



MATANUSKA-SUSITNA BOROUGH

Aviation Advisory Board

Roger Anderson – Land Development Community
David Palmer – Pilots, Airport Owners, Private Airports
Vacant – Pilots, Airport Owners, Private Airports
Jim Kelley – Pilots, Airport Owners, Private Airports
Bernie Willis – Resident within One Mile Airport

RECEIVED

MAY 24 2021

CLERKS OFFICE

Minutes

Date: March 4, 2021
5:00 pm – 7:00 pm

Location: MSB Assembly Chambers
350 E Dahlia Ave, Palmer, AK 99645

Remote Participation:

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 907-290-7880,,338930941#](#) United States, Anchorage

Phone Conference ID: 338 930 941#

I. CALL TO ORDER

Ms. Sollien called the meeting to order at 5:18 pm

II. ROLL CALL – DETERMINATION OF QUORUM

Members present: Mr. Palmer, Mr. Kelly, Mr. Anderson and Mr. Willis

Staff present: Mr. George Hays, Deputy Borough Manager, Ms. Sollien, Planning Services Division Manager, Ms. Anderson, Planner II, Hugh Leslie, Recreation and Library Services Division Manager and Alex Strawn, Planning and Land Use Department Director

Guest Speakers present: Mr. David Lundin and Ms. Heather Campfield, both of HDL Engineering Consultants, LLC; Mr. Frank Kelly, Airport Superintendent, City of Palmer

III. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Motion: Mr. Kelly moved to nominate Mr. Palmer as Chairperson, Board 2nd. All in favor.

Motion: Mr. Anderson moved to nominate Mr. Kelly as Vice Chairperson, Mr. Willis, 2nd. All in favor.

IV. APPROVAL OF AGENDA

Motion: Mr. Kelly moved to approve the agenda of March 4, 2021, Mr. Palmer, 2nd. All in favor.

V. MINUTES OF PRECEDING MEETING

a. July 22, 2020

Motion: Mr. Kelly moved to accept the minutes of July 22, 2020 as written, Mr. Willis, 2nd. All in favor.

VI. PLEDGE OF ALLEGIANCE

a. Lead by Mr. Kelly

VII. AUDIENCE PARTICIPATION – 3 minutes ea.

None

VIII. CORRESPONDENCE

a. Parks, Recreation and Trails Advisory Board – Resolution 19-06

b. Palmer Airport Presentation – HDL

Mr. Lundin and Ms. Campfield provided a detailed presentation on the proposed expansion of the Palmer Airport runway. Mr. Lundin explained the issues regarding the runway protection zone and potential conflicts with the Matanuska River Park Campground. Specifically the need to cut trees in the park. HDL is currently collecting stakeholder comments on this issue and urged the AAB to submit their comments by April 4th. Board discussion produced the conclusion that additional information would be required about impacts to the Park and evidence of specific safety issues at the airport and to its users. The Board agreed to send comments via Ms. Anderson by March 22, 2021.

IX. NEW BUSINESS

a. Palmer Municipal Airport expanded aviation easement – alternative solutions

X. UNFINISHED BUSINESS

None

XI. MEMBER COMMENTS

None

XII. NEXT MEETING

a. March 15, 2021 5:00 pm – 7:00 pm Assembly Chambers - CANCELLED

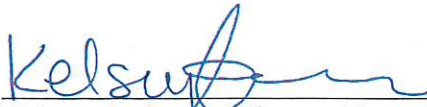
A regular meeting will be scheduled for mid-June.

XIII. ADJOURNMENT

Meeting adjourned at 7:10 pm



David Palmer, Chairperson



Kelsey Anderson, Planner II

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chair Terry Nicodemus for the purpose of conducting an appeal hearing.

Board members present and establishing a quorum were:

Mr. Terry Nicodemus
Ms. Claudia Roberts
Mr. Larry Schmidt
Ms. Tina Crawford

Staff in attendance were:

Ms. Brenda J. Henry, Assistant Borough Clerk
Mr. John Aschenbrenner, Deputy Borough Attorney

II. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

GENERAL CONSENT: There was no objection to the agenda as presented.

III. APPROVAL OF MINUTES

A. March 22, 2021

Vice Chair Roberts queried if there were any changes to the minutes.

GENERAL CONSENT: There were no changes to the minutes as presented.

IV. ITEMS OF BUSINESS

A. Hearing to Take Up the Borough's Petition for Reconsideration of the final decision for BOAA Case No. 21-01, Appeal the Approval of the New Hope Estates Master Plan, Patricia Sikes, Appellant

1. John Aschenbrenner, Deputy Borough Attorney (15 minutes)

Mr. Aschenbrenner providing his testimony in support of reconsideration.

Chair Nicodemus asked questions of Mr. Aschenbrenner.

2. Patricia Sikes, Appellant (15 minutes)

Ms. Patricia Sikes provided her testimony in support of reconsideration.

There were no questions asked of Ms. Sikes.

V. ADJUDICATORY SESSION

MOTION: Mr. Schmidt moved to enter into adjudicatory session.

VOTE: There was no objection noted and the Board entered into adjudicatory session at 10:23 a.m.

MOTION: Mr. Schmidt moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 11 a.m.

Chair Nicodemus requested that Ms. Henry read the draft of the reconsideration order into the record.

Ms. Henry read the draft reconsideration order into the record.

MOTION: Mr. Schmidt moved to approve the order granting reconsideration and setting a hearing and briefing schedule.

VOTE: The motion passed without objection.

Ms. Sikes advised that she was out of town on May 7, 2021, which is the date is proposed for the rehearing.

MOTION: Mr. Schmidt moved to strike the date of May 7, 2021, in the reconsideration order and to have the Clerk determine a date all parties are available and to issue a notice of hearing and briefing schedule.

VOTE: There was no objection noted.

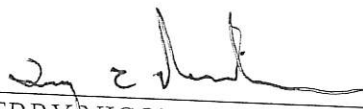
VI. BOARD COMMENTS

There were no comments provided.

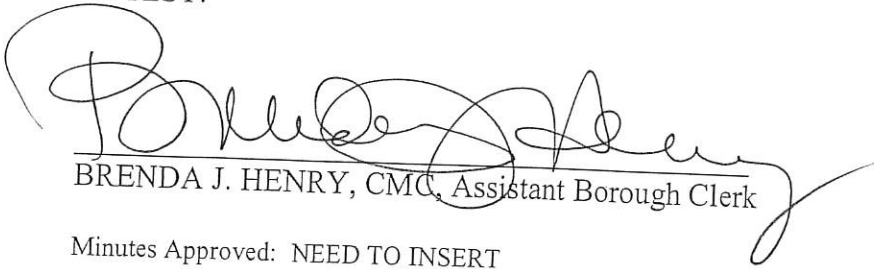
VII. ADJOURNMENT

The meeting adjourned at 11:08 a.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, BOAA Chairperson

ATTEST:



BREND A J. HENRY, CMC, Assistant Borough Clerk

Minutes Approved: NEED TO INSERT

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chair Terry Nicodemus for the purpose of conducting an appeal hearing.

Board members present and establishing a quorum were:

Mr. Terry Nicodemus

Mr. Jesse Rongitsch

Ms. Tina Crawford

Staff in attendance were:

Ms. Brenda J. Henry, Assistant Borough Clerk

Ms. Shannon Bodolay, Assistant Borough Attorney

Mr. Mark Whisenhunt, Planner II

II. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

GENERAL CONSENT: There was no objection to the agenda as presented.

III. APPROVAL OF MINUTES

There were no minutes to approve.

IV. ITEMS OF BUSINESS

- A. Appeal Hearing - BOAA Case No. 21-03, Appealing the Hours of Operation for a Marijuana Retail Facility Located at West Machen Road, Permit No. 176020200012, Kerby Coman, Appellant
 - 1. Borough Staff *(10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker.)*
 - a. Mark Whisenhunt

Mr. Whisenhunt presented the decision below and set forth the evidence and rationale of the decision maker.

No questions were asked of Mr. Whisenhunt.

- 2. Appellant *(15 minutes)*
 - a. Kerby Coman

Mr. Coman set forth his points on appeal.

There were no questions asked of Mr. Coman.

3. Borough Attorney (*15 minutes*)
 - a. Shannon Bodolay, Assistant Borough Attorney

Ms. Bodolay testified to the Borough's position on the appeal.

Ms. Crawford asked questions of Ms. Bodolay.

Mr. Nicodemus asked questions of Ms. Bodolay and Mr. Whisenhunt.

4. Interested Parties (*5 Minutes Each*)
 - a. No Interested Parties

There were no interested parties to testify.

5. Appellant For Rebuttal (*5 minutes*)
 - a. Kerby Coman, Appellant

Mr. Coman provided his rebuttal.

Mr. Nicodemus asked questions of Mr. Coman.

V. ADJUDICATORY SESSION

MOTION: Ms. Crawford moved to enter into adjudicatory session.

VOTE: There was no objection noted and the Board entered into adjudicatory session at 10:16 a.m.

MOTION: Ms. Crawford moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 11:30 a.m.

Chair Nicodemus requested that Ms. Henry read the draft of final decision into the record.

Ms. Henry read the draft reconsideration order into the record. Advised that there are findings and conclusions, but that the BOAA does not request that she read all of that into the record.

MOTION: Ms. Crawford moved to approve the final decision as read into the record by the Clerk

VOTE: The motion passed without objection.

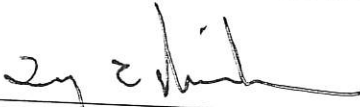
VI. BOARD COMMENTS

There were no comments provided.

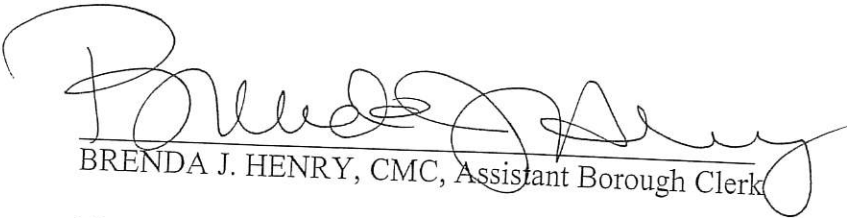
VII. ADJOURNMENT

The meeting adjourned at 11:32 a.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, BOAA Chairperson

ATTEST:


BRENDA J. HENRY, CMC, Assistant Borough Clerk

Minutes Approved: NEED TO INSERT

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS

IN RE:)
)
Appeal of the Approval of the)
New Hope Estates Master Plan)
)
Patricia Sikes,) BOAA Case No. 21-01
Appellant)
)
_____)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION ON RECONSIDERATION

Pursuant to MSB 15.39.240(D)(1), the BOAA granted the Borough's petition for reconsideration in the captioned case. The BOAA's decision issued on May 27, 2021, on reconsideration, is the final decision. This decision may be appealed to Superior Court within 30 days of the date of this decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part VI.

FINDINGS

1. The appeal in the captioned case was filed in a timely manner.
2. On March 12, 2021, the Borough Attorney's Office moved for reconsideration of the final decision as issued by the BOAA on March 8, 2021. The request for reconsideration was filed in a timely manner and the required fee was received.
3. On March 12, 2021, the appellant responded with responses and reconsideration questions of her own and a hearing was set for the BOAA to take up the issue of reconsideration.

4. On April 9, 2021, the BOAA voted unanimously to reconsider their final decision as issued on March 8, 2021, and a rehearing was scheduled for May 27, 2021, at which the following findings and conclusions were crafted. Some findings and conclusions are identical to those included in the final decision that was reconsidered.
5. The appellant's points on appeal lists MSB 43.10.050, Action on Application or Appeal. This code section speaks to how the Platting Board takes action. This is not under the purview of the BOAA, but it is worthy to mention that the Platting Board Action Letter is consistent with other letters that the BOAA has seen over many years through the BOAA appeal process.
6. The appellant's points on appeal lists MSB 43.10.055, Conflict of Interest; Ex Parte Contact. This is not under the purview of the BOAA, although it is worthy to mention that the BOAA did not find any evidence of ex parte contact in the record on appeal. The record on appeal indicates that at the public hearing, the Chairperson of the Platting Board queried if any member of the Platting Board received or otherwise engaged in ex parte contact; there were no affirmations received. R. 542-543
7. The appellant alleges that Platting Staff providing comments to the Platting Board is prejudicial. It is common for boards,

commissions, committees, and even the Assembly to rely on Borough staff reports or other draft documents prior to making decisions on the business before them. Staff gathers information as it pertains to an item of business and presents it to boards, commissions, committees, and the Assembly who then make their own decisions. If staff provides a draft, the draft is required to be a working document that conforms to Borough code, not their personal feelings or opinions. Members of boards, commissions, committees, and the Assembly then amend the document how they see fit. Members of boards, commissions, committees, and the Assembly take an oath to uphold Borough code. This is not under the purview of the BOAA however, this is often brought up in BOAA appeals, so it required being addressed.

8. The appellant alleges that Platting Board Member Cottini had something to gain through the approval of the New Hope Estates Master Plan and should not have participated in the discussion for approval due to the fact that he is developing and/or owns property near the appellant's.
9. From the appellant's property on North New Hope Farm Road (accessed from Palmer Fishhook Road) to Mr. Cottini's property on Tex Al Drive (accessed from Wasilla Fishhook Road) there are approximately six road miles (give or take) between

the two locations. The BOAA cannot find that there is anything for Mr. Cottini to gain by participating in review of their master plan. In fact, the Platting Board voted in support of him participating, with only one member opposed. This is not under the purview of the BOAA; however, it is important to speak to that allegation even if not in an official capacity.
R. 542, 543

10. The BOAA does not support disparaging remarks made against members of any board, commission, or committee of the Borough. Members of boards, commissions, or committees are community volunteers who donate their time and expertise to assisting members of the public. The BOAA finds that including such remarks was inappropriate and has no bearing on the appeal.
11. The appellant submitted written arguments post reconsideration, which include "Appellant and Entitlement Applicants. . ." in the title. For purposes of this appeal, the BOAA recognizes that these documents are from the appellant only and do not demonstrate the position of the entitlement applicants even though the documents are titled as such. There is only one appellant for BOAA 21-01 and that is Patricia Sikes.
12. The appellant for this BOAA appeal was a petitioner to the Platting Board along with Merle Sikes and John and Monica

James. For purposes of the original BOAA appeal hearing, the James' were and are, listed as entitlement applicants as they are impacted by this appeal. Merle Sikes has been served with copies of the documents related to this appeal at the same address as the appellant. The record indicates that Merle Sikes is the husband of Patricia Sikes. R. 71

13. Prior to the original appeal hearing, the BOAA was unaware if Merle Sikes, and John and Monica James held the same position as the appellant. At the hearing on March 8, 2021, John and Monica James provided testimony supporting the appellant. Merle Sikes did not attend and did not provide testimony.
14. The preliminary application filed August 22, 2018, included the request to divide Tax Parcel C17 into 8, 5-acre lots and divide Tax Parcels B6 and B7 into 8, 10-acre lots.
15. The appellant revised the original preliminary plat as submitted in January 2020 and withdrew a right-of-way vacation.
16. The Platting Board seated in 1976, granted a variance for Lot 1, Block 1, Hatcher View, Plat 77-7, to be less than 40,000 square feet. In 1985, due to circumstances with the neighboring parcel to the west, the owner requested a revision to this variance to request that the small lot be held in common with southeast 1/4 southwest 1/4 Section 3, to the

south. Background information on this platting action is in the record on appeal R. 445

17. The Platting Board seated at that time agreed with the request and granted variance 85-14. R. 492
18. The petitioners designed that small lot into the southeast 1/4, southwest 1/4, Section 3 as part of this subdivision, ultimately becoming Lot 1, Block 1. This platting action resolved the substandard nature of the small lot by making it a full sized lot with useable septic area and useable building area.
19. The 15 lots within Phase I range in size from 1 acre to 9.9 acres. The remaining lots in Phase II and Phase III range in size from 1.7 acres to 3.4 acres. Each lot has adequate frontage as required by code.
20. The appellant's surveyor provided as-built information on the preliminary plat. The plat shows the petitioners have constructed the majority of the north/south road, labeled North New Hope Farm Road. They also constructed the east/west road labeled Heavenly Circle. The petitioners have built structures and installed utilities; all existing structures appear to meet the setback requirements of code.
21. The plat of Hatcher View Subdivision, Plat 77-7, created North New Hope Farm Road, a stub road that provides access to the

proposed subdivision from Wasilla Fishhook Road. The plat shows Dreams Drive providing public access with a residential subcollector design from Wasilla Fishhook Road to the section line easement between sections 3 and 10. The two cul-de-sacs off Dreams Drive will be public as well. The private road begins at the T intersection of Tract A and Dreams Drive.

22. The Subdivision Construction Manual, Section A05.6 requires the petitioner's Engineer to certify that the access roads labeled New Hope Farm Road and Heavenly Circle be constructed to minimum residential collector road standard due to the length of the road and it ending in a cul-de-sac. The road labeled Dreams Drive and the two cul-de-sacs within Phase II and III have to be constructed to minimum residential standards to provide constructed access to the lots. These are staff recommendations Nos. 4 and 5, respectively. R. 441
23. The petitioners received an approval to construct the access onto Wasilla Fishhook from the Alaska State Department of Transportation and Public Facilities (AKDOT&PF). R. 493
24. The AKDOT&PF strongly objected to the plat. They commented that the majority of their comments provided in their August 8, 2020, letter were ignored. R. 517

25. AKDOT&PF suggested better connectivity would provide alternate access in and out of the New Hope Estates subdivision. They are concerned that most of the internal circulation ends in cul-de-sacs. They commented that the adjacent subdivisions have established rights-of-way and easements to provide that connection and that this subdivision should be designed to connect to those. R. 348, 517
26. AKDOT&PF also objected to the inclusion of private roads in this area. They objected to gates within section line easements and stated that the petitioner should dedicate the right-of-way connection between Independence Avenue and New Hope Street that matches the established 50-foot right-of-way. The appellant has demonstrated that any gates for private roads will be located on private property.
27. Borough Code allows for gated subdivisions and private roads in some circumstances if they meet code requirements. The internal roads in private subdivisions are required to conform to the Subdivision Construction Manual and to allow Emergency Services access to deliver services. Staff and the Platting Board both agreed that the design met the requirements of code to allow a gated subdivision and private roads.

28. The east/west and north/south section line easements are on the Official Streets and Highways Plan as future minor collectors. The surveyor's letter states that the need for through access to adjacent properties is accommodated via the section line easements east and west with the potential extension of East New Hope Street and North Covington Street. R. 58, 445
29. The topographic information provided shows relatively flat areas for these future minor collectors to be constructed. The surveyor provided evidence that the intersection of North Covington Street and Wasilla Fishhook Road at the section line easement is a good location for sight distance. R. 445
30. Denali North provided a useable area soils report that states their investigation included five test holes within Phase II. In June of 2019, test holes were excavated to 12 feet and no ground water was found. Soils that are allowed to be visually classified were observed and those soils were found to be suitable for conventional on-site wastewater disposal systems. R. 503 - 510
31. Denali North provided the drainage plan, which meets the requirements of the Subdivision Construction Manual. The drainage plan shows drainage along the proposed roads and general drainage patterns along Wasilla Fishhook Road on the

north side of the subdivision and includes culverts and infiltration points.

32. The area south of this subdivision is under development with Grizzly Hills 2, High Ridge Landing, and Goodwin Estates (and possibly more that the BOAA is unaware of). As shown on the vicinity maps in the record (R. 149, 188, 235), the Grizzly Hills Master Plan proposes two stub roads that abut the appellant's property to the south. According to the record, the stub roads for Grizzly Hills will be platted during later phases of that master plan. It should be noted that the vicinity maps do not match the New Hope Estates subdivision design as submitted on September 29, 2020 (R. 377).
33. The Fire Marshall commented that the area is exploding with development and that future connectivity should be planned for, so that there is logical infrastructure to ensure that as these separate and distinct subdivisions further develop, that there is a logical way to get connectivity to avoid one large populated area with only one developed ingress and egress for the New Hope Estates subdivision.
34. Comments from the Planning and Land Use Department, Development Services, AKDOT&PF, Alaska Fire Code, all spoke to the need to provide connectivity for New Hope Estates.

R. 262

35. Platting staff spent a significant amount of time working with the petitioner and their representatives on the subdivision design, to provide a public connection from Wasilla Fishhook to the future minor collector of East New Hope Street, while also allowing the petitioners private roads within a portion of this subdivision.
36. Staff testified that they suggested that from the section line easement of North Covington Street, there be a public right-of-way section to the first proposed right-of-way on Grizzly Hills Master Plan on the southern boundary of the appellant's property. Staff suggested this dedication as it takes up the least amount of private property.
37. City of Palmer Building Inspector and acting Fire Chief for the Greater Palmer Fire Service Area commented that any driveway 150-feet or longer must have an approved fire apparatus access and turn around in accordance with International Fire Code 2015.
38. The BOAA finds that there is a section line easement that provides connection between Independence Avenue and East New Hope Street as reflected on the plat dated September 29, 2020.
- R. 377
39. The appellant's points on appeal lists MSB 43.20.060, Dedication to the public, Condition of Approval No. 15,

Provide public right-of-way connection to the proposed rights-of-way shown on the Grizzly Hills Master Plan. The appellant is opposed to providing the dedication to the rights-of-ways shown on the Grizzly Hills Master Plan.

40. The BOAA finds that the design of the New Hope Estates Master Plan does not have any proposed roads that could connect to any proposed stub roads in Grizzly Hills in order to provide for connectivity or alternate access for New Hope Estates.
41. The BOAA finds that the Platting Board erred in requesting this dedication as a condition of approval; it is not feasible because it provides no connectivity or alternate access for the New Hope Estates subdivision.
42. In the application for appeal, the appellant alleges that there was an agreement made with the Borough to waive the connections to Grizzly Hills stub roads if they provided another drawing that included T-turnarounds within the section line easement for North New Hope Farm Road.
43. In the record on appeal, there is an email thread between staff with Denali North and Peggy Horton that states, "I thought per Wayne, Peggy and mine's conversation regarding "OPTION B" with Fred Wagner, that if I made Dreams Drive public with no turn and just a through fair he would no longer require the turnarounds on Tract A." R. 379

44. Ms. Horton responded that, "Fred's comments were that we have stated that need for cul-de-sacs along the private road so that when persons are traveling along the future minor collector, which is East New Hope Street, and they turn in to your north/south roads, that there needs to be cul-de-sacs so those persons have a place to turn around without backing up into the minor collector. That was emphasized at the September 22, meeting with myself, Fred, Wayne, and Patty. That was also brought up at the public hearing." R. 378
45. The BOAA finds that when they first heard this appeal, that the record was not clear as to the exact location of where the Platting Board was requesting dedication through Conditional of Approval No. 15.
46. Because this condition of approval was not specific, it was left open to interpretation as to what was actually being requested to be dedicated for the connection to Grizzly Hills.
47. The oversize plats provided made it appear as though the requirement with Condition No. 15 was seeking to drive connections south through the appellant's property, where there are no proposed roads, directly to both stub roads in the Grizzly Hills Subdivision and the BOAA could find nowhere in code, that would be required. R. 589-595

48. The BOAA cannot find that the requested dedication provides alternate access in and out of New Hope Estates; it provides zero connectivity or alternate access for New Hope Estates. It also does not provide for any roads that could feasibly be dedicated for future connectivity to Grizzly Hills.
49. In the decision issued on March 8, 2021, the BOAA sought to issue a decision that did not divide the appellant's property further, but also provided for connectivity that the code requires.
50. The Borough Attorney's request for reconsideration included a map that reflects the area that the Borough is requesting the dedication. This map shows the requested 60-foot dedication being along the southern border of the appellant's property, West from Covington Street to the most eastern stub road for Grizzly Hills.
51. The appellant's requests for reconsideration and responses Nos. 1 and 2 have been resolved, as the document missing pages was emailed to the parties and the typo in the footer is corrected. The pages were inadvertently missing due to the fact that final decisions are printed on acid free paper, which has a lot of static.
52. In the appellant's request and response regarding reconsideration, Nos. 3, 4, and 5, the appellant speaks to

the designated road names being incorrect and that other items addressed that were not encompassed in their original appeal. The BOAA takes note of that comment and finds that it was not completely clear in the record, what the names of the roads were in final, due to changes in naming as requested by Platting Staff. All within this plat, there is North New Hope Farm Road, East New Hope Street, and New Hope Family Lane; New Hope Family Lane was renamed to Dreams Drive. James Gang Court and Sikes Court were both renamed to Heavenly Circle. With so many similar street names, it was and is confusing. The road name confusion is mentioned throughout the record in numerous places. R. 38, 184, 347

53. The BOAA finds that the final plat that included finalized street names was not provided in a large plat size document, so it was inadvertently missed when the final decision was issued on March 8, 2021. R. 377
54. Borough code does give the BOAA the ability to modify Platting Board decisions, so even if it was not encompassed in the appellant's points on appeal, they still have the authority to modify final decisions of the Platting Board. They attempted to split the difference on what the appellant was appealing and what Borough code requires for connectivity.

55. Specifically speaking to the appellant's response, no. 5.a; those were not typos, those were changes the BOAA made to the decision of the Platting Board. The BOAA finds, that although code provides for private and gated subdivisions, that having one in the middle of several large developments is awkward and therefore attempted to make it less awkward and remain within the boundaries of what code requires and still provide for the gated community that the appellant desires.
56. Staff had originally proposed dedicating and extending New Hope Farm Road south of Heavenly Circle, to Grizzly Hills. The BOAA finds that although this dedication would have made more sense, that this is not a feasible alternate access as the appellant intends to have the portion of New Hope Farm Road, south of the right-of-way for East New Hope Street, as private. It is impossible for private roads to provide for connectivity to adjacent subdivisions just by the nature of them being private.
57. The appellant is also opposed to providing T-Turnarounds where public roads meet their private and gated roads and in the March 8, 2021, decision, the BOAA attempted to eliminate the need for a majority of them. However, by having a private road in the subdivision, there needs to be somewhere for the

public (school buses or emergency vehicles) to turnaround and exit the subdivision safely.

58. The BOAA finds that allowing for New Hope Farm Road south of the section line easement of East New Hope Street within Section 10 to be private, is consistent with the requirements of MSB 43.20.100(C)(3).
59. The BOAA finds that Grizzly Hills will have alternate access through numerous different directions as follows: to the west from North Covington Street, East through the proposed High Ridge Landing Subdivision via Warbaby Drive, South through North Den Street, North Paw Street, or another street possibly constructed in the future.
60. The BOAA finds that the dedication of the right-of-way being requested by the Borough is about connectivity for Grizzly Hills and not for New Hope Estates. Even if the appellant provided the dedication as requested by the Borough, it does not provide for alternate access or interconnectivity for the New Hope Estates subdivision. The requested dedication only aligns with the Grizzly Hills stub roads and not to any roads within New Hope Estates. The BOAA does not interpret code to require an appellant to provide connectivity for another subdivision but none for their own.

61. The BOAA finds that they have extensive experience in dealing with the dedication of stub roads since Title 43 was revised and that it is appropriate to rely on that experience. In each of those previous cases, it was feasible to require the appellant to provide a dedication as the proposed dedications aligned with other already dedicated future stub roads and provided connectivity between the adjacent subdivisions. Condition No. 15 does not provide any interconnectivity for New Hope Estates through to Grizzly Hills.

CONCLUSIONS

Based upon the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. Per MSB 15.39.030, the BOAA has jurisdiction over this appeal.
2. Per MSB 15.39.240(A), the BOAA may reconsider its decision upon petition and remittance of \$100 by any person who filed a written argument pursuant to MSB 15.39.180. The motion for reconsideration shall be filed within 10 days after the date the BOAA's decision has been mailed or personally served by the Clerk.
3. The BOAA concludes that the process for reconsideration was appropriately filed and followed.

4. Per MSB 15.39.210(A), the BOAA may exercise its independent judgment on matters that relate to the interpretation or construction of ordinances or other provisions of law.
5. Per MSB 15.39.210(B), the BOAA shall defer to the judgment of the decision maker regarding findings of fact if they are supported in the record by substantial evidence.
6. Per MSB 15.39.210(C), Where the BOAA decides that a finding of fact made by the decision maker is not supported by substantial evidence, the BOAA shall make its own finding on the factual issue, based upon the following:
 - (1) The evidence in the record developed before the decision maker; or
 - (2) The record developed at a de novo hearing before the BOAA; or
 - (3) A combination of the record developed in paragraphs (1) and (2).
7. The BOAA concludes that due to condition of approval no. 15 being so vague, that they did not have all of the information available to them when they issued their March 8, 2021, decision.
8. The BOAA concludes that it was appropriate to reconsider their decision as issued on March 8, 2021, and to conduct a rehearing on the captioned case.

9. Per MSB 15.39.220(A), the BOAA may affirm, reverse, modify, in whole or in part, the appealed determination, decision, or order, or to remand pursuant to MSB 15.39.150.
10. The plat of New Hope Estates Master Plan is consistent with Alaska Statute 29.40.070, Platting Regulations; and MSB 43.15.016, Preliminary Plat Submittal and Approval.
11. Per MSB 43.20.060(C), Roads shall be dedicated for access to all lots within the subdivision and parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available. Dedications shall be a minimum of 60-feet wide and sufficient to carry all traffic generated by the subdivision and to provide residential rights-of-way for projected traffic through the subdivision. 60-foot radius rights-of-way shall be dedicated at temporary and permanent cul-de-sacs.
12. Per MSB 43.20.060(D), Dedication to Public, Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety. If it is shown by the applicant to be unnecessary for future development and/or

public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.

13. The BOAA concludes that the appellant through Denali North, did show that the dedication is not needed, as the need for through access is accommodated via the section line easements east and west and north and south with the potential extension of New Hope Street, Independence Avenue, and Covington Streets, which are all shown as minor collectors on the Borough's Official Streets and Highways plan. R. 58, 445
14. The BOAA concludes that there is nowhere in code that requires an appellant to provide connectivity for another subdivision but none for their own.
15. The BOAA concludes that MSB 43.20.060(D) does not apply, as the dedication being requested does not create alternate access or connectivity for New Hope Estates.
16. The BOAA interprets this portion of code to speak to "the" subdivision being developed, not "other" subdivisions that are adjacent to the property in question that are being developed. If the Platting Board had requested that the dedication align from stub roads in New Hope Estates to stub roads in Grizzly Hills, then it would apply and be feasible.

There are no stub roads in New Hope Estates that have the ability to align with the stub roads in Grizzly Hills.

17. The BOAA concludes that Grizzly Hills has numerous points of access and that dedication on the southern boundary of the appellant's property from West Covington Street to the stub roads in Grizzly Hills is not necessary and should be eliminated.
18. The BOAA concludes that the New Hope Estates Subdivision gains no alternative access or connectivity by dedicating a portion of their property for the stub roads in Grizzly Hills.
19. The BOAA concludes that there is nowhere in code that supports the requirement that Grizzly Hills be provided connections to Covington Street in more than one place.
20. Per MSB 43.20.060(A), All roads shall be dedicated to the public, except as provided in MSB 43.20.100(C); provided, that a subdivider shall be required only to provide the designated right-of-way width within the subdivision, and one-half of the designated right-of-way width of the street on the exterior boundary of the subdivision with the dedication secured from the adjacent property owner before final plat approval.
21. The BOAA concludes that the Platting Board erred in not recognizing the possibility or public necessity for through

traffic in this subdivision when they approved a private and gated subdivision.

22. Frontage to all lots meet the requirements of MSB 43.20.100, Access Required; and MSB 43.20.320, Frontage.
23. Per MSB 43.20.100(A), there shall be legal and physical road access provided to all subdivisions and to all lots within subdivisions, except as allowed by subsection (B) of this section and any other exemption within this title.
24. Per MSB 43.20.100(C)(1) through (5), Gated subdivisions and private roads shall be approved, provided they meet the following criteria:

(1) Internal roads conform to the requirements of the Subdivision Construction Manual for residential standards minimum except as allowed in this section;

(2) Emergency services shall be provided access to deliver services within the private subdivision;

(3) There is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with Subdivision Construction Manual standards;

(4) Private road maintenance is guaranteed.

(a) The applicant shall submit a documented plan stating the following:

(i) what seasons road maintenance will be performed,

(ii) contact information for road maintenance,

(iii) length of the maintained roads in feet,
and

(iv) surface type;

(5) Existing lots created within subdivisions recorded with platted private roads may be subdivided using the private roads as the legal and physical access.

25. The BOAA concludes that the appellant provided a plan for private road maintenance and emergency vehicle access.

26. The BOAA concludes that the proposed private road labeled New Hope Farm Road north of the section line easement for East New Hope Estates in Section 3 does not meet the requirements of MSB 43.20.100(C) (3).

27. The BOAA concludes that the Platting Board erred in approving New Hope Farm Road to be private, north of the section line easement of East New Hope Street because there is the possibility or public necessity to provide for public through traffic.

28. A professional engineer certified useable area is available for wastewater disposal and building as required by MSB 43.20.281, Area.
29. Lot sizes and block lengths meet the requirements of MSB 43.20.300, Lot and Block Design.
30. The BOAA concludes that it is appropriate for them to rely on their extensive experience in dealing with appellants that did not want to dedicate stub road connections to other subdivisions. They have made decisions that required appellants to dedicate connectivity where it would link up with other stub road dedications or existing roads in adjacent subdivisions in order to provide alternative access and connectivity.
31. The BOAA concludes that code requires property owners to provide dedication of alternate access for their own subdivisions, which Condition of Approval No. 15 does not do.
32. The BOAA concludes that by the Platting Board allowing for private and gated roads within the subdivision and due to the design of the subdivision, it should have been obvious that there was no way to feasibly provide alternate access or connectivity for New Hope Estates besides what exists through the section line easements.

33. The BOAA concludes that the Platting Board erred by adding Condition of Approval No. 15 that the appellant provide the public right-of-way connection to the proposed stub rights-of-way shown on the Grizzly Hills Master plan, as required MSB 43.20.060(D), as it does not provide alternate access for New Hope Estates and is therefore inapplicable in this particular situation.
34. After a search of Borough code, the BOAA concludes that there is no official code reference to refer back to regarding a waiver of the requirements MSB 43.20.060(D), Dedication to the Public.

FINAL DECISION

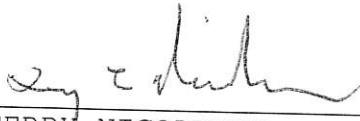
Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals hereby:

- REVERSES their final decision issued on March 8, 2021.
- Affirms in part and modifies in part, the decision of the Platting Board as issued on November 24, 2020, as follows:
 - o MODIFIES by striking Condition of approval No. 15 in its entirety.
 - o STATES that their decision to eliminate Condition of Approval No. 15 is considered a waiver because it is not feasible to require this dedication in this particular situation.

- o MODIFIES by dedicating New Hope Farm Road from Wasilla Fishhook to the section line easement (East New Hope Street) as a public road with a T-Turnaround in the east-west (East New Hope Street) section line easement common to Sections 10 and 3, which provides the interconnectivity required by MSB 43.20.060(D).
- o MODIFIES by eliminating the public use easement T-Turnarounds located on Lot 8, Block 4, and Lot 6, Block 2.
- o AFFIRMS the remainder of the decision of the Platting Board as issued on November 24, 2020, in the Notification of Action letter.

Dated this 27 day of May, 2021.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



TERRY NICODEMUS
BOAA Chairperson

Attest:



BRENDA J. HENRY, CMC
Assistant Borough Clerk

MAY 24 2021

CLERKS OFFICE

①

Minutes of quarterly meeting of Fairview
RSA 14 on Feb. 16 / 2021 by Teams phone at 5:30 pm

Call to Order 5:30 pm

Quorum met with supervisors Daniel Elliott & Craig Stewart
and Superintendant Matt Jacob present.

Minutes of previous meeting of Nov. 9, 2020 as emailed
to supervisors: Approved

Agenda: 1 Fern St

2 Top of the World

3 Abbey RR crossing

4 Sand & salt

5 Mokie Tew

6 Various road projects status

1) Fern St: A member of Mtn. Peak Homeowners' Society contacted
supervisor Craig Stewart about different speed limits and
two dangerous intersections and bumpy road. No one from
that group joined the meeting, altho Craig Stewart would
attempt to contact the group and explain the various road
responsibilities of the State, City of Ukiah and Borough.

2) Top of the World: A person complained of no service on his
offshoot road. It appears that the reason of no service is
because the road was never Borough approved.

3) Abbey RR crossing: The ARR is planning an improved
crossing of which RSA 14 is required to pay 1/2 which
is \$171,000 for our 1/2.

4) Sand & salt In the future we are going to need upgraded
facilities for storage.

(RSA 14, 2/16/21 continued)

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MAY 24 2021

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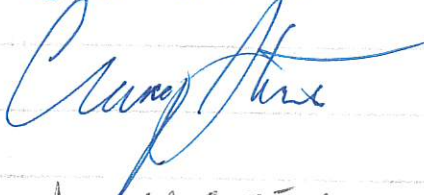
CLERKS OFFICE

- 5) Mokie Tew: Mr Tew ^{had} requested contact with RSA 14 at next meeting. Supervisor Elliott responded notifying Mr. Tew of when & how to join. He did not call in.
- 6) Various road statuses: The Abbey RR crossing will be paved. Marble Way to Fairview Loop will be paved. Holland Ave will be out for bid in March. Jenks + Gislaason is complete & ready to go if there is enough ~~funding~~ funding available in July. Snowcrest + Trapline are design funded. Trapline's ditch needs larger ditches and driveway culverts, ~~prob~~ probably 36" pipe. Next meeting is tentatively scheduled for May 18 at 5:30 at the fire station on Fairview Loop near the Snowshoe Elementary School.

At next quarterly meeting on May 18 the minutes of Feb, 16, 2021 ~~Minutes of above meeting on Feb. 16, 2021~~ were approved ~~at~~.


JOHN HARRIS

18 MAY 2021



Daniel Elliott



Glacier View Community Council

March 25th 2021

Minutes

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Call to Order and Invitation to the Pledge 6:34pm meeting begins

Review Minutes Helga motioned, Sarah second, minutes approved

Review Treasurer's Report received 2018, 2019, 2020, total amount \$61,000.

Restriction lifted on having to spend the previous year's money first.

- Fred motioned to approve, Sue S. Seconded. Approved

Election of:

Vice President Fred Hirschmann voted unanimously for vice president

Secretary Delaney Brown voted unanimously for secretary

Call for the Glacier View Community Archives

This is an informal accounting of people and events in our community, to be recorded in the archives. Vice President Fred Hirschmann, chair.

Comments by Fred Hirschmann - Comments, memories by Fred and the community.

Events - People - Nature - Honorable Mentions: recommendations from the floor?

Chuck Spaulding from Nova passed away, Hal Farrer passed away.

Guest Speakers

School news and updates. Volleyball started, may need money for possible travel dates, graduation is May 14th, archery team, custodian position is still available

Stu Graham, MTA

Financial Expenditures \$

Shall we join the Palmer Chamber of Commerce? \$150/year. Advantages for promoting business in Glacier View. Sarah motioned to approve, Helga seconded, passed

Call for Good of the Order/Community Announcements

Here is where you are welcome to speak for 3 minutes about your ideas, concerns, etc. not listed on the agenda.

Next Council meetings: April 25th, 6:30 pm. Zoom

Move to Adjourn Helga motioned, meeting adjourned at 8:22pm

Attendance

Joseph Davis

Sarah Barton

Delaney Brown

Teri Schweitzer

Fred Hirschmann

Randi Hirschmann

Jim Hitchcock

Helga Larsen

Sue Saltmarsh

Wendy Taylor

Gregory Hunt

Stu graham - guest

<u>Josh Davis</u>	President
<u>Delaney Brown</u>	Secretary
<u>5/14/21</u>	Date



Glacier View Community Council

April 29th, 2021

Minutes

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Call to Order and Invitation to the Pledge 6:33 meeting begins

Review Minutes Teri motioned, Sue seconded, minutes approved

Review Treasurer's Report no changes

Call for the Glacier View Community Archives

This is an informal accounting of people and events in our community, to be recorded in the archives. Vice President Fred Hirschmann, chair.

Comments by Fred Hirschmann - Comments, memories by Fred and the community.

Events - People - Nature - Honorable Mentions: recommendations from the floor?

Pantry volunteers, donors, etc.

Guest Speakers

School news and sports updates.

Stu Graham, MTA

Financial Expenditures \$

Volleyball Team request for support going to the State tournament. Volleyball team requests \$2000 for expenditures necessary for travel to state tournament. Helga motioned, Sue seconded, majority voted in favor, passed.

Helga makes personal donation of \$200

Glacier View Summer Farmer's Market

Shall we as a community designate and promote regular roadside, "Farmer's Market" and local business opportunities? This could include local art, crafts, flea market and antiques, etc. And we could advertise through the Palmer Chamber as well as many media sources. What else could this mean? We can promote local businesses through the Chamber, etc. Time to spruce up the Community Facebook Page? Start a web page? Or? Let's talk about this.

Community Enterprise suggestions?

Ideas?

Ideas for winter fun, events, etc? Softball league?

Need Zoom help? Call me.

Call for Good of the Order/Community Announcements

Here is where you are welcome to speak for 3 minutes about your ideas, concerns, etc. not listed on the agenda. Graduation date May 21st, 12pm. No picnic this year

Tim Hale was present in the meeting. His phone number is (907)590-8243.

Requested community members to refer to this contact number with their concerns.

Next Council meetings: May 27th, 6:30 pm. Zoom

Move to Adjourn Garry motioned, meeting adjourned at 8:12pm, next meeting is May 27th 6:30pm

Joan Dant 5/19/21
President
Dan Brown 5-19-21

MAY 27 2021

CLERKS OFFICE

**Greater Butte
Road Service Area Board
RSA #26
Regular Meeting Minutes**

Approved

Attested

Date

April 8, 2021, by Team/teleconference**Meeting Called to Order** at 6:04 pmIn Attendance:

Mike Shields, Supervisor
Lucy Klebesadel, Supervisor
Will Barickman, MSB Road Superintendent

Visitors

none

Roll Call: A quorum of 2 RSA 26 Supervisors present.**Approval of Agenda:** Approved as presented**Approval of Minutes** from January 14, 2021 meeting: Approved as written.**Borough Staff Reports****Road Superintendent's Report:**

Maintenance contract performance: Steppers is doing okay given their financial circumstances.

Monthly Budget and Fund Balance Reports: e-mailed to all.

Additional Maintenance: \$4200 for private snow push-back and thawing. Brief discussion of absence of Code Compliance influence on snow-dump violators.

Road Improvement Projects (RIPs): Report unavailable. Mike will contact Alex next week.

Unfinished Business:

"Official" Welcome Aboard to Karl Kopperud, even though he is out of state today.

Status of Tew's legislation re sand storage funding: Mike reported that the legislation was approved by the Assembly 4 to 3. It does not delete any funding, just prevents any spending on sand storage planning, meaning we will likely go into "emergency mode" when such storage becomes mandatory in response to Census results.

Julie Marie upgrade was awarded to Steppers, at a price almost matching Alex's estimate; Mike will contact Alex about probable start-work date.

New Business:

Assemblyman Tew's proposed "Matrix legislation": Mike described Tew's initial legislation and its withdrawal, Ken Walch's involvement with Tew, and his own involvement with both, at their invitations, as an "independent advisor". Discussion followed, with particular focus on Tew's push for calcium chloride as a "cheap" cure for surface problems (which Walch does not support) and using equipment rental agreements in lieu of the current maintenance contracts. Mike said that he has proposed a modified version of our 2-page Road Compliance Checklist to Tew and Walch as being more "sellable" than the 5-page Matrix to the RSA Boards, and told them that making either of those "mandatory" will almost guarantee their being ignored.

Future teleconference meetings format alternatives: Mike suggested using the Butte Fire Station pavilion, which is open-sided and provides plenty of separation distance, even if 6 to 8

members of the public attend. A downside for Will is the addition of 30 minutes driving to his already loaded day. We agreed to confer in early May about this and any other ideas.

Possible drive-around meeting in May: Agreed we will do, even if in separate vehicles; date to be set in early May for drive-around in mid to late May.

Persons to be Heard: none

Board Comments: Mike noted that he will be out of state April 9-12 and 25-30.

Adjourned: Meeting adjourned at 6:33 pm. Next regular scheduled meeting is July 8, 2021, at 6:00 pm, by teleconference or at the Butte Fire Station pavilion, or a combination of both (see above).

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MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION

REGULAR MEETING MINUTES
January 21, 2021

I. **CALL TO ORDER - ROLL CALL – QUORUM ESTABLISHED.**

The regular meeting of the Matanuska-Susitna Borough Historical Preservation Commission was called to order at 6:03 on Thursday, January 21, 2021, by teleconference via Microsoft Teams (1-907-290-7880).

Historical Preservation Commissioners present and establishing a quorum:

Deborah Burlinski

Andrew Schweisthal

Jake Anders

Fran Seager-Boss

Kevin Toothaker

Angela Wade

Staff and Agency Representatives in attendance:

Adam Bradway, Staff

II. **APPROVAL OF AGENDA**

MOTION: Deborah Burlinski moved to approve the agenda. Jake Anders seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

III. **APPROVAL OF MINUTES**

MOTION: Andrew Schweisthal moved to approve the minutes. Fran Seager-Boss seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

IV. **AUDIENCE INTRODUCTIONS & PARTICIPATION**

V. **HISTORICAL SOCIETY/MUSEUM UPDATES**

VI. **REPORTS:STAFF/CORRESPONDENCE**

Adam Bradway: Gave a presentation about the Historic Preservation Plan and a presentation outlining practices for running efficient meetings, including a review of Robert's Rules.

VII. **ITEMS OF BUSSINESS**

a) New Business

i 2021 HPC work-planning

MOTION: Fran Seager-Boss moved to preserve and synthesize the three prioritized action items. Kevin Toothaker seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

AMENDMENT: Deborah Burlinski moved to add, "and also include all brainstormed ideas." After "items." Fran Seager-Boss seconded.

VOTE: Motion passed unanimously.

VIII. **COMMISSION MEMBER COMMENTS**

IX. ADJOURNMENT

MOTION: Fran Seager-Bos moved to adjourn the meeting at 7:56 P.M. Deborah Burlinski seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

Angela Wade

Angela Wade, Chair

05/25/2021

DATED

A. R.

Adam Bradway, Planner II – Staff

5/25/2021

DATED

MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION

REGULAR MEETING MINUTES
April 22, 2021

I. **CALL TO ORDER - ROLL CALL – QUORUM ESTABLISHED.**

The regular meeting of the Matanuska-Susitna Borough Historical Preservation Commission was called to order at 6:00 on Thursday, April 22, 2021, by teleconference via Microsoft Teams (1-907-290-7880).

Historical Preservation Commissioners present and establishing a quorum:

Deborah Burlinski

Andrew Schweisthal

Jake Anders

Fran Seager-Boss

Kevin Toothaker

Angela Wade

Staff and Agency Representatives in attendance:

Adam Bradway, Staff

II. **APPROVAL OF AGENDA**

MOTION: Jake Anders moved to approve the agenda with the addition of "Historical Society/Museum Updates" after agenda item VII. Andrew Schweisthal seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

III. **LAND ACKNOWLEDGMENT**

IV. **PLEDGE OF ALLEGIANCE**

V. **APPROVAL OF MINUTES**

MOTION: Deborah Burlinski moved to table the approval of the January 21, 2021 minutes to the next regular meeting. Jake Anders seconded.

DISCUSSION: Table in order to gather meeting notes from commissioners on brainstorming session from January 21 meeting.

VOTE: Motion passed unanimously.

VI. **AUDIENCE PARTICIPATION**

VII. **HISTORICAL SOCIETY/MUSEUM UPDATES**

- Talkeetna Historical Society – spoke about their intent to stabilize and rehabilitate the museum building, they also briefly mentioned some of the HPC meeting agenda items including the gravel pit and clg grants.
- Wasilla Museum – discussed the COVID protocols they have been operating under the past year and their efforts to reopen and rehab their building. They discussed joint exhibits with local tribes.
- Willow Historical & Wildlife Foundation – included information regarding the rehabilitation of the Old Willow Community Center, a National Register Building being renovated by the Mat-Su Borough. The asked for HPC support in maintaining the historic character of the building.
 - **MOTION:** Deborah Burlinski moved to have the Chair draft a letter in support of maintaining the historic character of the Old Willow Community Center with a resolution to follow. Fran Seager-Boss seconded.
 - **DISCUSSION:** Discussion related to the most expedited way to support the Willow Historical & Wildlife Foundation. First the Chair could draft a letter of her own accord, followed by a resolution approved by the board as a whole.
 - **VOTE:** Motion passed unanimously.

VIII. **REPORTS:STAFF/CORRESPONDENCE**

Adam Bradway: Gave a presentation about the Historic Preservation Plan explaining the contract with True North Sustainable Development Solutions, a brief review of the HPC Work Plan, and an opportunity for preservation education.

IX. **UNFINISHED BUSINESS**

A. Talkeetna Gravel Pit Discussion

MOTION: Deborah Burlinski moved to draft a resolution to the Assembly in support of historic preservation, with a emphasis on the need for preservation staff at the Borough and with specific reference to the issues surrounding the Talkeetna gravel pit. Fran Seager-Boss seconded.

DISCUSSION: Discussion related to the Talkeetna gravel pit and the section 106 process. Talkeetna Historical Society gave background. Jake Anders explained why the section 106 process may have gone awry and why he hadn't drafted a letter since the last meeting.

VOTE: Motion passed unanimously.

X. **NEW BUSINESS**

A. Section 106 – Palmer Airport

DISCUSSION: Discussion related to the section 106 process. Staff asked for any information on historic resources in the area.

B. Future OHA Grant Opportunities

DISCUSSION: Discussion related to pre-writing HPC resolutions in anticipation of grant opportunities. Also discussed possible grants for the Borough including community CLG grants for Talkeetna and possibly other historical organizations.

MOTION: Jake Anders moved to extend the meeting no later than 8:10 P.M. Kevin Toothaker seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously

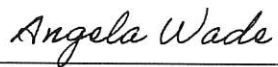
XI. **COMMISSION MEMBER COMMENTS**

XII. ADJOURNMENT

MOTION: Jake Anders moved to adjourn the meeting at 8:06 P.M Fran Seager-
Boss seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.



Angela Wade, Chair

05/25/2021

DATED



Adam Bradway, Planner II – Staff

5/25/2021

DATED

MSB FISH AND WILDLIFE COMMISSION Regular Meeting: April 15, 2021 – Minutes

MSB Lower Level Conference Room //TEAMS Remote Participation Option

Minutes prepared by Ted Eischeid, Planner II

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REGULAR MEETING **4:00 PM** **April 15, 2021**

I. CALL TO ORDER; ROLL CALL; ESTABLISH QUORUM

Meeting called to order at 4:05 PM by chair Mike Wood.

II. ROLL CALL – DETERMINATION OF QUORUM

Roll Call:

Present: Mike Wood (MW), Howard Delo (HD), Tam Boeve (TB), Kendra Zamzow (KZ),
Andy Couch (AC), Larry Engel (LE), Tim Hale (TH)

Absent: Pete Probasco (excused).

Quorum established.

III. APPROVAL OF AGENDA

- Motion: Moved to approve by LE.
- Second: AC.
- Discussion: None
- Action: Passed unanimously without objection.

IV. PLEDGE OF ALLEGIANCE – Led by LE.

V. APPROVAL OF MINUTES

a. March 18, 2021

- Motion: Moved to approve by LE.
- Second: TH.
- Discussion: AC noted that packet header obscured some of the minutes.
- Action: Passed unanimously without objection.

VI. AUDIENCE INTRODUCTIONS & PARTICIPATION (3 min./person, chair's discretion)

1. Bill Stoltze
2. Neil Dewitt
3. Becky Long, Talkeetna – interested in WSAR; supports FWC letter to ADFG.
4. Melissa Heurer, Susitna River Coalition – WSAR interest; supports Recreation Rivers.
5. Trevor Rollman – interested in ADFG questions.
6. Dan Billman, Northern District Set Netter.
7. Alyssa Frothingham, ADFG.
8. Sam Ivey, ADFG.
9. Brian Marston, ADFG.
10. Matt Miller, ADFG.
11. Samantha Oslund, ADFG.
12. Steve Braund, Northern District Set Netters Association of Cook Inlet.

VII. STAFF/AGENCY REPORTS & PRESENTATIONS

- a. West Susitna Access Road Project Update – none at this time.
- b. Brian Marston and Sam Ivey, ADFG- how emergency orders to expand the set net fishery for coho are developed and their impacts on the sport fishery.
- c. Ted Eischeid – staff report

VIII. UNFINISHED BUSINESS

- a. Report of FWC committee meeting with Mgr. Brown – HD gave a report.
- b. West Susitna Access Road Project – general discussion, no motions.

IX. NEW BUSINESS

- a. Consideration of adding a land acknowledgement to FWC meeting agendas
 - 1.Motion: AC moved to have TE/KZ jointly develop a land acknowledgement to be added to future FWC agendas.
 - 2.Second: TH
 - 3.Discussion: Ensued.
 - 4.Action: Passed unanimously without objection.

b. Consideration of a FWC letter to ADFG concerning UCI salmon commercial and sport fishery management

1. Motion: LE moved to form a committee to discuss the draft letter to ADFG in the packet, reporting back to the FWC at the May 20th meeting, with the committee consisting of AC, MW, Trevor Roman, and Neil Dewitt.
2. Second: AC
3. Discussion: Ensued.
4. Action: Passed unanimously without objection.

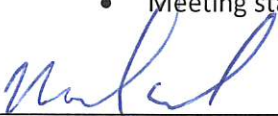
X. MEMBER COMMENTS/FUTURE AGENDA ITEMS TO CONSIDER

1. HD: Discussed the draft letter to ADFG and his availability for the April 22nd special FWC meeting.
2. KZ: Is available for the April 22nd meeting as long as it doesn't run too long.
3. LE: Had questions and suggestions about the April 22nd meeting.
4. AC: Discussed SB 97 and an opportunity for public comment; appreciates today's meeting.
5. MW: Appreciates everyone's participation, and the ability to be here in person.

XI. NEXT REGULAR MEETING DATE: May 20, 2021, 4 PM

XII. ADJOURNMENT

1. Motion: LE
 2. Second: AC
 3. Action: Passed unanimously without objection.
- Meeting stands adjourned at 6:37 PM.


Mike Wood, Chair


Dated

ATTEST:


Ted Eischeid, Planner II Staff


Dated

NORTH LAKES COMMUNITY COUNCIL MINUTES

Boys & Girls Club
Zoom Meeting
Meeting ID: 860 9352 1387
Passcode: 667577

Regular Meeting April 29, 2021 | 7:00 P.M.

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- I. **CALL TO ORDER/DETERMINATION OF QUORUM | 7:00 P.M.**
 - a. Determination of a Quorum- Quorum was established.
 - b. Pledge of Allegiance
- II. **AGENDA APPROVAL**

No changes proposed, agenda approved as stands.
- III. **MINUTES APPROVAL MARCH 25, 2021**


Two spelling issues addressed. Rachel Sayen Lambert made a motion to approve minutes with discussed corrections, Abraham Sayen seconded. All in favor, none opposed.
- IV. **OFFICERS/COMMITTEE REPORTS**
 - a. President's Report- Nothing new to report.
 - b. Treasurer's Report- Coupled with Finance Committee report. CAP funds have been requested and currently awaiting disbursement. Agreement has been signed with Broadway Signs for new Boys and Girls Club sign, down payment for sign and grant recipient checks will be disbursed once funds have been received. NLCC tax return and biennial reports have been completed. Previous President is still enrolled as registered agent, this will be changed to current President, Theron Bair. Abraham Sayen made a motion to approve payment of fee to change agent, Brittany Rhodes seconded. All in favor, none opposed.
 - c. Mat-Su Community Council for Public Safety Report- No report given, meetings are currently not being held due to Covid.
 - d. Finance Committee- Coupled with Treasurer's Report.
 - e. By-Laws Committee- Nothing new to report.
 - f. Marketing Committee- Nothing new to report other than Boys and Girls Club Sign update that was discussed during Treasurer's Report.
- V. **OLD BUSINESS**
 - a. D&O Insurance Quote Update- Vice President, Louie Calandri, is still working on obtaining an estimate. Similar quotes with other Boards were approximately \$1600. Louie Calandri made a motion to allow Board to proceed with obtaining insurance if quote is under \$2000, and if it is over then Council will reevaluate. Brittany Rhodes seconded motion. All in favor, none opposed.
- VI. **NEW BUSINESS**
 - a. Regular Meeting Schedule of May 27, September 30, October 28, November 18, December 16- Schedule as stands

- b. Foraker Partnership Renewal- NLCC has received invitation to join, as we have previously been enrolled in partnership. President will investigate this further and present findings to Council.
- c. Honey Bees Limited Cultivation Application- Application for limited cultivation license within the Williwaw Subdivision has been submitted. Board will contact the Alcohol & Marijuana Control Office (AMCO) to request more information, as the applications are reviewed through their Board. If this presents a concerning threat to our community, opposition can be voiced through AMCO as well as the MSB Planning Commission. Louie Calandri made a motion to allow the Board to proceed as the voice of the NLCC to state our concerns about permitting this facility within our boundaries, Abraham Sayen seconded. All in favor, none opposed.

VII. AUDIENCE PARTICIPATION

- a. MEA Presentation- Jennifer Castro and William Klatt were present to provide an update on the Fishhook-Pittman Expansion Project. Wetland areas and existing structures have been surveyed and preliminary route options outlined. MEA is seeking community input to finalize route. An open house will be conducted 5/18/2021 at 6:00 PM at the Government Peak Chalet to provide additional input and receive community feedback. Route is to be finalized by September-October of this year.

VIII. ADJOURN | 7:48 PM

Signed by: 
President, Theron Bair

27 May 2021
Date Signed

Attested by: 
Secretary, Brittany Rhodes

5/27/21
Date Signed

NEXT MTG: May 27, 2021 - 7:00 P.M. AT THE BOYS AND GIRLS CLUB, WASILLA, AK

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
APRIL 1, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 1, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. John Shadrach, District Seat #3
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair (Attended via Teams)
Mr. Alan Leonard, District Seat #7

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Platting Board members absent and excused were:

Ms. Barbara Doty, Alternate
Mr. Dan Bush, District Seat #4
Vacant, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Cheryl Scott, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member John Shadrach.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for March 4, 2021.

- Change wordage on page 6 on platting board comments.

GENERAL CONSENT: The minutes for March 4, 2021 were approved with changes, without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

A. Persons to Be Heard *(There are no persons to be heard)*

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **BLW:** The request is to divide Lot 35, Hewitt-Whiskey Lakes Alaska, Plat #66-41 into four lots to be known as BLW, containing 43.34 acres +/- . Access to this property is by water. The property is located northwest of Willow (Tax ID #6140000L035); lying within the N ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska. In the Skwentna (Inactive) Community Council and Assembly District #7: Tam Boeve. (Owner/Petitioner: Robert Walden / Benjamin & Barbara Eaton; Surveyor: All Points North; Staff: Cheryl Scott)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 13 public hearing notices were mailed out on March 10, 2021.

Ms. Cheryl Scott:

- Gave an overview of the case, #2021-020.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative was not present at the hearing.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for BLW, with 6 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by roll call. (Fernandez, Vau Dell, Cottini, Shadrach, Leonard, Anderson). There are 6 findings of fact.

TIME: 1:11 P.M.

CD: 0:11:19

B. STELLA RIDGE: The request is to create 50 lots and 1 utility tract with a 2-phase Master Plan from Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as Stella Ridge, containing 60.0 acres +/- . The interior roads proposed to provide access to all the lots will now be public instead of private. The property is located approximately a ½ mile west of N. Wasilla-Fishhook Road and directly north of E. Pamela Drive (Tax ID #18N01E18C008); lying within the SW ¼ Section 18, Township 18 North, Range 1 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Jerry Harman; Surveyor: Hanson Land Solutions; Staff: Cheryl Scott*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 45 public hearing notices were mailed out on March 10, 2021.

Ms. Cheryl Scott:

- Gave an overview of the case, #2020-098.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objections to the proposal and their concerns on borough finances regarding emergency services and traffic safety from construction vehicles for the past month: Ms. Stephanie Haase.

The following person spoke regarding their concerns on flooding, economic resources and wildlife. Is concerned on the controlled fires being done by the owners as it is not being watched as the fire department was called multiple times. Is concerned about construction traffic affecting road safety: Mr. John Meising.

The following person spoke regarding their concerns on the property development, the economic impact and changes to their property: Ms. Amanda Meising.

The following person spoke regarding their concerns about the development on E. Wind Drive. Is concerned on the drainage and the impact to their property and the drainage on the lots: Ms. Avonlea Guthrie.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the Engineer, addressed the water well questions and gave an explanation of the project development and access. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Stella Ridge Master Plan, with 10 recommendations, modifying finding #10. The motion was seconded by Platting Member Shadrach.

Amended

MOTION: Platting Member Shadrach moved to amend the motion to add recommendation #11 and finding #11 for Stella Ridge. The motion was seconded by Platting Member Cottini.

TIME: 1:48 P.M.

CD: 0:47:22

Break

TIME: 1:55 P.M.

CD: 0:55:14

Discussion by the platting board on adding recommendation #11 and finding #11.

RECOMMENDATION:

- Add #11: Provide public access to US Government Lots 3 & 4.

FINDING:

- Modify #10: . . . "The public submitted eight objections and several concerns."
- Add #11: MSB 43.20.060(D) requires connecting right-of-way to adjacent unsubdivided properties.

Amended

VOTE: The amended motion passed with all in favor by general consent.

Discussion by the platting board regarding the main motion.

Main Motion

VOTE: The motion passed with all in favor by roll call vote (Cottini, Leonard, Fernandez, Anderson, Shadrach, Vau Dell). There are 11 findings of fact.

Fred Wagner, the Platting Officer, announced to those calling the telephonic number, that had trouble calling in during the meeting for public testimony, can speak at this time. No one from the public on the telephonic line wished to give testimony.

TIME: 2:03 P.M.

CD: 01:04:40

C. WOLF RIDGE: The request is to create 34 lots from Tax Parcel A29, to be known as Wolf Ridge, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Axel Bodnar and Sarah Forss; Surveyor: Hanson Land Solutions; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Mr. Cottini commented that he owns property next to the adjacent property. Does not have any interest and can be impartial for this action.
- There was no objection noted by the platting board for him to stay.

Ms. Von Gunten provided the mailing report:

- Stating that 64 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-021.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objections to the connection between N. Engstrom Road and Tex-Al Drive. Is concerned on the traffic count and safety issues on the roadway: Mr. Mark Prieksat.

The following person spoke regarding their concerns on his lot, as it is right next to the development: Mr. Charles Teague.

The following person spoke regarding their concerns on the connection to E. Wolf Creek Road and the traffic flow. Mr. Paul East.

The following person spoke regarding their concerns on the roadway development of E. Wolf Creek Road and upgrades. Is concerned on the increase of traffic: Ms. Carol Halvorsond.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the Engineer, gave an explanation on the access and roadways. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Wolf Ridge, with 7 Recommendations. The motion was seconded by Platting Member Vau Dell.

Amended

MOTION: Platting Member Shadrach moved to amend the motion to add recommendation #3e. The motion was seconded by Platting Member Cottini.

Discussion by the platting board on N. Engstrom Road and E. Tex-Al Drive connection and road development.

Amended

VOTE: The amended motion to add recommendation #3e passed with 5 in favor (Fernandez, Shadrach, Vau Dell, Cottini, Leonard) and 1 against (Anderson).

RECOMMENDATIONS:

- Add #3e: Construct N. Engstrom Drive from E. Tex-Al Drive south to the intersection of E. Wolf Creek Road, and east in the right-of-way of E. Wolf Creek Road to the temporary cul-de-sac. Construct interior streets and cul-de-sacs to residential and residential subcollector standards.

Main Motion

VOTE: The motion passed with 4 in favor (Cottini, Fernandez, Shadrach, and Leonard) and 2 against (Anderson and Vau Dell). There are 9 findings of fact.

TIME: 3:06 P.M.

CD: 02:06:08

BREAK

TIME: 3:16 P.M.

CD: 02:15:47

D. FARM OVERLOOK: The request is to create eight lots from Tax Parcels C7, C9, C11 and remainder Tract D-1 of H. Adams Subdivision, Plat No. 71-37, to be known as Farm Overlook, containing 167.4 acres +/- . The plat is located south of E. Marsh Road and north of E. Scott Road (Tax ID #s 118N02E29C007, C009, C011 and 53001000T00D-1); within Sections 29 and 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and Assembly District #1: Tim Hale.
(Owner/Petitioner: Tracy & Kathryn Moffitt; Surveyor: Keystone; Staff: Amy Otto-Buchanan)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 260 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-022.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Ms. Amy Pettit, representative for Farm Land Trust, gave a brief summary on the project.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding the farming property and appreciate the actions being taken by the borough in keeping farm lands: Mr. Eric Anderson.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Farm Overlook, with 6 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 8 findings of fact.

TIME: 3:32 P.M.

CD: 02:32:16

E. NORTHGATE ALASKA 2021 MASTER PLAN: The request is to create 49 lots and one tract from Lots 1 & 2, Northgate Alaska Subdivision, Plat No. 2020-92, to be known as Northgate Alaska 2021 Master Plan, containing 59 acres +/- . The plat is located south of E. Seldon Road, east of N. Tait Drive, north and west of E. Bogard Road (Tax ID #s 58047000L001/L002); within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #3: George McKee. (*Owner/Petitioner: Northgate Alaska; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 160 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-023.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the connection of the lots as they raise cattle. Is concerned for public safety regarding Tract A19 on the property line and the fence: Mr. Russell Roetman.

The following person spoke regarding their concern on agriculture issues on raising cattle and the project development. Is concerned on the impact on the property value and safety. Traffic safety is a concern with the schools in the area and the industrial lots: Ms. Kristen Vernola.

The following person spoke regarding their concern on the fence line and the development property regarding public safety from the cattle on the southern property. Would like the developer to help with public safety on the fence line: Ms. Michelle Roetman.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Northgate Alaska 2021 Master Plan, with 8 recommendations. The motion was seconded by Platting Member Shadrach.

Amended

MOTION: Platting Member Vau Dell moved to approve the amended motion to add recommendation #9. The motion was seconded by Platting Member Leonard.

RECOMMENDATION:

- Add #9: Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.

Amended

VOTE: The amended motion passed with all in favor by general consent.

Main Motion

VOTE: The main motion passed with all in favor by general consent. There are 7 findings of fact.

TIME: 4:08 P.M.

CD: 03:07:32

F. CEDAR PARK MASTER PLAN: The request is to create 83 lots and two open space tracts, by a five-phase Master Plan, from Tract J, Cedar Hills, Unit #2, Phase 1, Plat No. 2000-66 and Tracts 1, 2 & 3, Cedar Hills Unit #2, Phase 1, Plat No. 2017-15, to be known as Cedar Park Master Plan, containing 90.2 acres +/- . The plat is located north of E. Marsh Road, west of N. Glenn Highway and south of N. Palmer-Fishhook Road, (Tax ID #s 54991000T00J, 57618000T001/T002/T003); within Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcels are within the city limits of Palmer and Assembly District #2: Stephanie Nowers. (*Owner/Petitioner: Cedar Park Properties, LLC; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 183 public hearing notices were mailed out on March 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-025.
- Staff recommends approval of the case with findings of fact and conditions.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Mr. Chad Stigin, the petitioner, gave a brief summary on the project.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concern on the fire hazard on grassland in the area and the well water, sewer, and utilities on the property: Mr. Eric Anderson.

The following person spoke regarding their concern on the development and would like to see more parks in the area: Mr. Curt McClellan.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, has been working with the City of Palmer intensely on the master plan. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Cedar Park Master Plan, with 7 recommendations. The motion was seconded by Platting Member Leonard.

Discussion by the platting board on the water system.

VOTE: The motion passed with all in favor by general consent. There are 8 findings of fact.

TIME: 3:38 P.M.

CD: 03:38:23

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There are no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on April 15, 2021. We will continue session on Title 43 white board list on May 5, 2021. Ms. Kimberly McClure is our new Platting Technician and will be hiring a new platting assistant.

Ms. Von Gunten did not have any announcements.

9. BOARD COMMENTS

- Platting Member Leonard thanked staff for their work.
- Platting Member Cottini thanked staff for their work.
- Platting Member Fernandez hand no comments.
- Platting Member Shadrach thanked staff for their work.
- Platting Member Vau Dell thanked staff for their work.
- Platting Member Anderson thanked the board and staff for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 4:43 p.m. (CD: 03:43:42)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: May 5, 2021

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MAY 24 2021

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION**

CLERKS OFFICE

**SPECIAL MEETING
April 5, 2021**

1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The special meeting of the Port MacKenzie Port Commission was called to order at 3:00 p.m. by Chairperson Ms. Helga Larson.

Commission members present online and establishing a quorum were:

Mr. Ron Tracy Ms. Helga Larson
Mr. Tim Anderson Mr. Bryan Scoresby (phone)

Commission members not present were:

Mr. Rob Brown Mr. Mike Janacek

Assembly Members in attendance were:

Ms. Tam Boeve

Staff in attendance were:

Ms. Therese Dolan, Port Operations Manager

2. APPROVAL OF AGENDA

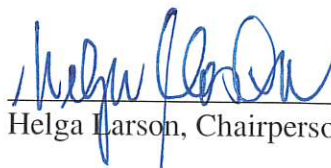
The agenda was not approved.

3. ADJOURNMENT

A commissioner left the meeting, consequently there was no longer a quorum and the meeting was adjourned at 3:18 p.m.



Therese M. Dolan, Port Operations Manager



Helga Larson, Chairperson

Minutes Approved 4/19/21

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MAY 24 2021
CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION RESOLUTION NO. 21-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION
RECOMMENDING APPROVAL OF THE PROPOSED ASSEMBLY ORDINANCE 21-039
RESOLVING THE CONFLICT WITH NPI CONCERNING THEIR LEASES AND
OTHER PROPERTY AT PORT MACKENZIE, AND RELEASING SAID LEASES BACK
TO THE MATANUSKA SUSITNA BOROUGH.

WHEREAS, title 18.03.030(A) states, "the port commission shall advise the assembly and the manager on port development matters;" and

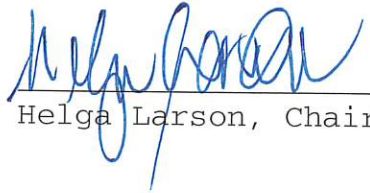
WHEREAS, title 18.04.110 states all formal actions of the port commission shall be by resolution: and

WHEREAS, the Port Commission believes Port MacKenzie is the single most important piece of real estate in the borough; and,

WHEREAS, the Port Commission believes having the existing NPI leases back under Borough Control, and the borough acquisition of the conveyor system and other lease improvements will make the port more marketable for future uses.

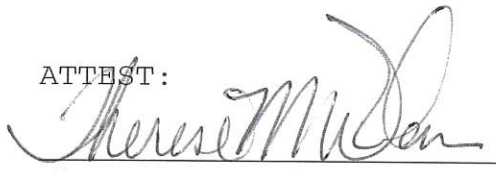
NOW, THEREFORE BE IT RESOLVED, that the Matanuska-Susitna Port Commission hereby recommends the Assembly adopt Ordinance 21-039.

ADOPTED by the Matanuska-Susitna Borough Port Commission this
19th day of April, 2021.



Helga Larson, Chair

ATTEST:



Therese M. Dolan
Port Operations Manager

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JUN 01 2021
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South Colony Road Service Area 16

Resolution 21-002

Whereas the South Colony RSA 16 board finds that the Glenn Highway Phase II lighting installation to be a positive safety improvement.

Whereas discussion with staff and various interested parties regarding the installation, maintenance, and utility cost of roadway lighting along the segment of the Glenn Hwy within Phase II of the project, a segment of 3.8 miles, between the Parks interchange to the boundary of the city of Palmer.

Whereas a proposed agreement has been put forth by Alaska Department of Transportation for the installation, maintenance, and utility cost of roadway lighting, in exchange for the Mat-Su Borough taking ownership of Old Trunk Rd, College Dr., Snodgrass Dr., Woodworth Loop, Georgeson Dr., and E. Cottrell Campus Dr.

Now therefore be it resolved that the South Colony RSA 16 board will support an exchange of roadway ownership in order for the state to assume provision and maintenance of lighting along the Phase II segment of the Glenn Highway.

RSA 16 Board Member

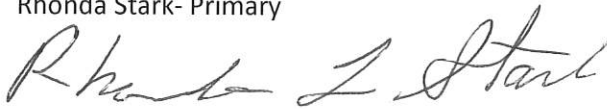
Date

Phillip Cobb – Chairman



6/1/2021

Rhonda Stark- Primary



6/1/21

Kathy Beck –



6/1/2021

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MAY 25 2021
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Talkeetna Sewer and Water Advisory Board - APPROVED
Regular Monthly Meeting / April 7, 2021
via Google Teams

Meeting called to order at 1:02 p.m.

Present: Drew, Whitney, Jane, Jim. MSB Jim Jenson, Tam Boeve, Terry Dolan (later) Jennifer Ballinger

Jim Jenson Report -

*Updating new end points: new meters provide customers with web site access to usage etc. and borough will not have to manually read meters. App for rate payers needs tweaking but will be available in the future. (end point data from old company presented security issue for MSB software/hardware etc.)

*Position approved for utility and HR doing more advertising / modifying job description to find qualified applicants.

* Upgrade Project - Orion taking old baffles out when thawed. Adding extra ballast @bottom of baffles. South solids anaerobic cell delaminated. Discussion with HDL / sending subcontractor. Change order to HDL - more contract admin time to cover Orion delays.

* Substantial Completion date = July 1.

* Negotiation over liquidation damages/ attorneys. HDL fully paid

Discussion re Propose Rate Change Flyer

* Drew requests add "proposed" to rate update. Web Calculator? Jim suggests adding simple steps to self calculation and directions to find usage etc. . Tam suggests getting flyer out before May 6th SV Assembly meeting. Jennifer confirms flyer will go out in next billing cycle the following week. Jim will collect feedback and send bcc. If needed set up a public meeting - open house format / advertise since TSWAB quorum will be present.

* post at PO / Library/ KTNA

Discussion re TSWAB funds used for snow removal at hydrants

* fire department cleared in past

* TSWAB paid \$2040.00 in March to clear hydrants

* Borough will encourage Bill Stearns to keep hydrants clear (contract wont expire for few more years and not currently addressed in contract)

Approved By _____

Attested to by _____

MINUTES**TRAPPER CREEK COMMUNITY COUNCIL**

Trapper Creek Community Center, Milepost 115.2 George Parks Highway. Turn left on E. TC Park Circle.
Teleconference: Locally dial 373-2663 / Participant Code 991090 or dial 907-622-2663 if not in local area

Regular Meeting 6:30 PM, Thursday, April 20, 2021

- I. Meeting called to order: 6:44 pm
- II. Determination of Quorum
- III. Board Members in Attendance: Kresge, Miller, Grelson, Twigg & Morrill. Special Guest: Tam Boeve. Members present: Dave Rittenburgh, Jeff, Linda & Lina Spotts, Dr. Hagee, Kathy Ernst
- IV. Approval of Agenda
- V. Reading and approval of Regular March Meeting minutes
- VI. Borough Assembly Report, Tam Boeve, District 7: Reminder of upcoming May 6, 2021 Borough Budget Meeting at Su Valley High School, 6 pm. Mill rate slightly decreasing area-wide
- VII. Treasurer's Reports:
Deposits: None. Disbursements: \$2400.00 Kennedy & Assoc./ Course/D Twigg.
Dividend: .17. Checking: \$1546.08 (\$674.27 FY2018 CAP \$); Savings: \$25.47
- VIII. Community Assistance Program (CAP) Grant Project Updates:
 - A. FY2018:
 - Trapper Creek Community Council (TCCC): CAP: \$1,000.00. Current expenditures: None. Remaining: \$674.27
 - B. FY2019:
 - Trapper Creek Volunteer Fire Dept.(TCVFD): CAP: \$3,489.00. No Report
 - Trapper Creek Community Services (TCCSA): CAP: \$11,000.00
 - Report: Current Expenditures: \$545.47, Operating Expenses. Remaining: \$4609.43
- IX. Committee Reports:
 - A. TCCSA Water Committee: report given
 - B. Volunteer Fire Department Committee (TCFVD): No report since September 2020
- X. Correspondence/Current Mail: All mail was read at meeting, and/or previously emailed to the membership and/or posted at the TC Post Office
- XI. Public Forum: Kathy Ernst, sharing comments and thoughts re: suggestions for going forward for potential options for EMS/1st responding. Chair mentioned suggestion forms for the community to fill out and participate in this discussion
- XII. Unfinished Business:
 - A. Mat-Su Community Councils for Public Safety (MSCCPS) update:

No Report. Most likely there will not be a meeting until next spring

B. MSB CAP FY2020 & FY2021 Funds

C. MSB CAP FY2022 Funds

XIII. New Business:

A. TCCC Special Recognition of Community Members: DMV Jim Haagee; Lina Spotts, Cori Gossett

IV. Date of next meeting: scheduled for **Thursday, May 20, 2021, 6:30 pm**

XV. Meeting adjourned: 7:34 pm

Approved:

Chairperson

Date

Secretary

Date

(Minutes taken by Council Secretary, Janet Grelson)

Call to order: 10:40 am by Donna Massay

Board Present: Donna Massay, Ilona Kinder, **Staff Present:** Mike Lachelt, **Borough Official:** Tam Boeve, Assembly. **Public Present:** Barbara Willard, Julie Carey, Becky Badillo, Michelle Peterson.

Approval of Agenda: Agenda approved.

Approval of Aug.19 and Nov. 4 minutes: Approval of Aug. 19, waive minutes Nov. 4 till next meeting.

Staff Report: Mike Lachelt, Contractor Update: New contractor doing a good job. His response time is within a 12 hour window. He is answering phone calls. Mike will move on over plowing, so far so good.

New Business: A. Devonshire soft spot-How bad is soft spot? Mike will check in spring. B. Shulin Lake Trail mud hole, grading and brushing. Shulin is due for brushing, grading may not be feasible. There are now 8 to 10 full time families who live there. Trapper drive- there are houses beyond mud hole- will monitor in spring. D. Oilwell Road brushing and grating up to mile 11.8 to RSA boundary. E. Trail Ridge is certified to cul-de-sac, Barbara Willard complained about heavy equipment on Trail Ridge making road past cul-de-sac worse all the time. There are 4 properties down Trail Ridge. Mike went out and fixed the culvert. We move the optional maintenance to later in the year for discussion at that time. Tam will check on Grants available, there are more problems than money available. Local Road Service Area Advisory Board Resolution 21-01, we are on record as supporting. 2021 Meeting Dates are May 12, Aug. 11, Nov. 10 all at 10:30 a.m. via Teams until further notice. The dates were seconded and put into the minutes.

Unfinished Business: 1) DSD engineering firm performed a site visit at Bradley bridge. 2) Oilwell Road Improvement at Amber Lake- hanging tight with measurements, holding till monies are allocated. 3) Parking lot at mile 12.3 rough estimate on plowing is \$15,000 a year. Make a plan to see if it is feasible – winter parking only. Board believes \$15,000 per year may be more than they are willing to commit to. 4) RSA Boundary Sign has been made waiting until breakup. RSA Allocation, from Vehicle Tax Registration is \$24,760 goes into general fund- road construction, road maintenance. Bradley Bridge- Gary is working on getting money for Bradley. 5) Request for greater detail in monthly maintenance report-Mike will check. Board Vacancy- Two member board at this time, we need a third member. 6) Funds usage: (certified/uncertified roads). State funds are used on the uncertified roads- borough funds are used on certified roads. Mike will research further on how money can be used by the RSA.

Person to be Heard: Barb Willard, Becky Badillo- were told Shulin is not certified. Mike explained it is very costly for an uncertified road to become certified. Home owners need to take request to the state legislature. Trying to get gravel is expensive, a close by source is needed.

Board Comment: mile 12.3 Oilwell road parking as we move forward is winter only.

Adjournment: at 11:36 a.m.

Signature Debra Kinder