edit the letter to delete "economic" from the second paragraph

Motion passed with KZ abstaining and PP, AC, GK, TH, BG, MB in favor

G. HB 93 - changing the residency requirements for hunting, trapping, and sport fishing privileges discussion (5 minutes)

Set aside with no comments

IX. NEW BUSINESS

A. North Pacific Fisheries Management Council action (10 minutes)

Meeting June 2-10 Newport, Oregon

AC moved that the NPFMC working group (JS, KZ, PP) draft a letter for the FWC to discuss at the May meeting, seconded by GK

No objection, motion passed as amended unanimously

B. letter of support for the Kink Tribe's Salmon Rehabilitation Project

AC motioned to approve and send the letter, seconded by GK

Vote Count

PP - Yes

AC - Yes

TH - Yes

GK - Yes

BG - Yes

KZ - Yes

MB - abstain

Motion passed with MB abstaining and PP, AC, GK, TH, BG, KZ in favor

PP Chair Privilege – Sue Mauger and Bill Gamble will work together to get the Deshka Land Designation presentation to the Assembly

X. MEMBER COMMENTS

JS asked to add FWC meeting times to the May 8 meeting

XI. NEXT MEETING DATE: May 8, 2025, 4:00-6:00 PM

XII. ADJOURNMENT

GK moved to adjourn the meeting, seconded by MB.

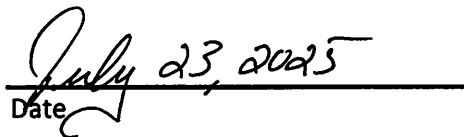
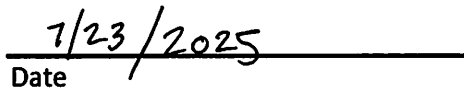
Meeting adjourned at 6pm



Peter Probasco, FWC Chair



Maggie Brown, Planning Division Staff


Date
Date



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JUL 25 2025
CLERKS OFFICE

1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: president@mlccak.org - Website: www.mlccak.org

July 9, 2025

Assembly and Planning Commission
Matanuska-Susitna Borough
350 E Dahlia Avenue, Palmer AK 99645
lonnie.mckechnie@matsugov.us
alex.strawn@matsugov.us

Re: ORDINANCE SERIAL NO. 25-073 AMENDING MSB 17.02 MANDATORY LAND USE PERMIT, MSB 17.55 – SETBACK AND SCREENING EASEMENTS, MSB 17.65 VARIANCES, MSB 17.80 NONCONFORMING STRUCTURES AND MSB 17.125 DEFINITIONS.

Dear Assembly and Planning Commission Members:

We would like to add the following comments to the discussion of waterbody setbacks after a review of the current version of the ordinance.

Members focused on the ordinance's potential impact to water body health, fairness to property owners, and neighborhood aesthetics.

The top three key comments were:

1. We support maintaining the existing 75-foot setback for all new habitable construction.
2. We do not support a 45-foot setback for new habitable construction regardless of any mitigation measures.
3. Suggested using the mitigation requirements language as a guide for variance approval for the two specific situations below.
 - a. Existing parcels with illegal non-conforming structures that the current owner did not build.
 - b. Existing parcels with otherwise unbuildable lot area.

Other comments included:

4. We have continuing concerns about the effectiveness and capacity of enforcement.
5. We don't see a new position proposed to process permit applications. There were concerns about excessive processing times. Please clarify language regarding a timeline to process permits.
6. Add posting requirements for permits. Most members supported this although some members were opposed to the idea.

The Meadow Lakes Community Council membership voted unanimously with one abstention to submit these comments at the July 9, 2025, meeting.

Sincerely,
Camden Yehle, Meadow Lakes Community Council Secretary
camdenyehle@gmail.com, 907-346-0506

RSA #9, MIDWAY, BOARD OF SUPERVISORS MEETING

April 30, 2025

RECEIVED

JUL 21 2025

MEETING MINUTES

CLERKS OFFICE

The meeting of the Midway Road Service Area Board of Supervisors was called to order at 3:35 p.m. via at the DPW Office and via TEAMS online by Primary member, Dan Tucker on Wednesday, January 8, 2024. This is a 'continuation' of the April 9, 2Q2025 meeting truncated/Canceled due to lack of a quorum.

ROLL CALL, DETERMINATION OF QUORUM

Board members in attendance establishing a quorum were Dan Tucker and Lisa Harrison. O&M Operations Dustin Spidal. Attended; Alex Forkner, RSA#9 RMS was in training and provided notes for Dustin to brief us with. Also present was Ben Tew, RSA #9 contractor. Brief introductions were included.

PLEDGE OF ALLEGIANCE

All joined in the "The Pledge of Allegiance".

APPROVAL OF AGENDA

The agenda was unanimously approved as presented.

APPROVAL OF PRECEDING MEETING MINUTES

The minutes of the 1Q2025 meeting were accepted and approved.

STAFF REPORTS AND CORRESPONDENCE

Dustin, both for himself and RMS Forkner updated on various projects.

Some continued discussion on Problem Reporter and the addition of operations tracking. It is saving time and money and getting good results. There was some discussion on RSA Supervisors having access to the 'back door' of Problem Reporter, so we can view the interactive comments on progress and problems/question. Dustin was going to check on this with IT or GIS.

He also updated on: Brushing; Grading gravel and compacting; Status on the Jerome Street light - it is installed and operational. Dustin also briefed on the Hemmer Ext to the P/W; again negotiating with CoW.

Current work activity is sweeping, shouldering and brushing.

PERSONS TO BE HEARD

No Persons to be Heard.

RSA #9, MIDWAY, BOARD OF SUPERVISORS MEETING

OLD OR UNFINISHED BUSINESS

- A) Discussion on a ride-along with the RSA Superintendent continued and was again deferred until the Alex has more time to settle in.
- B) Brief discussion of the Kings Chapel Sew/Mer entrance road. Staff still reviewing; traffic study has been requested. This item is on the fringe of CoW and RSA #9. In addition, there was discussion about the need for a Corridor Access Management Plan.
- C) Continued discussion on the Seward Meridian Park-n'-Ride/camper park. Code Enforcement has found a valid code that can legally restrict this activity.
- D) Proposed letter thanking Big Dipper for services provided while they had the contract.
- E) The Oat and Barley area is still in limbo for confirming access and encroachment by a local resident.
- F) Discussion on Ditching, specifically on Serrano, brought up discussion of ditching areawide.

NEW BUSINESS

There was no new business.

OTHER BUSINESS

There was no other business.

AUDIENCE PARTICIPATION

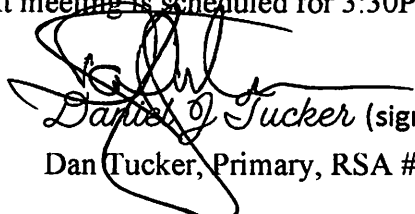
There was no audience to participate.

BOARD COMMENTS

ADJOURNMENT

The meeting adjourned at 4:25 p.m.

The next meeting is scheduled for 3:30PM July 9, 2025.



Daniel J. Tucker (signed)

Dan Tucker, Primary, RSA #9 BOS.

Lisa Harrison, Alternate, RSA #9 BOS.

Minutes approved on: July 9, 2025

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JUL 22 2025

CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6 – Chair
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION MEETING MINUTES June 2, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on June 2, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Wilfred Fernandez called the meeting to order at 6:00 p.m.

Present: – Commissioner Curt Scoggin
Commissioner Linn McCabe
Commissioner Wilfred Fernandez
Commissioner Michael Collins
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Richard Allen
Commissioner Doug Glenn

Staff Present: 4 – Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Mr. Rick Benedict, Current Planner
Ms. Shannon Bodolay, Assistant Borough Attorney
Ms. Raegan Visker, Legal intern

II. APPROVAL OF AGENDA

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

Commissioner Collins moved to postpone the public hearing for Resolution 25-10 to August 4, 2025. The motion was seconded by Commissioner Scoggin.

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

III. PLEDGE OF ALLEGIANCE

*CSW
JUL 2*

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes – May 19, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-10 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.02 – Mandatory Land Use Permits, MSB 17.55 – Setback And Screening Easements, MSB 17.65 – Variances, MSB 17.80 – Nonconforming Structures, and MSB 17.125 – Definitions (Staff: Alex Strawn, Planning And Land Use Director)

Chair Fernandez read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. COMMITTEE REPORTS
(There were no committee reports.)

VI. AGENCY/STAFF REPORTS
(There were no Agency/Staff Reports)

VII. LAND USE CLASSIFICATIONS
(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

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

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 25-08 A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Magic Flower, Located At 8874 W. Business Park Drive (Tax ID# 3209B08L006) (Applicant: Egor Esipov for Magic Flower; Staff: Rick Benedict, Current Planner)

Chair Fernandez read the resolution title into the record.

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

Staff, Mr. Rick Benedict, presented his staff report.

Chair Fernandez invited the applicant to present information.

Chair Fernandez inquired if commissioners had any questions for staff or the applicant.

Chair Fernandez opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-08. The motion was seconded by Commissioner Collins.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

XI. CORRESPONDENCE AND INFORMATION
(Correspondence and information were presented, and no comments were noted)

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (Staff: Alex Strawn)
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Carpenter: My name is Brendan Carpenter. It's my first meeting here I am taking over for former commissioner CJ Koan. You have all been so welcoming, I thank you. Looking forward to seeing how this runs.

Commissioner Collins: I appreciate everyone being here and how expeditiously the meeting went. I look forward to seeing you guys next time

Commissioner McCabe: I would just like to welcome Brendan Carpenter on board. Look forward to serving with you.

Commissioner Scoggin: No Comment

Chair Fernandez: Welcome, Commissioner Carpenter it's a great pleasure and privilege to serve with you. My line is always open if you ever have any questions, comments, or concerns. I just stepped in as the chair, so this is also something I get to learn, and we're all getting to be learning and running together. Some of us are veterans of the Planning Commission, so we

have a very good mix here. Always for the public, thank you so much for your engagement and participation. Your testimony is very valuable to us and does help us as we are coming to decisions.

Wade Long:

I appreciate it. I would like to welcome Mr. Brendan Carpenter to the Planning commission, District 3. We are happy to provide some orientation training to the new commissioner. And would also like to extend the training opportunities to all commissioners, if there are any topics of interest that you have please let us know. We have an open door policy, and you are welcome to come by at any time. I would also like to inform everyone that tomorrow night at the Assembly meeting is the opportunity for public hearing regarding the Bogard-Seldon Corridor Access Management Plan. On a final note I do need to advise the commission that one of your decisions in a quasi-judicial matter related to a marijuana retail next to a school, Shoreline Cannabis, had been appealed to the BOAA. The commissions decision was overturned there but the borough has appealed that ruling to the superior court. Please refrain from any Ex-parte communications with the applicant, members of the public, or interested parties regarding to the matter.

Shannon Bodolay:

My name is Shannon Bodolay I'm one of the assistant borough attorneys. Welcome aboard Commissioner Carpenter. I wanted to introduce our intern. Raegan Visker is here with us this summer so she may be attending some of the meeting and she is helping our department on a lot of different things. Typically we break up the planning commission schedule in a few months but for the summer we try to break it up so that no one person is assigned to the whole summer. So I will be here for a meeting or two and then you will see the other attorneys rotate through and then we will get back to our schedule.

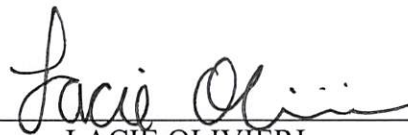
XVI. ADJOURNMENT

The regular meeting adjourned at 6:20 p.m.

 FOR

WILFRED FERNANDEZ
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved:

June 16, 2025

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6 – Chair
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION
MEETING MINUTES
June 16, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on June 16, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Acting Chair Doug Glenn called the meeting to order at 6:00 p.m.

***Indicates that the individual attended telephonically.**

Present: – Commissioner Doug Glenn
Commissioner Curt Scoggin*
Commissioner Linn McCabe*
Commissioner Richard Allen
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Wilfred Fernandez
Commissioner Michael Collins

Staff Present: – Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin

II. APPROVAL OF AGENDA

Acting Chair Glenn 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 Commissioner Allen.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – June 2, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)

Resolution 25-12 A Conditional Use Permit In Accordance With MSB 17.60 — Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Silly Bear Cannabis, Located At 8620 W. Guss Court (Tax ID 2760B02L002), Within Township 17 North, Range 2 West, Section 8, Seward Meridian; Public Hearing: July 21, 2025; (Applicant: Jana Weltzin for Silly Bear Cannabis, LLC; Staff: Rick Benedict, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-11 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Adopt The Fuller Lake, Lake Management Plan And An Ordinance Amending MSB 17.59 – Lake Management Plan Implementation; Public Hearing: July 21, 2025 (Staff: Rebecca Skjothaug, Current Planner)

Acting Chair Glenn read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. **COMMITTEE REPORTS**
(There were no committee reports.)

VI. **AGENCY/STAFF REPORTS**
(There were no Agency/Staff Reports)

VII. **LAND USE CLASSIFICATIONS**
(There were no land use classifications.)

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

Esther Huddleston spoke out against the Fuller Lake Management Plan
There being no other persons to be heard, Audience Participation was closed without objection.

IX. **PUBLIC HEARING QUASI-JUDICIAL MATTERS**

X. **PUBLIC HEARING LEGISLATIVE MATTERS**

XI. **CORRESPONDENCE AND INFORMATION**
(Correspondence and information were presented, and no comments were noted)

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)
(*Commission Business was presented, and no comments were noted.*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Allen: No Comment.

Commissioner Glenn: No comment.

Commissioner Carpenter: No Comment.

Commissioner McCabe: I had the opportunity to go out to the port today and get a presentation and I highly recommend it to any other commissioner. If there is an opportunity to get out there to see what a great diamond in the rough we have at Port MacKenzie, take advantage of it.

Commissioner Scoggin: No comment.

Wade Long: I just wanted to reiterate that we will be doing a public hearing to take public comments regarding the Fuller Lake Management plan on July 21st

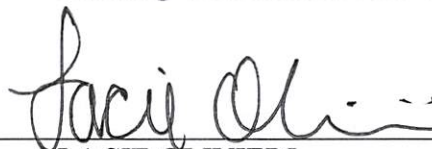
XVI. ADJOURNMENT

The regular meeting adjourned at 6:11 p.m.



DOUG GLENN
Planning Commission Vice-Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved:

July 21, 2025

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By: Rick Benedict
Introduced: June 16, 2025
Public Hearing: July 21, 2025
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 25-12**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 8620 W. GUS'S COURT, TAX ID#2760B02L002.

WHEREAS, an application has been received from Attorney Jana Weltzin on behalf of Silly Bear Cannabis for a conditional use permit for the operation of a marijuana retail facility at 8620 W. Gus's Court, TAX ID#2760B02L002; and

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

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

WHEREAS, the subject parcel is within the Meadow Lakes Community Council area; and

WHEREAS, various land uses, including commercial, residential, and undeveloped, exist within 1,000 feet of the subject property; and

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

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

WHEREAS, according to the application materials, the proposed use has a training plan in place, which includes training of employees in all security measures; and

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

WHEREAS, the applicant submitted all required site plans and operational information; and

WHEREAS, according to the application materials, the proposed use will not involve industrial equipment or processes that generate noise; and

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

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

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

WHEREAS, the closest schools (Little Hands Preschool and American Charter Academy) are approximately 6,895 feet northeast of the proposed use; and

WHEREAS, the State of Alaska Marijuana Control Board (AMCO) voted to approve Silly Bear Cannabis's Retail Marijuana Store

License (36481) with delegation at the September 12, 2024, meeting;
and

WHEREAS, the application contained a copy of AMCO's delegated approval letter for Silly Bear Cannabis's Retail Marijuana Store License (36481); and

WHEREAS, delegation means the AMCO director is authorized to issue the license once all outstanding approvals, including the fire marshal, local government, and the Department of Environmental Conservation-Food Safety Program, are received; and

WHEREAS, a marijuana retail facility with an area of 1,445 square feet is required to provide five parking spaces, one of which must be an Americans with Disabilities Act (ADA) compliant space; and

WHEREAS, according to the application materials, fifteen customer parking spaces will be provided; one of which will comply with ADA requirements; and

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

WHEREAS, according to the application materials, parking areas on the site have no vertical clearance limitations; and

WHEREAS, the subject parcel is 1.01 acres in size and is part of the Scheele Solid subdivision; and

WHEREAS, according to the application materials, the proposed AMCO licensed operation will be situated within a newly constructed commercial structure approximately 1,445 square feet in size; and

WHEREAS, according to the record, the new commercial structure was constructed in approximately 2024; and

WHEREAS, the subject parcel has frontage along West Gus's Court, which is classified as a local roadway maintained by the borough and can accommodate light commercial traffic; and

WHEREAS, the proposed use will access West Gus's Court, for which the applicant has applied for a driveway permit from the Borough's permitting center; and

WHEREAS, parcels with West Gus's Court frontage are mostly for commercial use; and

WHEREAS, West Parks Highway is south of and adjacent to the subject property. It is classified as an interstate and maintained by the State of Alaska. It can accommodate the traffic associated with commercial use; and

WHEREAS, Randall Road and Scheele Drive provide access to West Gus's Court from West Parks Highway east and west of the proposed use; and

WHEREAS, parcels with West Parks Highway frontage are used for various purposes, including residential, commercial, industrial, and undeveloped; and

WHEREAS, the proposed hours of operation are 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays; and

WHEREAS, according to the application materials, the operation will not sell products to individuals who are under the influence of alcohol, inhalants, or controlled substances or who are not at least twenty-one (21) years of age, as evidenced by valid government-issued photo identification; and

WHEREAS, according to the application materials, a no-loitering policy exists. Employees will randomly check the perimeter to ensure that no loiterers remain on the premises; and

WHEREAS, according to the application materials, signs stating "No Loitering" and noting the 24-hour alarm monitoring system will be mounted on the exterior of the facility; and

WHEREAS, according to the application materials, a security system plan, diversion control policy, and a loitering check plan are in place. The facility will have a 24-hour monitoring alarm system, exterior lighting, and video surveillance; and

WHEREAS, according to the application materials, commercial locking mechanisms and video surveillance secure entrances to capture individuals within 20 feet; and

WHEREAS, according to the application materials, inside video surveillance covers all areas (except the bathroom) 24/7, and footage is stored for a minimum of 40 days; and

WHEREAS, according to the application materials, access is continuously monitored and restricted to employees, licensees, AMCO agents, law enforcement, and pre-approved scheduled visitors; and

WHEREAS, according to the application materials, unescorted public access to restricted areas is not allowed, with signage indicating this. Distinct cameras are installed throughout and around the facility to deter unauthorized access; and

WHEREAS, according to the application materials, security monitors and video recording equipment are securely located onsite, and live footage is accessible to licensees/management via phone; and

WHEREAS, according to the application materials, alarm systems are monitored by a third-party security company and tested every six months; and

WHEREAS, according to the application materials, employees will be required to obtain a Marijuana Handler card from a state-approved provider before commencing employment. The number of on-site employees will be at least two; and

WHEREAS, according to the application materials, solid or liquid marijuana waste will be stored in a sealed, locked bucket under video surveillance in a restricted area, accessible only by authorized personnel; and

WHEREAS, according to the application materials, marijuana waste will be rendered unusable by grinding it into organic living soil (at a minimum 1:1 ratio with soil); and

WHEREAS, according to the application materials, the operation will maintain a log tracking waste for a minimum of three years; and

WHEREAS, according to the application materials, waste disposal will occur at a local landfill or transfer station, either by a licensee/employee or a third-party company; and

WHEREAS, the proposed use will be located west of and approximately 345 feet from the closest residential parcel, and approximately 59 feet east of the nearest commercial parcel; and

WHEREAS, the application included a signed authorization from the property owners granting Silly Bear Cannabis LLC permission to use the property for a retail marijuana store and authorizing JDW, LLC to apply for and obtain the CUP; and

WHEREAS, according to the application materials, the commercial structure housing the proposed operation is approximately 124' from the West Gus's Court right-of-way to the north, approximately 103' from the eastern property line, approximately 55' from the western property line, and approximately 38' from the West Parks Highway right-of-way to the south; and

WHEREAS, according to the application materials, the operation will retain existing trees and vegetation on the perimeter of the subject parcel for visual screening; and

WHEREAS, according to the application materials, the operation will construct a compacted D1 gravel driveway and parking lot with asphalt ADA spaces; and

WHEREAS, according to the application materials, a rustic building design is incorporated into the plans to reduce adverse effects and contribute to the character of the surrounding area. The building will be painted dark grey with black trim and have LP Smart Slide 540 Series Engineered Wood Siding with a dark-stained post-beam patio; and

WHEREAS, according to the application materials, the operation will have 4 signs. One 3' x 3' sign will be placed on the front of the building, one 3' x 3' sign will be located at the driveway entrance, one 5' x 5' sign will be placed on the Highway side of the property and one 9' x 12' sign will be placed on the left side (Parks Hwy side) of the building; and

WHEREAS, according to the application materials, the signs will have the business name and logo, and will be constructed of either wood or metal with string lights on the sign perimeter and/or spotlights on the ground pointing up to the signs that will be turned on during business hours; and

WHEREAS, according to the application materials, LED exterior lighting will be installed at an unreachable height and downward facing to ensure mitigation of light pollution; and

WHEREAS, the area surrounding the subject parcel consists of a mix of state and borough rights-of-way, commercial and residential uses, and several undeveloped parcels. Nearby commercial uses consist of a reflexologist, fireplace store, auto repair shop, U-Haul center, dog groomer, bar, and transit barn/park & ride; and

WHEREAS, parcels adjoining the subject property include the following uses: to the north is West Gus's Court right-of-way, to the south is West Parks Highway right-of-way, and to the west and east are commercial uses; and

WHEREAS, a Full Plan Review for the Silly Bear Cannabis facility was conducted by the State of Alaska, Department of Public Safety, Division of Fire & Life Safety, and approved on March 8, 2024. The application contained a copy of the approved Full Plan Review; and

WHEREAS, West Gus's Court is a borough-maintained roadway with a local classification and can support light commercial traffic; and

WHEREAS, the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, shows that a "Marijuana Dispensary" of approximately 1,445 square feet in an urban area is expected to

produce approximately 36 trips per weekday PM hour based on the average trip start/end generation rates; and

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

WHEREAS, the Planning Commission conducted a public hearing on July 21, 2025, on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 25-12:

1. The proposed use, with conditions, will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use, with conditions, will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The application material meets all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use, with conditions, will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).

6. Measures are in place, with conditions, to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use, with conditions, is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant has provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The applicant has provided documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).
12. The proposed use meets the minimum number of parking spaces for retail facilities (MSB 17.60.170(B)).
13. The proposed use complies with current ADA parking space guidelines (MSB 17.60.170(C)).

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

1. Prior to operating, the applicant shall notify the borough upon completion of the proposed driveway for access to West Gus's Court and provide the Planning Department with a copy of the final borough-issued driveway permit.
2. Prior to operating, ADA signage must be installed according to ADA guidelines, the application narrative, and site plans. Proof of completion must be provided to the Planning Department.
3. The operation shall comply with all applicable state and local regulations.
4. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
5. Borough staff shall be permitted to enter the premises, subject to this permit, to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

6. The hours of operation shall not exceed 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays.
7. On-site consumption of marijuana and marijuana products is prohibited.
8. A drive-through window is not authorized at this location.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 21st day of July, 2025.



Doug Glenn, Vice-Chair

ATTEST



Lacie Olivieri, Planning Clerk

(SEAL)

YES: Glenn, Allen, Carpenter, McCabe, Scoggin

NO:

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 5, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

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Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
District Seat #3, Vacant

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Salmon made motion to approve the amended Agenda.
Platting Member McBride seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- May 1, 2025.

MOTION: Platting Member Salmon made motion to approve May 1, 2025 Minutes.
Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

4. UNFINISHED BUSINESS

A. **SECON PUE:** The request is to create a 60' X 3138'+/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-), to be known as Secon PUE The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; (Tax ID 17N01E24D001); located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. **This case was continued from the June 6, 2024 meeting.** (Petitioner/Owner: Secon Inc, Staff: Chris Curlin, Case #2024-055)

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

Kayla Smith provided the mailing report:

- Stating that 30 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 6 conditions and 4 findings of facts.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Susan Edge
- John Stuart
- Daniel Payne

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Secon PUE. Platting Member McBride seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

B. ERMINE LAKE TRACT C: The request is to create 2 lots from Tract C, Waver Resolution No. 76-13, of US Survey 5519, recorded as 79-25W, (Tax ID#U05519-30L00T), to be known as Ermine Lake Tract C, containing 21.77 acres +/- . The proposed Lot 2 will have water access. The property is directly east of Jean Lake, directly east of N. Parks Highway at MP 156 +/- and on the eastern shore of Ermine Lake; within the N ½ Section 31, T32 North, Range 3 West, Seward Meridian, Alaska. In Assembly District #7. *(Petitioner/Owner: Lynda Klaes, Staff: Chris Curlin, Case #2025-045)*

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

Kayla Smith provided the mailing report:

- Stating that 6 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

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

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

The petitioner's representative, Paul Pilch spoke.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Ermine Lake Tract C. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

- C. **COOPER WOODS PHASE II LOT 16B BLOCK 1**: The request is to vacate a portion (2.23' by 32.44') of R.O.W, on Lot 16A, Cooper Woods PH II Lots 16A, Block 1 & 8A, Block 2, (Plat #2022-134), (Tax ID 8334B01L016A), to be known as Cooper Woods PH.II Lot 16B, Block 1. The property is located directly south of E. Gemini Lane and directly west of N. Cavanaugh Circle; within the NE ¼ Section 09, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Marylu Lavine, Staff: Chris Curlin, Case #2025-051*)

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

Kayla Smith provided the mailing report:

- Stating that 102 public hearing notices were mailed out on May 13, 2025.

Staff gave an overview of the case:

- Staff recommends continuation to the July 17, 2025 Platting Bord meeting.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Randy Hixson

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

The petitioner/petitioner's representative was not present.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to continue the preliminary plat of Cooper Woods Phase II Lot 16B Block 1 to the July 17th Platting Board meeting. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- There are 3 cases scheduled for June 19, 2025 Platting Board.
 - Forest Song Acres
 - Bear Street Agape
 - UtopiaView II

9. BOARD COMMENTS.

- Member Salmon – I would say I do like to give them their answers; I was trying to figure out a nice board comment way to say how do we do that without losing track of our timer. I don't know if we have to let them say their piece and then we can respond with like a hopefully take some notes real quick and give them some answers but it can definitely go back and forth a little long and then we don't have the dinger.
- Member Traxler – One comment I also wanted to make to the gentleman that was complaining about the speeding, I don't know if it would have been appropriate for me to do this or not but that's a trooper thing. That's like all over the place where people are having trouble with people speeding and the speed limit signs are kind of irrelevant because people know that in a neighborhood people are only supposed to be going 25 MPH, anything beyond that and you're speeding. It is an issue, the RSA Board members are hearing about it and representatives and whatnot, but I wanted to tell him to call the Troopers. Was that fine to do something like that?
- Platting Officer, Fred Wagner – We might give that advice to them. That is probably advice that could be given to him from a lot of different people and we could mention that at the meeting if it occurred at the time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:56 PM.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
June 19, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 19, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

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1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
District Seat #3, Vacant

Platting Board members absent were:

Ms. Sandra Kreger, District seat #6

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting Member Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing made motion to approve the amended Agenda.
Platting Member Salmon seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- June 5, 2025.

Chair Traxler inquired if there were any changes to the Minutes.

Platting Member Salmon suggested that her Board comment be amended in the Minutes.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS
(None)

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS

- A. **FOREST SONG ACRES:** The request is to create 7 lots from the NW ¼ NW1/4 NE1/4, Bradley Lake Subdivision, Plat #63-7, to be known as Forest Song Acres, containing 10.0 acres +/- . The property is located north and west of the S. Glenn Highway, south of Canoe Lake, and directly north of E. Bradley Lake Avenue (Tax ID #3004-400000); within the NE ¼ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.
(Petitioner/Owner: Andrew Raymond / Estate of Henry M. Raymond Jr., Staff: Matthew Goddard, Case #2025-054)

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

Kayla Smith provided the mailing report:

- Stating that 45 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

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

Platting Member Liebing had questions for staff.

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

The petitioner's representative, Gary LoRusso chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Janel Gagnon

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

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Forest Song Acres. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Circle, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 Barry's Acres NO.2 Subdivision (Plat#84-142)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), to be known as Bear Street Agape, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case #2025-056*)

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

Kayla Smith provided the mailing report:

- Stating that 123 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 6 findings of facts.

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

The petitioner's representative, Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Rod Hanson

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

The petitioner's representative spoke.

Discussion ensued.

Chair Traxler reopened the public hearing and left it open.

MOTION: Platting Member Liebinger made a motion to continue the preliminary plat of Bear Street Agape to the August 21st Platting Board Hearing. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

- C. UTOPIA VIEW II:** The request is to create 42 lots and internal roads from Tract A, Utopia View Subdivision, Plat 2023-129, (8415000T00A) to be known as Utopia View II, containing 62.05 acres +/- . The plat is located directly West of N. Utopia View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #7. (*Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case #2025-061*)

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

Kayla Smith provided the mailing report:

- Stating that 195 public hearing notices were mailed out on May 27, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 6 findings of facts.

Platting Member Liebinger had questions for staff

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Nikki Velock

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

The petitioner's representative, Tendra Nicodemus spoke.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of Utopia View II. Platting Member Liebing seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- There are 2 cases scheduled for July 3, 2025 Platting Board as well as a presentation the Platting Board previously requested.
 - Smith Subdivision
 - Wolverine Woods

Kayla Smith informed the Board that the District # 3 seat has been filled.

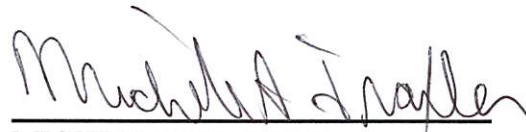
9. BOARD COMMENTS.

- Member Salmon – I don't know if Ill be able to make the July 3rd meeting. I have some pretty heavy familial obligations that week, so I don't know. I mean, I would try but I would say right now I would probably miss it if that's okay. If I could be excused.
- Member Bertz – And I will also need to be excused for July 3rd. working with the city of Willow working with 4th of July activities getting prepped.
- Member Salmon – And also I will say thank you for the education from the staff, I feel like I get a college credit each time I come here. Thanks for the time.
- Member Hallford – Fred what presentation are you talking about?
- Platting Officer, Fred Wagner- There was a request for a presentation explaining several items that the Platting Board were concerned about. Comp plans, vacations, and variances.
- Member Liebing- Fred do you have any anticipation how long that training will be?

- Platting Officer, Fred Wagner – I do not, it shouldn't be more than half an hour to an hour maybe, its going to be a PowerPoint presentation I am going to stand up there and present.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:00 PM**.



MICHELLE TRAXLER
Platting Board Chair

ATTEST:



KAYLA SMITH
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
July 3, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 3, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

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CLERKS OFFICE

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Ms. Amanda Salmon, District Seat #4
Ms. Sandra Kreger, District seat #6
Mr. Sidney Bertz, District seat #7

Platting Board members absent were:

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

Platting Member Traxler led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing made motion to approve Agenda. Platting Member Chiavetta seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- June 5, 2025.
- June 19, 2025.

Chair Traxler inquired if there were any changes to the Minutes.

Cm
oc

MOTION: Platting Member Hallford made motion to approve the Minutes for June 5, 2025. Platting Member Liebing seconded.

VOTE: The Minutes was approved unanimously.

MOTION: Platting Member Liebing made motion to approve the Minutes for June 19, 2025. Platting Member McBride seconded.

VOTE: The Minutes was approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **SMITH:** The request is to create 57 lots and one tract from Tax Parcel A1, created by US patent #50-88-0395/0396, to be known as Smith Subdivision, containing 474.893 acres +/- . The property is located north of E. Maud Road, southeast of E. Smith Road Extension, and east of N. Old Glenn Highway (Tax ID #17N03E06A001); within Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Eklutna Inc, Staff: Matthew Goddard, Case #2025-065*)

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

Kayla Smith provided the mailing report:

- Stating that 85 public hearing notices were mailed out on June 10, 2025.

Staff gave an overview of the case:

- Staff recommends continuance to the August 7th, 2025 Platting Board meeting.

Platting Member Liebing had questions for staff.

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

The petitioner's representative, Craig Bennet spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Bill Collins
- Alison Collins
- Newton Bingham
- Larry White
- Mike Hinton
- Bill Weith
- Michelle Heun
- Diane Wilson
- Bill Burke
- Pam Strahan
- Joanne Stephens
- Dave Mays

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

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to continue the preliminary plat of Smith Subdivision to the August 7th Platting Board Hearing. Platting Member Liebing seconded the motion.

VOTE: The motion passed without objection.

- B. **WOLVERINE WOODS**: The request is to create 2 lots from Parcel #3, created by Waiver Resolution #96-6-PWm, recorded as Book 849, Page 408, to be known as Wolverine Woods, containing 15.14 acres +/- . The property is south of the Matanuska River, west of N McKenzie Drive, and directly north of N Wolverine Road (Tax ID #18N02E12D011); within the SE ¼ Section 12, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Kathleen Ashmore-Roberts, Staff: Matthew Goddard, Case #2025-070*)

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

Kayla Smith provided the mailing report:

- Stating that 57 public hearing notices were mailed out on June 10, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 12 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner's representative, Craig Hanson chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative spoke.

The representative, Kathy Ashmore-Roberts spoke.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to approve the variance of preliminary plat of Wolverine Woods. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There are 2 cases scheduled for July 17, 2025 Platting Board.
 - Cooper Woods Ph II Lot 16B Block 1
 - Davidson PUE VAC

Platting Clerk, Kayla Smith welcomed Platting Member Gillson.

9. BOARD COMMENTS.

- Member Liebing – I just had one comment and unfortunately the house is emptied out but I really appreciate the public input and certainly hope the developers take their comments into considerations because as I read the board packet I shared many of the exact concerns over it, so hopefully there will be some progress on that for the next meeting.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:05 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


KAYLA SMITH
Platting Board Clerk

SOUTH COLONY ROAD SERVICE AREA (RSA) 16

Dorothy Swanda Borough Headquarters Building

Clerk's Office Room #203

Meeting Minutes: April 2, 2025

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Roll Call and Quorum

A quorum was established, with the following in attendance:

Rhonda Stark, RSA 16 Board Chair

Charlie Crim, RSA 16 Board Member

Kelly Gordon, RSA 16 Board Secretary

Doug Sughrue, MSB Public Works O&M Division Road Maintenance Superintendent

Dustin Spidal, MSB Public Works Project Manager

Stephanie Nowers, MSB Assembly Member, District 2

Call to Order

Attendees were called to order at 2:01pm.

Pledge of Allegiance

Respectfully executed by all.

Agenda Review/Revision

The agenda was reviewed and approved as presented. Kelly moved to approve and Rhonda seconded.

Approval of Minutes

Rhonda moved and Charlie seconded approval of the minutes of the October 9, 2024 meeting.

Rhonda moved and Charlie seconded approval of the minutes of the January 8, 2025 meeting.

Persons to be Heard

There were none in attendance.

Staff Reports

Dustin Spidal:

-New Project Managers: will be onboard by end of month

-All contractor bids were returned, coming in lower than anticipated. Traction control has been delegated to contractors and was included in each bid. Fickland's bid won RSA 16. Due to Fickland's history of non-compliance and deficiency letters, the Borough is negotiating to reinstate McKenna, citing their responsiveness in the past. It is recommended that RSA 16 submit a resolution of support letter for McKenna, and including options such as snow berm height.

-All contractors must use the Automatic Vehicle Location, a GPS system, which verifies contractor locations in the event of complaints.

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-The new minimum standard has be set for type and amount of equipment, including 1 grader per every 0-52 miles.

-Because RSA 16 has the highest number of road miles, typical maintenance such as crack sealing and pavement preservation will be divided into thirds, with one third being accomplished each year.

Doug Sughroue:

-Road are already posted, restricting vehicles to half their weight capacity. Roads damaged by contractors will be repaired at the contractor's expense, according to Stephanie Nowers.

-Ditching has begun on Bains Jordan to divert water that builds up on a tight corner.

-Tern Road and Lucky Shot Drive are coming apart. Stephanie recommends using unspent snow removal monies to fund their repair.

-Knowing the location of residents looking for fill would cut down on contractor travel time to and from the landfill. Rhonda asked if a sign-up area could be added to Problem Solver. This option will be looked into.

Unfinished Business

New Contract Update:

See Staff Report by Dustin Spidal

Speed Feedback Signs:

Purchase order was sent and a locksmith is scheduled for next week.

New Business

Resolution Letter:

Based on Dustin's recommendation, the RSA 16 board will meet to draft a Letter of Resolution to the Borough stating our preference for McKenna over Fickland, and including our preferred option for snow berm height. This meeting will be Wednesday, April 23, 2025, at 10:30 in this same room.

Next Meeting


The next meeting will be at 2:00pm on July 9, 2025 in this same location.


Board Member Comments or Discussion


Kelly will contact the North Lakes Community Council to discuss their results findings since purchasing a speed feedback sign.

Adjourn

Kelly motioned to adjourn, seconded by Rhonda. Meeting adjourned at 4:01pm.

 9-Jun-25
Rhonda Stark, President

 9-Jun-25
Kelly Gordon, Secretary

 9-Jun-25
Charles Crim, Member at Large

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**Sutton Community Council
February 26, 2025
Sutton Public Library - 7 p.m.
Minutes**

1. **Call to Order/Pledge:** Meeting called to order at 7:03 p.m.
2. **Establish Quorum:** River Charles, Nancy Bertels, Garret Nelson, Julie Morgan, Juli Buzby, Earl Houser, Absent: Ezra Walls, James Bodolosky
3. **Changes to and approve the Agenda:** Addition of Brad Keithly, Alaskans for Sustainable Budgets under Guest Presentations.
4. **Announcements:** None
5. **Guest Presentations:**
 - a. **James Hastings - Alaska Healing Hearts (Elks Camp) = 2010 -**
Presentation on Alaska Healing Hearts and their lodge at the former Elk's Camp off of 58 Mile Road. Provide active duty military with activities and programming. Also provide emergency plowing and firewood for seniors. Website: alaskashealinghearts.com - Phone 907-232-1527.
 - b. **Joe Metzger - MSB Land Asset Manager - Jonesville Update -**
The Mat-Su Borough has been working with the community council since 2018 in hopes of finding solutions at Jonesville. The State of Alaska management plan has passed and the Borough has entered into a management agreement with State to determine the feasibility of developing a shooting range. Joe recently visited ranges in Fairbanks and Juneau to see the practices being used in other locations. Borough is holding \$1 million in seed money to be used as leverage for grants. Current grants and applications for grants include: Mat-Su Trails and Parks Foundation - road, toilets - \$50,000 and Pittman Robertson Grant (administered by State of Alaska, DNR) Project continues to be a top legislative priority for the Mat-Su Borough. Also requesting a return of \$500,000 in borough funds during the borough's current budget cycle. Contractor for feasibility study chosen in spring. Project construction projected in 2026.
 - c. **Brad Keithly - Alaskans for Sustainable Budgets 5.5 billion is FY25 Budget**
Mr. Keithly spoke on 3 topics:
State of Alaska Budget - projected at 5.5 billion with deficits climbing exponentially in the next 5 years. Mr Keithly spoke to the driving forces of the current spending and some potential remedies.

Southcentral Energy - Declining Cook Inlet gas supplies, FY 28 will show shortages and large price increases to consumers if no additional supplies are added.

Permanent Fund - The Fund is currently not generating enough revenue. Recent returns are below passive investment benchmarks. Boosting returns and reducing costs would increase earnings.
6. **Borough and State Reports:**
 - a. **Tim Hale - MSB Assembly District 1 - None**
 - b. **Emily Jordan - Sutton Elementary School -** Winter Wellness program ends the week of March 2. Next Thursday, March 6 is the annual Yeti Ski. Wed, March 26- Coffee with the Principal. Friday April 18, Preschool Open House, April 24 - Kindergarten Open House - April 24.
 - c. **Representative George Rauscher - State House District 29 - None**
 - d. **Senator Mike Shower - State Senate - None**

in
OK

- e. **Juli Buzby - Sutton Librarian-** March calendar has been published. Yoga every Tuesday morning - open to the public. Book Fair - Thursday - Saturday, March 13-15. Alaska Trivia with Teens - March 7 at 5 p.m. Public Viewing of PBS film, Free for All, the Public Library -March 22 - 2 p.m.

7. Officer Reports:

a. **Chair - None**

b. **Secretary -**

- Approval of previous Minutes - Earl Houser makes motion/ to accept the January 2025 minutes as submitted. Juli Buzby seconds the motion. Motion passes without objection.
- Communication Secretary Report - DOT E-mail concerning the Statewide Transportation Plan. Moose Creek .

c. **Treasurer Report -**

- Approval of Treasurer's Report - Earl Houser makes a motion to accept the January Treasurer's Report as submitted. River Charles seconds the motion. Motions passes without objection.
- Juli Buzby makes a motion to allow members of the public to sign up for up to 6 months on the recycling schedule. Julie Morgan seconds the motion. Motion passes without objection.

8. Committee Reports:None

9. Old Business:

- a. Welcome to Sutton Signs - Aaron Mueesen - sign maker who created the Glacier View Sign. Garret Nelson will contact Mr. Mueesen. Discussion on a community slogan to go on the sign.

10. New Business:

Petition: Halt Antlerless Moose Hunting Draw Tags - DM 407 & DM477

Introduced by Frank Buzby . Petition currently online at change.org with paper copies available.

" In essence, the continuation of draw tags DM407 contributes directly to the depletion of our treasured moose population. Therefore, it is crucial that we take immediate action and call on our local wildlife authorities to stop issuing these tags.

This issue is not just about conserving wildlife. It's about preserving the natural heritage and beauty of our community. By signing this petition, you are supporting the sustainability of our local moose population and standing for responsible wildlife management - not only for us but for generations to come. Please, sign this petition today and help us halt antlerless moose hunting draw tags DM407."

Frank Buzby will visit other local community councils and request support.

11. Call for the Good of the Order:

12. Meeting Adjourned: 9:14 pm



President's Signautre

4/30/25
Date



Secretary's Signature

4/30/25
Date

**Sutton Community Council
Treasurer's Report February 2025**

FISCAL YEAR: 2025

	Checking	Saving	Money Market	CD Civic Club \$
Beginning	4770.62	25.19	40881.30	28328.76
Deposits:				
Expenses:				
Hatcher Pass Avalanche Draft 728	-1000.00			
Recycling February Draft 729	-150.00			
Interest Reporting Error Dec Report			-333.46	333.46
			18.94	
Interest: 28-Feb	0.17		17.12	
Interest paid at renewal 20-Feb				183.36
Transfer Money				
Ending 28-Feb	3620.79	25.19	40583.90	28845.58

28.19

Community Program Project Update

Project Name	Available Funds			Current Month Totals	
	CAP thru FY24	Donations	Total	Dispersed	Remaining
SCC	5075.64		5075.64		5075.64
Recycle Sutton	2337.48	492.52	2830.00	150.00	2680.00
Jonesville/Slipper Lake	5861.00	68.00	5929.00		5929.00
Sutton Elementary	2766.80		2766.80		2766.80
Alpine Civic Club	27536.00		27536.00		27536.00
Vet Day Dinner	179.14		179.14		179.14
Neighborhood Watch	1739.50		1739.50		1739.50
Library Pavilion Project	3678.00		3678.00		3678.00
Hatcher Pass Avalanche	1000.00		1000.00	1000.00	0.00
Alpine historical Society	3000.00		3000.00		3000.00
Totals	49173.56	560.52	53734.08	1150.00	52584.08

*line updated to fix formula error in the available funds columns

Remaining FY24 CAP Funds - \$ 3,989.00

Remaining FY25 CAP Funds - \$ 15,789.00

*Deposits to account March 6, 2025

CD Renewed at 4% 2/20/25



PHASE I: DESIGN AND MASTERPLAN

2025

WINTER

Funding request State Legislature

RFP published Phase I: Design and Masterplan

Mat-Su Trails & Parks Foundation funding request response due.

ADF&G Pittman-Robertson Hunter Access Grant Program funding request

SPRING

Contractor selected and Assembly approval

Additional \$500k Assembly budget appropriation

Contractor begins coordination and outreach with:

- DNR
- Chickaloon Village
- ADF&G
- Sutton Community Council
- Visitors
- Other stakeholders

SUMMER

DNR publishes Jonesville Special Use Area Regulations and Management Plan

FALL

Finalized Design and Masterplan presented to Borough Assembly

Begin preparations for construction of Phase 1 in Summer of 2026



PROJECT PAGE:

<https://experience.arcgis.com/experience/26e85e7274ec46418af69ab522b94f2c/page/Recreation/?views=Jonesville>



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CLERKS OFFICE

Sutton Community Council
March 26, 2025
Sutton Public Library - 7 p.m.
Minutes

1. **Call to Order/Pledge:** Meeting called to order at 7:03 p.m.
2. **Establish Quorum:** James Bodolosky, Juli Buzby, Earl Houser, Ezra Walls, Julie Morgan, Nancy Bertels, River Charles, Garret Nelson.
3. **Changes to/Approval of Agenda:** Julie Morgan makes a motion to accept the agenda as presented. Juli Buzby seconds the motion. Motion passes.
4. **Announcements:** State Representative George Rauscher will host a town hall meeting at the Alpine Inn on March 29 at 5 p.m.
5. **Guest Presentations:**
 - a. **State Senator Mike Shower/Legislative Aide Shonda Erickson** - Senator Shower gave a brief update on the the legislative session and financial state of the State of Alaska budget.
 - b. **Mark Mastellar - MEA Board Candidate for the Matanuska District** - Mr. Mastellar introduced himself and spoke about his platform and priorities.
6. **Borough & State Reports:**
 - a. **Tim Hale - MSB Assembly District 1** - no report
 - b. **Emily Jordan - Sutton Elementary School** - April 18 - Preschool Open House, April 24 - Kindergarten Open House.
 - c. **Representative George Rauscher - State House District 29** - no report
 - d. **Senator Mike Shower - Alaska State Senate District O**
 - e. **Juli Buzby - Sutton Librarian** - Matanuska River Watershed - Natural History Speaker Series - March 27 - 7 p.m. - "Fish Research in the Matanuska Watershed" ; Friends of the Library Easter Basket Auction begins April 2. April Library Calendar of events is posted.
7. **Officer Reports:**
 - a. **Chair** - none
 - b. **Secretary** -
Approval of previous minutes: Juli Buzby makes a motion to pass the February 2025 Minutes as submitted. River Charles seconded the motion. Motion passes.
Communication Secretary Report: Alaska Dept. of Fish and Game - Stream Bank Rehabilitation Workshop - May 14 & 15.
8. **Committee Reports:** None
9. **Old Business:**
 - a. **Welcome to Sutton Signs/Slogan** - waiting for price quotes.
 - b. **Anterless Moose Hunt Petition Report** - approximately 200 signatures have been gathered.
10. **New Business:** None
11. **Call for the Good of the Order:** None
12. **Adjournment:** Juli Buzby makes a motion to adjourn the meeting at 8:30 p.m. Julie Morgan seconds the motion. Meeting adjourns at 8:30 p.m.

Garret Nelson

Nancy J. Bertels
4/30/2025

*on
car*

**Sutton Community Council
Treasurer's Report March 2025**

FISCAL YEAR: 2025

		Checking	Saving	Money Market	CD Civic Club \$
Beginning		3620.79	25.18	40583.90	28845.58
Deposits:					
FY25 CAP	6-Mar	15789.00			
Expenses:					
March Recycle	Draft 730	-200.00			
Interest:	31-Mar	0.64	0.01	20.70	126.45
Transfer Money	26-Mar	-10000.00		10000.00	
Ending		9210.43	25.19	50604.60	28972.03

Community Program Project Update

Project Name	Available Funds			Current Month Totals	
	CAP thru FY24	Donations	Total	Dispersed	Remaining
SCC	5075.64		5075.64		5075.64
Recycle Sutton	2187.48	492.52	2680.00	200.00	2480.00
Jonesville/Slipper Lake	5861.00	68.00	5929.00		5929.00
Sutton Elementary	2766.80		2766.80		2766.80
Alpine Civic Club	27536.00		27536.00		27536.00
Vet Day Dinner	179.14		179.14		179.14
Neighborhood Watch	1739.50		1739.50		1739.50
Library Pavilion Project	3678.00		3678.00		3678.00
Alpine Historical Society	3000.00		3000.00		3000.00
Totals	49023.56	560.52	52584.08	200.00	52384.08

Funds Not Yet Awarded:

Remaining FY24 CAP Funds - \$ 3,989.00

Remaining FY25 CAP Funds - \$ 15,789.00

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JUL 08 2025

CLERKS OFFICE

Regular Meeting of the Talkeetna Community Council

Monday, June 2nd, 2025, 7:00 p.m.

Talkeetna Public Library w/ Zoom link

Final Meeting Minutes

1. Call to order 7:00pm. Establish a quorum: 4 were in attendance: Brad Hughes, Jodi Rodwell, Kai Leddy, Jon Korta, Krister Bowman (Zoom). Absent: Kara Walker, Elliot Hunker.
2. Kai Leddy will take the minutes
3. Approval of agenda - add of persons to be heard: Ruth Wood, Mike Wood (via Jon Korta), Josh Gilmore of Sunshine Clinic, Megan Clemmins from Alaska Railroad. **Motion** by Jodi, seconded by Brad. No objections, amended agenda is approved.
4. Approval of Minutes from 5/5/2025 - **Motion** by Jodi, seconded by Brad. Typographic edits were submitted by John Strassenburgh were submitted and Kai Leddy changes. No objection, minutes approved.
5. Treasurer's Report - Kara absent, but Treasurer's Report can be found in the correspondence packet (see link below). Jodi noted there will be a number of CAP checks written to distribute funds.
6. Out-of-Town Guest(s): none
7. Correspondence - see correspondence packet here: <https://tinyurl.com/34b7drdc> -
8. Announcements:
9. Persons to be heard:
 - a. Ruth Wood - In regards to clearing on Commercial Dr. - site of the new Upper Susitna Food Pantry. The Food Pantry is a really important part of this community but doesn't get as much attention as the other nonprofits, especially if SNAP and other Medicaid programs get cut. There are two associated committees - including a Fundraising committee. We'd love to have more people involved contact uppersusitnafoodpantry@gmail.com . Additionally, the Food Pantry does a community food garden at Church on the Rock (this Saturday) and ongoing volunteer opportunities for freight unloading and pantry stocking. The Food Pantry is involved in multiple programs with the libraries to help feed children during summer programs. In lieu of a regular monthly report, Ruth

*Cur
Ock*

wanted to shed some light on the Food Pantry this month.

- b. Josh Gilmore - CEO of Sunshine Clinic - brief update, have put in through Murkowski's office multiple times to get a clean water filling station. It seems that it is going to happen after all, no timelines yet. The Clinic is working on adding another community garden to their property as well as a new building on the newly cleared property along the Spur. The groundbreaking will happen this month, it will be a large garage to house mobile units and facilities operators (also appropriated through the Murkowski office). Unfortunately, there's an ongoing reduction in federal funding for public services which has greatly affected funding sources for the Clinic (as well as the Food Pantry). There is also federal talk of shutting down all Rural Health Offices - which is unfortunate. Josh is grateful to the Mat Su Health Foundation which is fundamental to the Clinic being able to provide services. A question was asked about a helipad at the clinic, Josh stated the clearing will not be a helipad as it would require a lot of FAA certifications - however in emergency situations there is a "landing area" that is not an official landing pad that heli pilots can use. Another question of the sustainability of the Clinic with the current administration and federal funding cuts - Josh commented they're seeing the erosion of the Clinic's "income" via funding cuts, medicaid cuts, and insurance company interests. Josh and the Clinic is focusing on the possibility of more at-home focused care and what that might look like in the future- which is dependent on long-term funding.
- c. Meghan Clemens - AK Railroad - wanted to update on bridge 227.1 (trestle near TKA), since walkway was completed they've heard from community members that new walkway is too small. The goal in building new walkway was to provide a safer, more uniform walkway (less bumpy/warperd). There were comments that compact ATVs are no longer on the market (new models getting wider and wider). AKRR was aware they would probably need to expand that walkway in the future and planned for this. On May 20th, AKRR made the decision to widen the walkway. On May 21st, a man on an ATV was attempting to cross on the tracks but had a close call with an oncoming train. With all that, AKRR will widen the walkway (originally by June) but it's been delayed so we're now looking at late Summer. Question from audience: how wide will it be? If it's wide enough for a truck it will be problematic, has a cabin up the tracks and doesn't want to see vehicles (small trucks) getting up there. Meghan - walkway will be 60" wide, the bollards will be expanded as well to keep traffic off the railbridge (and on the walkway). There will be looking at the width to keep off road vehicles on the walkway (not the tracks) but still keep road vehicles (like trucks) off the bridge completely. Question: wanted to know what the Chase communities input has been - Meghan: has spoken with Mike Wood of Chase CC to give an update, hasn't had a chance to speak directly during a Chase meeting. She has also done a KTNV interview on the matter and is speaking at Talkeetna CC to try to spread the word. At the end of the day, safety is imperative and keeping traffic off the railroad tracks is important. AKRR works with Chase CC to be mindful of the trail up there and the impacts on it. Question: The walkway will be 60" but the bollards will make the access smaller? Meghan: is working on various widths of vehicles and how to set the bollards - and trying to mitigate hurdles so people

don't just take the tracks. Question: was original plan for 50" and Chase CC pushed back? Meghan: originally 50" walkway was planned, Chase CC was concerned so AKRR went back to 47" but also heard concerns that 47" was too small. Ultimately AKRR decided to replicate existing walkway (47") that had been serving the community, however that now seems too small and also realizing more people have likely been driving over the tracks than AKRR realizes. The reason AKRR has this bridge walkway open to the public (which is rare) is because they know people will walk on the tracks if they don't provide the walkway. Question from Rep. McCabe: how much extra will it cost to expand to the 60" walkway? Meghan: Initial plan was 50", community feedback pushed for 47" and now AKRR considering 60". It is expensive to expand the walkway (couple hundred thousand dollars) so if AKRR is going to expand they will go all the way to 60" so they don't have this issue again in the near future. Note: the bollards will reduce the 60" down to a smaller span. The expansion will happen nearly overnight once they have the materials - will keep us updated.

- d. Mike Wood (via Jon Korta) - called Jon but wasn't able to make it tonight - Meghan covered a lot of this, but Mike wanted to note that Chase CC has written a letter requesting 50" width on the AKRR. Just wanted to reach out to Talkeetna CC to let us know - Meghan just gave us a comprehensive update and covered much of what Mike wanted to share.

10. Fire Dept. Report - Chief Eric Chappel - Summer is upon us, 29 days into May with 14 calls....then 10 calls in a single day on Saturday. The Clinic has been very helpful and supportive for sick guests at the lodges that get routed to EMS but Talkeetna Fire can route them to the lodge (in minor cases). Training: car fire simulation at mile 6, Forestry came via heli and multiple trucks and did training. Eric was out of town that busy Saturday and the Talkeetna Fire responders did an excellent job. Leddy (new responder) went on her first call on her first day of work. Talkeetna Fire is looking for more people, even for folks who don't want to be a firefighter - Eric is entertaining folks who are interested in being a driver, etc. Question: it's been rainy lately, did anything come of that Wildfire Plan that was asked back in January. Eric: There are multiple wildfire plans for this community, just not the specific one Clay Hoyt had referenced earlier this year (Community Wildlife Protection Plan). Eric and Clay had met up but have not met recently. Burn Permits are required for small fires AND burn barrels - get your permit here:

<https://dnr.alaska.gov/burn/fireareas/mat-su/permitform>

11. Talkeetna Water and Sewer Board - n/a - Consumer Confidence Report is in correspondence packet

12. Talkeetna Road Service Area Report - John Strassenburgh - Rehabilitation of approximately 400 feet of 2nd Street, east of the Railroad tracks, is set to begin as soon as practicable. Leave No Berm plowing policy is moving forward. Discussed funding of 2 projects: Susitna River Coalition facilitating stabilization of embankment of MT Creek at Yoder Bridge (multi-year project), when there is flooding it can wipe out the roads; another worthy project is to provide fish passage on Birch Creek (the creek itself) on Mastodon Rd, located roughly a mile beyond the end of road maintenance. The Board discussed whether

some of funds now allocated to the Montana Creek at Yoder bridge embankment stabilization project could be spared to help fund the fish passage project on Birch Creek where it crosses Mastodon Road. In response to a question about the bank erosion at Kalispell Rd near the Senior Center, John indicated that the bank there has been a problem for a long time, fixing it properly is beyond RSA financial capacity. The MSB is aware of the problem and is addressing it directly. Additionally, calcium chloride has been acquired and will be used on key downtown roads. Birch Creek Blvd x Riven Rd has a short sight distance on a steep hill, there is a need for "slow" or "blind intersection" signage, MSB is working on that problem. In response to comment on folks driving too fast on the newly paved Woodpecker, John indicated that the Board had discussed speed limit signs and striping. Striping is planned for later this summer.

13. Talkeetna Library Report - n/a

14. Committee/Board Reports

- a. TPAC (Talkeetna Parks Advisory Committee) - in correspondence packet
- b. Recycling - looking for volunteers! Contact recycling@talkeetnacouncil.org
- c. CERT (Community Emergency Response Team) - still looking for local leaders! Contact Eric Chappel if interested.
- d. Community Assistance Program - Jodi Rodwell - has gotten 10 out of 12 MOA's from the nonprofits who were granted. Starting to cut checks to get the money paid out! Rep McCabe - looking into CAP funds and it did not get fully funded in the budget (did not provide a %).
- e. Technology Committee - big, beautiful new TV at the library that we're very excited about! Working on getting the OWL setup, having reverb issues so we'll work out the kinks!
- f. Paddle and Racket Committee - Brad Hughes - haven't met in a couple months - stuck without the land use permit. At MSB Assembly budget, Bernier pushed to fund it but the Assembly did not include the Paddle court in the budget.
- g. Skatepark Committee - Krister Bowman - meeting where they went to the site and removed old ramps, cleaned up leaves, new signage will go up soon. Unlikely anything will be built this year, but are still in the running for the Mat Su Health Foundation Grant. New funding goal of 30%, if can raise 30% of the amount of the Health Foundation Grant then there will be more grant opportunities (Rasmuson, etc.). EVENTS: June 7th., 11 am- 4 pm Yard Sale at Talkeetna Gear Shop , some proceeds to benefit the Skatepark and a Community Skate Invite with Potluck, June 22, 11:00 a.m. at skatepark site (or hockey site)
- h. AK Long Trail Working Group - Ruth Wood/Jon Korta - Met in May, there were concerns about how the trail will navigate from Hatcher Pass to Talkeetna. Discussion that the routing is a little problematic and there are more voices to be heard (known heavy trail users, broader area folks (Sunshine, Caswell, etc.). Other concerns include: topography (lots of wetlands), resource management (who builds it, what agency will manage the trail/land it crosses), who enforces it if non-motorized, how will emergency services access, will it impact an already infrastructurally overloaded community (Talkeetna). TKA members of the working group encouraged the organizers to broaden the information on the project as

community council updates don't reach all ears in the community. Rep. McCabe said the designation the group is pursuing would make it a Scenic Trail which is \$2500/mile per year to maintain (trail maintenance as well as human waste, litter, etc). National Scenic Historic Trail Designation will prevent motorized travel along *or* across the trail. For example, the Scenic Historic Iditarod trail - loggers can't even get a permit to clean up dead spruce across the trail - no snowmachines, no ATVs, no motorcycles, nothing motorized can even cross over the trail. McCabe urges citizens to think about trail usage and the impacts of this before pursuing it.

June 15th is deadline to become a part of this advisory committee, Contact: mariyam.medovaya@alaska-trails.org

15. Unfinished Business

16. New Business

17. Board Comments

Brad - Thank you all for being here.

Krister - Thank you for accommodating the time/distance (is in Fiji) difference!

Jodi - Have a fun and safe June, summer is here! Thanks Leddy for taking notes ;)

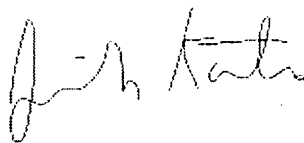
Leddy - Thank you to those that came out, for an agenda with no items we sure had some great discussions. Thank you again to everyone for being involved!

Jon - We have a schedule where each board member tunes into MSB meetings, Jon was most recent - they talked about Waterbody Setback Ordinance and sent out a physical packet, a digital one has been requested. Rep. McCabe stated at tonight's Planning Commission pushed it back to August 4th (public hearing). Additionally, KTNA's Su Valley Voice has had a big push towards civic involvement and Talkeetna CC has been rotating our board to send voice memos or in-person meeting with Trisha at Su Valley Voice.

18. Meeting adjourned at 8:22pm.

Next meeting July 7th, 2025 at 7pm at Talkeetna Public Library.

Signed by: Jon Korta, Chair



Date: 7-7-25

Attested to: Kai Leddy, Secretary _____



_____ Date: 7-7-25

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



Talkeetna Community Council, Inc.

A non-profit, community service organization

RECEIVED

JUL 22 2025

CLERK'S OFFICE

July 21, 2025

Re: Waterbody Setback Advisory Board Recommendations

Submitted via email to msb.planning.commission@matsugov.us, leg.com@matsugov.us

Dear MSB Assembly and Planning Commission Members,

The Talkeetna Community Council (TCCI) met on July 7th and voted unanimously to reiterate our support for the work done by the Waterbody Setback Advisory board and the recommendations they are proposing in OR-073. We urge the Planning Commission and the Assembly to support their recommendations.

The waterbody setback issue is an important but complicated issue to sort out, and we appreciate the board's investment of time and effort (over 18 meetings) to educate themselves about the various issues and to thoroughly understand the impacts of the proposed changes. Additionally, the makeup of the board is a diverse group of individuals with a broad range of expertise who were able to bring different perspectives to the conversation, lending to a balanced set of recommendations.

TCCI specifically supports the Board's recommendations to retain the 75ft waterbody setback and to strengthen the borough's ability to monitor and enforce regulations through building permits. Additionally, we support the recommendations to leave vegetative buffers in place (or restore them if necessary), due to the important role vegetation plays in protecting fish and wildlife in our lakes and streams.

We understand that the issue of waterbody setbacks has been a complicated one to sort out, and we appreciate the time and effort the Advisory Board has dedicated to bringing thoughtful solutions to complicated issues, compromising on many of the suggested recommendations. We ask that the Planning Commission and Mat Su Borough Assembly support the recommendations proposed in OR-073.

Regards,

Jonathan Korta

Chair-Talkeetna Community Council

jon@talkeetnacouncil.org

(907) 203-2532

Talkeetna Community Council, Inc.

P.O. Box 608, Talkeetna AK 99676

OR 25-073

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

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BOARD OF SUPERVISORS

Cindy Michaelson, Chair
Randy Newcomb, Vice Chair
Cathi Kramer
Dennis Vau Dell

DISTRICT CHIEF

Tawnya Hightower

Minutes

Regular Meeting
Monday, June 9, 2025 at 6:00 p.m.
Public Safety Building, West Lakes Fires, Station 7-3

I. CALL TO ORDER.

The meeting of the West Lakes Fire Service Area Board of Supervisors was called to order at 6:00 pm by Cindy Michaelson on June 9, 2025

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance

III. ROLL CALL AND DETERMINATION OF QUORUM

Board members establish quorum:

West Lakes Fire Service Area Board of Supervisors

Chair: Cindy Michaelson present, **Vice-Chair:** Randy Newcomb absent, **Members:** Cathi Kramer and Dennis Vau Dell present

Present from West Lakes Fire Department

Tawnya Hightower, Chief
Mary Hauge, Admin Assistant

Also Present: Brain Davis, Deputy Director of Fire

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002

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

IV. APPROVAL OF AGENDA

MOTION: Cathi Kramer moved to approve the agenda, no one opposed

VOTE: Motion passed

V. APPROVAL OF MINUTES FROM PREVIOUS MEETING

MOTION: Cathi Kramer moved to approve the minutes as corrected

Dennis Vau Dell 2nd the motion

VOTE: Motion passed

VI. ANNOUNCEMENTS

Horseshoe Firewise is holding a *Band Together* event on June 28th from noon to 4:00 PM. Free food and Concert with "Big Fungus". Educational booths, displays and fire pump training.

VII. CHIEF'S REPORT

Chief's Report – Tawnya Hightower – WLFSA

MAY Calls 78, above average

		Public			
FIRE	Rescue	Service	Alarms	HazMat	Total
35	19	7	16	1	78
45%	24%	8%	21%	1%	

- YTD calls 412
- 45% were Fire calls, 35 fire calls, 6 were structure calls, 3 calls were for West Lakes and 3 calls for Mutual Aid for Central
- domestic water supply at Station 73 had a leak, and weak pressure in the well. The check valve was replaced, and they checked the inside and outside of the pitless casing connection. We have a 6" well casing, 100' deep well and ground water is a 7'. The pump is turning on every minute for 40 seconds and going off for 20 seconds- constantly. We have a 50,000-gallon tank and we can still fill tenders, and the fire suppression system still works. Cost so far is about \$10,000, mostly for excavation. We have that money in our Building

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

Maintenance budget. O&M is monitoring the situation. I will keep you updated on the progress.

TRAINING:

- FFII class is complete
- Boat operations refresher class, boat is on Big Lake for the summer
- Training on fire attack
- June 14th is the annual Big Lake Lion's Mud Volleyball. We fill the pits with 40,000 gallons of water in about 2.5 hours.

COMMUNITY RISK REDUCTION:

- Wildfire Preparedness
- In May we installed 16 Smoke Alarms, 6 CO Alarms and 8 Address Signs
- Meadow Lakes Elementary Career Night
- Spring Home Show
- May 5th - Sitze Road Prescribed Fire. This is an exercise we do with Forestry. We invite Central Mat Su. They burned about 5 acres that was used as agricultural fields. This gives Forestry, West lakes, and other firefighters training time. It reduces the fuel load in the area, and we also use it to communicate to neighbors about the dangers of wildfires.
- May 3rd - Wildfire Preparedness Day, 250 people in attendance
- May 10th - Chipping day. We had 9 loads, this is a good interaction with Forestry. We talked to people about Wildfire Preparedness.

APPARATUS UPDATES:

- Our new Pumper Tender is being built at the plant in Sioux Falls, Chief Fairchild, Chief Carnahan, and Mechanic Bill Henderson went down for the final inspection and did all the testing with the truck. If anything doesn't pass they fix it right there at the plant before it is shipped. We don't have a ship date yet.
- We order pumper/tenders because they hold more water. But an engine can carry more tools and more people.
- Our new Engine from Central holds 750 gallons of water but will carry rescue tools and it's 4WD and can access more areas. It is good for a Forestry calls and also has a bumper turret and pump and roll capabilities.
- Questions were asked and answered regarding the placement of different apparatus.
- The next to retire is Engine 73 Laverne, which doesn't have ABS brakes.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

- Removing the older apparatus that have maintenance issues and can't get parts for, no foam capabilities and no ABS brakes.
- Director Brian Davis added that trucks over 40 years old need to get out of the fleet. The goal is 20-year front line service and if it makes sense maintenance wise then 10 years of reserve status for the other stations. Criteria on mileage, hours and conditions must be met and if no antilock brakes they will not be in service

VIII. UNFINISHED BUSINESS

- None

IX. NEW BUSINESS

- Cindy Michaelson asked at the last meeting about the years and dates of our tenders and engines. A list was put together to show the locations and year of manufacture of the apparatus.

X. PERSONS TO BE HEARD

- Deputy Director Brian Davis:
 - FY26 budget passed
 - CIP's operating budget passed, included in that was the first half payment for Station 79.
 - We are actively pursuing grants to help keep costs down.
 - The grant for cameras is done and installed. All DES facilities now have security cameras, including parts to retrofit West Lakes and upgrade their camera system to match the rest.
 - Generators, West Lakes wasn't a beneficiary of that grant, but we are finishing out our Generator grant to get generators out at all stations.
 - Two smaller grants were applied for additional Fire Extinguisher training equipment that would be available in the Borough to spread around at Wildland Preparedness days and other events.
 - I put in a grant through the Leary foundation for some new natural gas detectors. They allow you to check for a flammable range from up to 100 feet away including through glass.
 - The new data management system, Image Trend is up and working.
 - Our Firewise surveys are getting lots of interest, they are available on the website.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

- FY26 under Rescue, we are working at replacing old borough Rescue vehicles one or two at a time over the next few years. West Lakes will get the next one that will show up this year. We cycle the others by age.
- We received a CIP for about \$190,000 to replace all of our road rescue equipment to include ATV's, snowmachines and anything over 10-12 years old. Thank you to the Borough Manager and Assembly for supporting this.
- We did fairly well this budget with things that will really aid supporting the departments and providing the services out to those residents.

XI. ADJOURNMENT MOTION

Dennis Vau Dell 1st motion to adjourn

Cathi Kramer 2nd the motion to adjourn

VOTE: Motion passed unanimously. Meeting adjourned at 6:00 pm



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

ATTEST:


Mary Hauge – Administrative Assistant

Minutes approved on 7/15/2025

WEST LAKES FIRE SERVICE AREA

Board of Supervisors

P.O. Box 520869, Big Lake, Alaska 99652-0869



BOARD OF SUPERVISORS

Cindy Michaelson, Chair
Randy Newcomb, Vice Chair
Cathi Kramer
Dennis Vau Dell
Vacant

DISTRICT CHIEF

Tawnya Hightower

AGENDA

Public Safety Building Station 73
10073 W. Parks Hwy, Wasilla, Alaska

Regular MEETING: WLFD

6:00 P.M.

Monday, June 9, 2025

- I. CALL TO ORDER by Cindy Michaelson, Chair
- II. ROLL CALL / DETERMINATION OF QUORUM
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES OF PREVIOUS MEETING
- VI. ANNOUNCEMENTS
- VII. CHIEF'S REPORT
 - A. District 2 Chief's Report – Tawnya Hightower
 - B. Update/Status report on Equipment.
 - C. Budget Update
- VIII. UNFINISHED BUSINESS
 - A.
- IX. NEW BUSINESS
 - A. Review of WLFD Apparatus location and age
- X. PERSONS TO BE HEARD
 - A.
 - B.
- XI. ADJOURNMENT

Next Meeting: Regular Meeting @ West Lakes
Date: July 14, 2025
Time: 6:00 P.M.
Location: Station 7-3