

MAY 29 2024

CLERKS OFFICE

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 22, 2024, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:31 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **KNIK HEIGHTS 2024**: The request is to create three lots from Knik Heights Subdivision Lot 2 Block 3, Plat No. 2003-117, to be known as **KNIK HEIGHTS 2024**, containing 5.003 acres +/- . The parcel is located west of S. Knik Goose Bay Road, north of S. Knik Knack Mud Shack Road, and south of W. Sanderling Drive (Tax ID# 5411B03L002); within the SW 1/4 of Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5. (Petitioner/Owner: Viktor Mikhaylovich Polevoy & Zhanna Ivanovna Polevaya, Staff: Natasha Heindel, Case #2024-059)

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

Ms. Kayla Kinneen provided the mailing report.

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

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

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

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

The petitioner's representative, Dayna Rumfelt spoke.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 7 findings of fact.

- B. **ASHERS GATE RSB L1&2**: The request is to create two lots from Lots 1 & 2, Asher's Gate, Plat No. 2022-126 to be known as **LOTS 1A & 2A**, containing 30.00 acres +/- . The property is located north of E. Greenery Court, west of S. Sojourners Circle, and directly south of E. Caswell Lakes Road (Tax ID # 8325000L001 / L002); within the NE ¼ Section 13, Township 22 North, Range 04 West, Seward Meridian, Alaska. In the Susitna

Cm

Community Council and in Assembly District #7. (*Petitioner/Owner: Robert & Laura Jo Zavas, Staff: Matthew Goddard, Case #2024-060*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 16 public hearing notices were mailed out on April 30, 2024.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:37 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist

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MAY 29 2024
CLERKS OFFICE

Date of Meeting: April 10, 2024
Meeting Location: Council Building,
Zoom
Website: chickalooncc.com
Email: info@chickalooncc.com
Prepared By: Cassie Johnson

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : April 10, 2024

Officers: Kalee Bowen (Chair), Angye Leavitt (Vice-Chair) John J Vessey (Member at Large), Janie Vessey (Treasurer), and Cassie Johnson (Secretary)

Meeting called to order at: 7:02

Zoom link ID: 85781615171

Pledge of Allegiance: Sheryl

Approval of Agenda as posted: 1st by John, 2nd by Connie

Review Minutes from Last Meeting (3/13/24): Read by Cassie

Approval of minutes: 1st Lil, 2nd by Sheryl

Announcements and Guest Speakers:

CVTC Officer Stewlew: Nothing new for crime to report. Kalee elaborated that Donna is open to setting up an informational meeting, as well as a meeting with the troopers to discuss staffing shortages and wanting to work with the Chickaloon Police Dept.

Reports and Correspondence:

Treasurer's Report: Janie

Road Service Area (RSA 31): No update

Community Assistance Program (CAP): No update

Fire Department: Kalee spoke with Wesley and he said that burn permits are active as of April 1st. They are available at the post office.

Old Business:

Website update: Phasing out sending emails by the next meeting. We are also still working out small issues with the website as they arise and appreciate everyone's patience.

Water Treatment Update: Mailed water sample has been sent in and received. Results are not back yet, but will be sent to Better Water Alaska so we can get a quote for a new/continued system. John J was not able to get in touch with 907 Water (installed our current partial system). Better Water Alaska will try to use as much of the equipment that we currently have to help us cut costs as much as possible.

Installing gas-lines and required venting update: We have a bid from Klebs for installing new customer supplied vent microwave combo, new venting, new wall cap, new customer supply kitchen faucet, new ½ inch gas line to oven range, new port to gas flex, new strut and strut clamp and to inspect gas line for leaks. \$3968.03 for bid. Microwave/hood vent combo \$255.23. We would plan to donate the two current microwaves that we have. Stephen asked about the propane line install and if it would go outside and if we need to have a tank installed. We will receive quotes for the propane package and then send everything to the community for a vote.

Kendra gave an update about the MSB Fish and Wildlife Commission and Alaska Board of Fisheries. Please refer to <https://matsugov.us/boards/fishcommission> or the "It Takes Fish to Make Fish" booklet for a full breakdown of information.

New Business:

Community Clean Up: Volunteers needed to help run sign up sheets and organization of clean up. Lil volunteered to help with the sign up sheet, which will be at the post office. Need volunteer/s willing to take trash from the community council building to dump with a trailer. Clean up is the whole month of May. End of pickup date: May 31st, BBQ: June 2nd 2-4, Sign up sheet for food at the PO.

Attendees: Hugh Keogh, Charlie and Lil Defriest, Connie Koekkoek, Mike and Sheryl Ferrall, John Vessey, Deven Stewlew, Kendra Zamzow

Zoom: Stephen Heckle, Kyle Culver

Meeting adjourned: 7:38pm 1st by Lil, 2nd by Connie

Status: **Approved**

President: Kalee Bowen

Secretary: Cassaundra Johnson

[Attached Documents](#)

NOTE: ALL MEETINGS ARE HELD AT THE CHICKALOON COMMUNITY CENTER ON THE 2ND WEDNESDAY OF THE MONTH AT 7:00 PM; LOCATED AT MILE 76 GLENN HWY, CHICKALOON, AK. 99674. ANYONE WISHING TO SPEAK OR HAVE A ITEM PUT ON THE AGENDA NEEDS TO CONTACT THE COUNCIL BY EMAIL: INFO@CHICKALOONCC.COM OR MAIL TO: PO BOX 1145, CHICKALOON, AK. 99674-1145. ALL MUST BE RECEIVED TWO WEEKS PRIOR TO THE MEETING. This deadline complies with the Mat-Su Borough Clerk's Office advertising requirements.

**MATANUSKA-SUSITNA BOROUGH
Historical Preservation Commission Minutes**

RECEIVED
MAY 29 2024
CLERKS OFFICE

Edna DeVries, Mayor

Andrew Schweisthal
Kevin Toothaker
Bert Verrall
Fran Seager-Boss
Janet Kincaid
Angela Wade
Vivian Smith

Gerrit Verbeek – Staff
Maria Lewis – Guest



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Fred Wagner, Platting Officer

**February 8, 2024
REGULAR MEETING
Wasilla Museum
6:00 p.m.**

Note: Prior to the beginning of the meeting Bert Verrall informed the HPC that member Janet Kincaid had been injured in a large pile-up accident on the Glenn Highway in January. HPC members attending in-person signed a Get Well card provided by Bert.

I. CALL TO ORDER

The former Chairperson, Jake Anders, was not reappointed to the HPC. In the absence of a seated Chair, Bert Verrall offered to serve as Chairperson Pro Tem.

Meeting called to order at 6:06 pm

II. ROLL CALL – DETERMINATION OF QUORUM

Members Present: Kevin Toothaker
Bert Verrall
Fran Seager-Boss
Angela Wade
Vivian Smith

Guest: Maria Lewis, OHA

III. APPROVAL OF AGENDA

Motion: Kevin Toothaker made a motion to approve the agenda, second Angie Wade

Vote: All in favor

IV. *PLACEHOLDER – OPENING CEREMONIES*

V. APPROVAL OF MINUTES

Bert Verrall noted a missing word in Item 10-A in the December 2023 minutes as drafted.

Motion: Angie Wade made a motion to approve the December 2023 minutes with the correction, second Vivian Smith.

Vote: All in favor

VI. AUDIENCE PARTICIPATION

No guests chose to speak

VII. HISTORICAL SOCIETY/MUSEUM UPDATES

There were no Historical Society/museum updates

VIII. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Historic Preservation Plan Phase II Update

Gerrit Verbeek noted that a first draft of the Historical Themes was circulated to the HPC for feedback on 12/11/23. No feedback from HPC members had been received.

Gerrit noted that DOWL was working on a Legal Framework and the MSB was working on a Demographics section, finalizing goals and objectives, and conducting public outreach.

IX. NEW BUSINESS

A. Chair and Vice Chair Elections

No members volunteer to be Chairperson. Kevin Toothaker volunteers to be Vice Chair. Janet Kincaid and Andrew Schweisthal are absent, Angie Wade is attending remotely and the in-person attendees are struggling with a low audio volume.

Motion: Bert Verrall moves to table Chairperson elections until the May meeting, second Angie Wade

Vote: All in favor

B. Question-and-Answer Session with Maria Lewis, OHA, Regarding Interpretive Signs Funded by CLG Grants

Maria Lewis answers open questions from HPC members. A CLG grant for interpretive signs is limited to existing National Register-listed sites. Signs may be placed on both private and public property, with responsibilities for upkeep to be decided as part of the scope of the project. Sign text must reference NPS funding.

Kevin Toothaker expresses desire to share more indigenous knowledge. Bert Verrall wonders if the project could be postponed while a National Register nomination is completed for a site related primarily to Dene heritage. Fran estimates the process takes 2 years to submit a National Register application. HPC members discuss the feasibility of switching the grant scope to a National Register nomination. Maria Lewis indicates OHA support for that kind of scope change.

HPC members note that Talkeetna is installing interpretive signs. Fran suggests meeting with the Community Council to develop design guidelines.

C. Discussion of Priorities and Agenda Structure for 2024

The Stakeholder Survey provided to cultural preservation organizations was included in the packet. HPC members were invited to complete the survey from the perspective of the HPC. Staff would summarize all responses into a representative document.

D. Discussion About Selecting a National Register Nomination Project

HPC members are enthusiastic about pursuing a National Heritage Area. Fran notes that the 2015 application submitted the Matanuska and Susitna Valleys as A Place to Call Home. Bert Verrall wondered if another entity can submit the application and run the program. Fran: maybe, but the application would be a heavy lift for the organization and no staff is provided during the application phase. Once established, NHA's are often administered by non-profits and a portion of federal funding is available for staffing costs. Universities can be involved, and have been elsewhere e.g. in farmland-themed NHAs in Idaho.

X. MEMBER COMMENTS

Fran thanks the Wasilla Museum for hosting, and Maria Lewis for attending.

Bert commits to researching examples of interpretive signs.

Maria suggests that the City of Seward completed an excellent walking tour (with National Heritage Area funding through the Kenai Mountains – Turnagain Arm NHA) and Ketchikan also has great signage.

Fran suggests Wasilla Park and Matanuska Park.

XI. NEXT MEETING DATE:

A. Next Regular Meeting: May 9th, 2024 – 6:00 pm

XII. ADJOURNMENT

Fran Seager-Boss made a motion to adjourn, second Angie Wade.
Meeting adjourned at 7:06 pm

Bert Verrall Date 5/28/24
Chair (vacant)

Gerrit Verbeek 5/16/2024
Gerrit Verbeek, Planner II Date

South Lakes Community Council
SPECIAL CALLED BOARD MEETING MINUTES
Crumbly Bakery
4931 E. Mayflower LN
Wasilla, AK 99654

RECEIVED
MAY 31 2024
CLERKS OFFICE

TYPE OF MEETING: Special Board TIME: 7:00PM DATE: 05/15/2024

- I. CALL TO ORDER- Johnny Furlong 7:11PM
- II. ROLL CALL
 - A. Chair- Johnny Furlong (Present)
 - B. Vice Chair- Dan Kennedy (Present)
 - C. Secretary- Genevieve Owens (Present)
 - D. Treasurer- Susanna Biederman (Present)
 - E. At-Large- Lance Nielson (Absent)
 - F. At-Large- Lacey Furlong (Present via Zoom)
 - G. At-Large- Terry Ann Roth (Present via Zoom)
- III. APPROVAL OF AGENDA
 - A. SLCC BYLAWS
 - Motion to approve agenda put forward by Dan Kennedy and second by Susanna Biederman. No discussion. Motion to approve agenda passed with none opposed.
- IV. PLEDGE OF ALLEGIANCE
 - All in attendance participated
- V. PUBLIC COMMENT (Three (3) minutes each person)
 - No public comment
- VI. NEW BUSINESS
 - A. SLCC BYLAWS
 - Proposed amendments:

ARTICLE III MEMBERSHIP

- 2) Membership: Residents can become Members and obtain rights through a simple registration process and pay annual dues of Ten dollars (\$10.00).

Motion to amend ARTICLE III MEMBERSHIP 2) Membership, put forward by Johnny Furlong and second by Dan Kennedy. No discussion. Motion to amend ARTICLE III MEMBERSHIP 2) Membership passed with none opposed.

ARTICLE VII MEETINGS AND WORK SESSIONS

- 1) Powers and Meeting Requirements: SLCC meetings are governed by the Alaska Open Meetings Act, which requires public openness and notice. Robert's Rules of Order shall guide meeting conduct, with a quorum defined for Committee meetings. All Meetings are open to the public and are to be posted at least fourteen (14) days before the meeting date on the official Matsu Borough website but are not restricted to only to this site.

<https://matsugov.us/boards/south-lakes-community-council>

Motion to amend ARTICLE VII MEETINGS AND WORK SESSIONS 1) Powers and Meeting Requirements, put forward by Genevieve Owens and second by Dan Kennedy. No discussion. Motion to amend ARTICLE VII MEETINGS AND WORK SESSIONS 1) Powers and Meeting Requirements passed with none opposed.

ARTICLE VII: MEETINGS AND WORK SESSIONS

2) South Lakes Community Council Board Live Stream and Recording:

f) Technical Support:

- i) The SLCC Board will provide technical support for live streaming and recording services on the SLCC-managed website.**

Motion to amend ARTICLE VII: MEETINGS AND WORK SESSIONS 2) South Lakes Community Council Board Live Stream and Recording, f) Technical Support, i), put forward by Johnny Furlong and second by Dan Kennedy. No discussion. Motion to amend ARTICLE VII: MEETINGS AND WORK SESSIONS 2) South Lakes Community Council Board Live Stream and Recording, f) Technical Support, i), passed with none opposed.

ARTICLE VII: MEETINGS AND WORK SESSIONS

6) Board Meetings:

- 4. No SLCC official actions or passing of agenda items shall be taken by any board or committee members without a quorum and minutes taken.**

Motion to amend ARTICLE VII: MEETINGS AND WORK SESSIONS, 6) Board Meetings, 4., put forward by Genevieve Owens and second by Dan Kennedy. No discussion. Motion to amend ARTICLE VII: MEETINGS AND WORK SESSIONS, 6) Board Meetings, 4., passed with none opposed.

ARTICLE IX: BOARD MEMBERS

- 3) Selection of Board Members: The election of Board members shall take place at a general membership meeting in the fourth quarter, between October and December.**

Motion to amend ARTICLE IX: BOARD MEMBERS, 3), put forward by Johnny Furlong and second by Dan Kennedy. No discussion. Motion to amend ARTICLE IX: BOARD MEMBERS, 3), passed with none opposed.

ARTICLE IX: BOARD MEMBERS

- 8) Vacancies due to relocation or loss of membership status are filled by Membership approval after interim appointments by the Chair. Chair vacancies prompt an immediate Board restructuring. Within ninety (90) days, a new board member shall be elected for the remainder of the vacated member's term.**

Motion to amend ARTICLE IX: BOARD MEMBERS, 8), put forward by Johnny Furlong and second by Dan Kennedy. No discussion. Motion to amend ARTICLE IX: BOARD MEMBERS, 8), passed with none opposed.

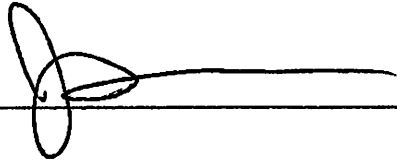
ARTICLE XI: FINANCES

g) A budget for the upcoming calendar year shall be drafted thirty (30) days prior to the fourth quarter Board meeting to approve the budget by a majority vote of the Board.

Motion to amend ARTICLE IX: FINANCES, g), put forward by Johnny Furlong and second by Susanna Biederman. No discussion. Motion to amend ARTICLE IX: FINANCES, g), passed with none opposed.

VII. ADJOURNMENT- Johnny Furlong 8:29PM

Johnny Furlong
Chairman, SLCC



Date 5.27.24

Attested by
Genevieve Owens
Secretary, SLCC



Date 5/27/24

South Lakes Community Council
SPECIAL CALLED BOARD MEETING MINUTES
5000 E. Shennum Dr.
Wasilla, AK 99645

RECEIVED
MAY 31 2024
CLERKS OFFICE

TYPE OF MEETING: Special Board TIME: 12:00PM DATE: 05/18/2024

- I. CALL TO ORDER- Chairman Johnny Furlong 12:09pm
- II. ROLL CALL
 - A. Chair- Johnny Furlong (Present)
 - B. Vice-Chair- Dan Kennedy (Present)
 - C. Secretary- Genevieve Owens (Present)
 - D. Treasurer- Susanna Biederman (Present)
 - E. At-Large – Lance Nielson (absent)
 - F. At-Large – Lacey Furlong (absent)
 - G. At-Large – Terry Ann Roth (Present)
- III. APPROVAL OF AGENDA
 - A. SLCC BYLAWS

Motion to approve agenda put forward by Johnny Furlong and second by Dan Kennedy. No discussion. Motion to approve agenda passed with none opposed.
- IV. PLEDGE OF ALLEGIANCE
- Not performed at this meeting
- V. PUBLIC COMMENT (Three (3) minutes each person)
- No public comments
- VI. NEW BUSINESS
 - A. SLCC BYLAWS

Proposed amendments:

Article III: MEMBERSHIP

 - 2) Membership: Residents can become Members and obtain rights through a simple registration process and pay annual dues of ten (\$10.00) dollars.

Article IX: BOARD MEMBERS

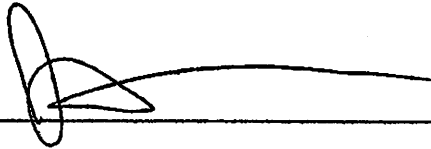
 - 4) Nominations: The Board shall appoint a Nominating Committee by the September Membership meeting and present nominees for vote in the fourth quarter Membership meeting between October and December. Floor nominations are permitted with the nominee's consent.
 - 10) Complaints and Disciplinary Actions
 - f) If removed, the Board member shall return all legal documents, passwords, and property belonging to the community council, including any keys.
 - 11) Board Role and Responsibilities
 - f) Treasurer
 - vi) Upon expiration of their term, they shall turn over all documents, passwords, and records to their successor. Within sixty (60) days after the expiry of their term, the current Treasurer, new Treasurer, and two (2) appointed Board members must review accounting. After the review is completed, the results will be presented to the Membership at the next meeting.

CM

Motion put forward to approve proposed amendments of the SLCC bylaws by Johnny Furlong and seconded by Genevieve Owens. No discussion. Motion to approve proposed amendments of SLCC bylaws passed with none opposed.

VII. ADJOURNMENT- Johnny Furlong 12:21pm

Johnny Furlong
Chairman, SLCC



Date: 5-27-24

Attested by
Genevieve Owens
Secretary, SLCC



Date: 5/27/24

**WATERBODY SETBACK ADVISORY BOARD
MINUTES**

RECEIVED
JUN 05 2024
CLERKS OFFICE

REGULAR MEETING

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

The Regular meeting for the Waterbody Setback Advisory Board was held on Tuesday, April 23, 2024, at 350 E. Dahlia Avenue, Palmer, Alaska. Chairman Bill Kendig called the meeting to order at 6:00 p.m.

Members Present: 8 - Bill Kendig, CJ Koan, Kendra Zamzow, Matthew LaCroix, Bill Klebasadel, Bill Haller, Carl Brent, and Jeanette Perdue

Members Absent/Excused: 1 - Tim Alley

II. APPROVAL OF AGENDA

The agenda was approved as presented without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chair CJ Koan.

IV. APPROVAL OF MINUTES: Minutes from March 26 approved without objection

V. AUDIENCE PARTICIPATION

No one in the audience chose to speak.

VI. ITEMS OF BUSINESS

A. Draft Ordinance

Alex Strawn read through Matthew LaCroix's suggested changes to the ordinance for the group. Members discussed their thoughts on each change. They will go through it more at the next meeting now that they have discussed the suggested changes and vote Yes or No to changes.

cm


VII. BOARD MEMBER COMMENTS

Board members would like a different lender to come to the next meeting to answer some questions. They would also like to hear from a title company.

Everyone Thanks Matthew LaCroix for the hard work he put into his suggested changes.

VIII. ADJOURNMENT

The meeting adjourned at 7:44 p.m.


for BILL KENDIG, Chair

ATTEST:


LACIE OLIVIERI, Clerk

Minutes Approved: May 22, 2024