

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on September 27, 2023, at the Matanuska-Susitna Borough, Conference Room 110, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

RECEIVED

SEP 28 2023

CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **HOMESITE TRACT 100 RSB L2A & L3A:** The request is to create two lots from Lots 2A & 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as **LOT 2A1 and LOT 3A1**, containing 10.56 acres +/- . Parcels are located east of N. Glenn Highway and north of W. Bogard Road and W. Recon Circle (Tax ID# 7864000L002A/L003A), lying within the S ½ N ½ SE ¼ NE ¼ Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: Roland Properties, LLC, Staff: Matthew Goddard, Case #2023-100*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 67 public hearing notices were mailed out on September 5, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- B. **WINDY MOUNTAIN ACRES:** The request is to create two lots from Parcels A6 and B4, Waiver Resolution # 96-3, recorded as 1996-003118-0, to be known as **Windy Mountain Acres**, containing 51 acres +/- . The property is located directly east of the Matanuska River, directly north of E. Pippel Circle, and directly west of N. Clark-Wolverine Road; (Tax ID # 18N02E27A006 & 18N02E27B004), within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in

Assembly District #1. (*Petitioner/Owner: Hanson Land Solution, Stephanie Gaiser, Staff: Chris Curlin, Case #2023-103*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 11 public hearing notices were mailed out on September 5, 2023.

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

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

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

The petitioner and his representative were present and had no comment.

Discussion moved to the motion.

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

- C. **SIMMONS**: The request is to create three lots from Parcel #2, Waiver Resolution # 83-130-PWm, recorded as 1983-030091, to be known as **Simmons**, containing 5 acres +/- . The property is located directly east of N. Anning Drive, directly north of W. Delroy Road, and west of N. Saige Boulevard;(Tax ID# 18N03W35C006), within the SW ¼ Section 35, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Petitioner/Owner: Keith & Victoria Simmons, Staff: Chris Curlin, Case #2023-105*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 16 public hearing notices were mailed out on September 5, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- D. **ROWDY BOY ACRES**: The request is to create four lots Tax Parcel C3 (S ½ E ½ E ½ SW ¼ Section 24), to be known as **Rowdy Boy Acres**, containing 20.04 acres +/- . Parcel is

located north of W. Roberts Drive and Crystal Lake, west of Long Lake, east of N. Florence Drive and directly west of N. Michigan Street (Tax ID# 19N05W24C003); lying within the S ½ E ½ E ½ SW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In Community Council Willow Area and Assembly District #7. (*Petitioner/Owner: Kiel & Jolynn Hansen, Staff: Amy Otto-Buchanan, Case # 2023-102*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 28 public hearing notices were mailed out on August 30, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- E. **CONNER HEIGHTS RSB B1/L5:** The request is to create two lots from Lot 5, Conner Heights (Plat 2014-37), to be known as **Conner Heights 5A & 5B, Block 1**, containing 3.92 acres +/- . The property is located south of W. Willow-Fishhook Road, and directly west of W. Bading Lane; (Tax ID#7286B01L005) within the SE ¼ Section 33, Township 20 North, Range 03 West, Seward Meridian, Alaska. In the Willow Community Council and Assembly District 7. (*Petitioner/Owner: Michael and Dala Conner, Staff: Chris Curlin, Case # 2023-101*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 12 public hearing notices were mailed out on August 30, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

**4. ADJOURNMENT**

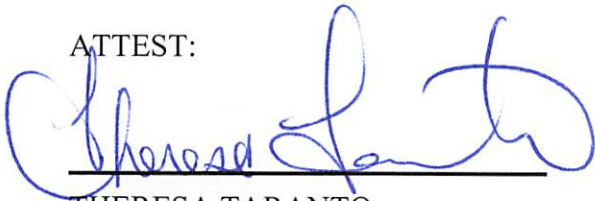
With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:36 a.m.



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FRED WAGNER, PLS  
Platting Officer

ATTEST:



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THERESA TARANTO,  
Platting Administrative Specialist



The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on October 4, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Theresa Taranto, Administrative Specialist

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

- A. **WINDSONG 2023:** The request is to create one lot from Lots 34, 35, & 36, Block 10, Windsong, Plat No. 76-110 to be known as **Windsong 2023**, containing 1.377 acres +/- . The property is located south of Knik River, north of S. Old Glenn Highway and directly north of E. Wycoff Drive (Tax ID # 1169B10L034 / L035 / L036); within the SE ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the Knik River Community Council and in Assembly District #1. *(Petitioner/Owner: MSB Land Management, Staff: Matthew Goddard, Case # 2023-106)*

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 43 public hearing notices were mailed out on September 13, 2023.

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

- Stating that #6 Findings of Fact has a correction, it should read as follows: MSB 43.15.054 (G) allows the surveyor to use record information from the recorded plat of Windsong (Plat #76-110) and does not require additional monumentation.

The following person spoke:

- Sandra Vavalis

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

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

Lisa Gray, the petitioner's representative agrees with the conditions.

Discussion moved to the motion.

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

RECEIVED  
OCT 05 2023  
CLERKS OFFICE

**4. ADJOURNMENT**

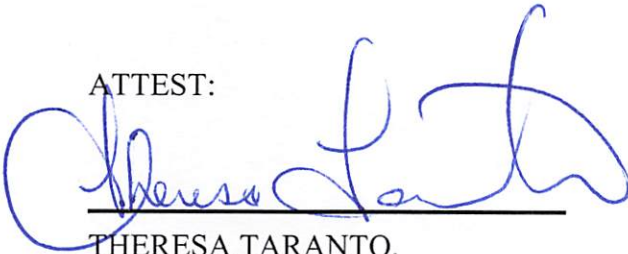
With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:33 a.m.



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FRED WAGNER, PLS  
Platting Officer

ATTEST:



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THERESA TARANTO,  
Platting Administrative Specialist



RESOLUTION # 01-23

A RESOLUTION FOR ROAD SERVICE AREA #15, CASWELL LAKES  
REQUEST FOR FUNDING FOR SAND/CHIP STORAGE AREA  
TO BE RETURNED TO  
ROAD IMPROVEMENT PROJECT LIST

RECEIVED  
SEP 29 2023  
CLERKS OFFICE

WHEREAS, the RSA 15 Annual Road Improvement Project (RIP) List is developed for road improvement projects in the Caswell Lakes area.

WHEREAS, the RSA 15 RIP list was presented to the area residents by the RSA 15 Board of Supervisors and subsequently to the Mat-Su Borough Assembly for approval.

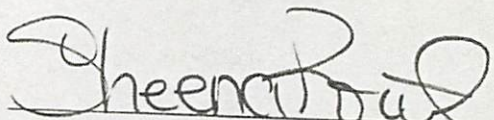
WHEREAS, the Assembly removed the funding amount of \$25,000 for development of a sand/chip storage facility.

WHEREAS, the RSA 15 Board of Supervisors supports this line item and requests the return of the funding amount to the RSA 15 RIP list for the following reasons:

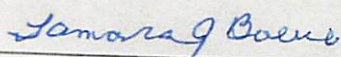
1. Currently, sand/chips are stored in Big Lake at our Road Contractor's maintenance yard. When sand/chips are needed it takes a minimum of one hour or more for one load to reach RSA 15. It would be safer for the residents, as well as more efficient and cost effective if the sand/chips were stored closer to the RSA.
2. At this time there is no line item for sand/chips in the RSA 15 contract. Thus, the contractor has been spreading sand at no cost to the RSA. However, they would be well within their rights to charge the RSA for this service.
3. There are approximately 1.5 miles of paved roads in RSA 15, but at the end of this year there will be approximately 7.4 miles of paved roads. The Board anticipates that the next contract for road maintenance in RSA 15 will include sand and chips in the contract.
4. There is already a designated, centrally located, Borough owned lot in the RSA for a Sand/Chip Storage Area. The lot has good ground and underlying materials so development costs would be minimal. Powerlines are located with 1,000 feet of the lot and can be brought in later if needed.

NOW THEREFORE BE IT RESOLVED, that the Road Service Area #15 Caswell Lakes Board of Supervisors are requesting that the amount of \$25,000 be returned to the RSA #15 2023 Road Improvement Project List.

ADOPTED by Road Service Area 315, Caswell Lakes Board of Supervisors:

  
\_\_\_\_\_  
Supervisor Signature

  
\_\_\_\_\_  
Supervisor Signature

  
\_\_\_\_\_  
Supervisor Signature

Date: 1 / 11 / 2023



RESOLUTION # 02-23

A RESOLUTION FOR ROAD SERVICE AREA #15, CASWELL LAKES

Bend A Pole, Pass The Bait, and Hidden Hills Phase II Projects

RECEIVED  
SEP 29 2023

CLERKS OFFICE

WHEREAS, the Caswell Lakes Road, Bendapole, Passthebait and Hidden Hills Road Projects were funded by Transportation Infrastructure Package 2021.

WHEREAS, the funding allocated to these projects was inadequate to complete to construction.

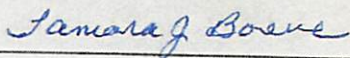
WHEREAS, the design and engineering for Bendapole, Passthebait, and Hidden Hills Phase II are completed. Thus, these projects are ready for construction.

NOW THEREFORE BE IT RESOLVED, that the Road Service Area #15 Caswell Lakes Board of Supervisors are requesting that Bendapole, Passthebait, and Hidden Hills Phase II be added to the Transportation Infrastructure Package 2023.

ADOPTED by Road Service Area 15, Caswell Lakes Board of Supervisors:

  
\_\_\_\_\_  
Supervisor Signature

  
\_\_\_\_\_  
Supervisor Signature

  
\_\_\_\_\_  
Supervisor Signature

Date: 1 / 11 / 2023



**MATANUSKA-SUSITNA BOROUGH  
ROAD SERVICE AREA #14 FAIRVIEW BOARD OF SUPERVISORS**

**REGULAR MEETING**

**May 30, 2023, 4:00 PM, at Fairview Loop Baptist Church**

**3118 W Fairview Loop, Wasilla AK 99654**

**RECEIVED**

**SEP 29 2023**

**CLERKS OFFICE**

CALL TO ORDER at 4:05 PM

ROLL CALL, DETERMINATION OF QUORUM

- Craig Stewart
- John Harris
- Terry Dolan

All the members were present.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Deferred to next meeting.

FILLING OPEN BOARD POSITIONS:

The position of Secretary was made vacant by Terry being elected chairperson. Discussion ensued. Craig Stewart was appointed Secretary by unanimous consent.

TRAINING:

None.

STAFF REPORTS

A. O&M: None

UNFINISHED BUSINESS

A. Ride along board meeting to discuss Road Improvement Project List submission. Board will request 27 June at 10:00 AM.

B. Current year operating and capital budget. Board discussed Borough's mill rate reductions negatively impacting revenue leaving insufficient funds to make necessary improvements. John Harris provided historical documents.

NEW BUSINESS

A. Gravel legislation is still pending. John Harris provided a short report. Vote scheduled for 6 June. Hold for next meeting.

B. DOT public meeting on Fairview Loop is scheduled. Date unknown. John researched the issue and will report when he learns more.

**PERSONS TO BE HEARD:**

CJ Koan, from Secluded Meadows reported damage to Demarie Cir. Also reported new subdivision on Cardif, approximately 500 new homes.

Discussion of the route for the proposed Wasilla by-pass highway ensued.

**CORRESPONDENCE AND INFORMATION:**

None

**OTHER BUSINESS: Notify Clerks Office** of RSA Board member position changes or resignations whenever they occur.

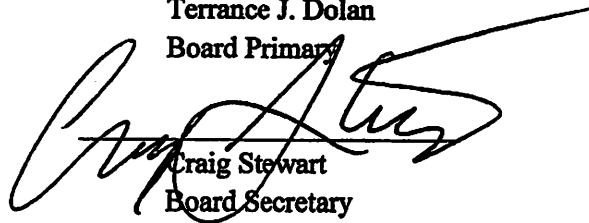
**BOARD COMMENTS:** None.

**ADJOURNMENT** occurred at 5:33 PM

**Next Meeting:** 15 August and 14 November 2023 at 4PM.



Terrance J. Dolan  
Board Primary



Craig Stewart  
Board Secretary

MSB FISH AND WILDLIFE COMMISSION

Regular Meeting: May 18, 2023

Minutes

DSJ Building, Lower Level Conference Room //TEAMS Remote Participation

Minutes prepared by Ted Eischeid, Planner

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I. CALL TO ORDER

Meeting called to order at 4:02 PM by chair Mike Wood.

II. ROLL CALL – DETERMINATION OF QUORUM/LAND ACKNOWLEDGEMENT

Present:

Andy Couch: AC

Howard Delo: HD

Larry Engel: LE

Pete Probasco: PP

Kendra Zamzow: KZ

Mike Wood: MW

Jim Sykes: JS

Absent:

Rob Yundt

Excused:

Tim Hale

Quorum established.

MW read the Land Acknowledgement:

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

III. APPROVAL OF AGENDA

**Moved by HD; seconded by LE .**

**PP amendment NPFMC to immediately after Audience Participation; LE.**

**Motion passed without objection.**

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF MINUTES

a. April 20, 2023 Regular Meeting Minutes.

**Moved by LE; second by HD**

Corrections: NONE

**Motion passed without objection.**

VI. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*):



1. Maija DiSalvo, Staff
2. Bill Stoltze, MSB
3. Neil Dewitt
4. Alex Strawn, Staff
5. Stephen Braund, Northern District Set Netters Association.
6. Melissa Heurer, Susitna River Coalition
7. Gabe Kitter

## VII. STAFF/AGENCY REPORTS

### A. Staff Report – Waterbody Setback OR 23-049 – Alex Strawn

Prepared OR 23-049, a revision requested by Mr. Tew, after OR 23-003 was tabled.

Summarized OR 23-049: see red p. 53;

Allows people to build within 75', but not within 25'; does not apply to septic; only applies to lakes, not streams where 75' setback is retained;

Requires developer to hire a qualified professional, to create plans and specifications, subject to review by MSB, has requirements to treat runoff;

p. 56: eliminated D in old ordinance; closes the "commercial building loophole".

Discussion:

PP: p. 56, meaning of F1... "mandatory landuse permit..."? AS: This addresses a change from 2011.

PP: how enforced? AS: no robust history of enforcement, but it does provide an avenue for compliance.

HD: I understand an ordinance that allows for an avenue to compliance for illegal structures, but don't understand the need for new construction component? AS: IM doc says 75' alone as a buffer is not enough, you need a riparian buffer; what this does, if you are closer than 75', you must actually create and implement a plan to treat runoff, which is more robust than a simple setback. HD: It sounds like allowing closer construction would encourage construction closer than 75', and that concerns me.

HD: what penalties are involved? AS: \$150/300/500 per day is typical for land use violations; HD: has this ever been done? AS: with junk violations, yes.

MW: Point of order, maybe discuss comments on agenda item.

AC: Concur with HD, but this does provide a path to compliance for noncompliant structures.

PP: What is the financial burden to MSB? AS: none anticipated, accomplished with present staff; other permit processing would be slowed down.

LE: This issue has really bothered me, the history of the changing goal posts, the lack of enforcement, etc. This history does not give me confidence in this new proposal; AS: the many setback violations has also bothered me; if we fully enforce present code, we'd have to write over 750 citations, which would result in a huge backlash; LE: just seems to me that the current violations should be held accountable somehow.

HD: do you have qualified staff to review engineering plans? AS: yes, we do have civil engineers in Public Works who could review any permit applications received;

PP: One thing missing is the maintenance component; AS: it does, see F3 on p. 56.

HD: what would happen if this only applied to present noncompliant structures and not allow new construction?

**B. Staff Report – Ted Eischeid**

1. Waterbody Setback update
2. NPFMC Update – Work Group
3. BOF Update – FWC Booklet Work Group
4. SHP SC Update
5. ADF&G Game Season Summary Meeting June 1 at 5 PM, Assembly Chambers.
6. Mileage expense reports due by June 1 for the July 2022-June 2023 fiscal year.

**VIII. UNFINISHED BUSINESS**

**1. NPFMC – North Pacific Fisheries Management Council**

**AC moved to approve comments on blue p. 17 of supplemental handout; PP seconded.**

Discussion:

AC wanted some changes;

PP moves add verbage to last paragraph on page 1, last line, reworking the sentence by adding after the word “Kenai” this verbiage by substitution for the remainder of that sentence: “and Kasilof rivers and the associated areas; other Upper Cook Inlet streams are significantly different in character and fish productivity than the Kenai, affecting the ability to rebuild stocks of concern and affects what can be sustainably harvested.”

AC seconds.

Amendment passes unanimously.

PP moves: On the second paragraph, Comment p. 1, handout page 17, the section subtitled “Conservation Corridor development, to strike the last sentence that says: “The Central District drift fishery drives Northern District fisheries.” ; HD second.

Amendment passes unanimously.

AC moves to amend first paragraph, last sentence, strike “ ...are important subsistence users. HD second.

Amendment passes unanimously.

JS moves to change title from NFMS to NOAA; AC second.

Amendment passes unanimously.

**Motion passes unanimously to present comment statement as amended.**

**2. ADF&G Game Season Summary Meeting Planning.**

PP moved to accept. AC second agenda on p. 15/16.

Motion passes without objection.

**IX. NEW BUSINESS**

### 1. Waterbody Setbacks draft OR 23-049

AC: any public comment?

Melissa H: some concern this won't stop future violations; with present violations we need strong enforceable rules; I hope the FWC will make stronger recommendations to the PC.

MW: I have a hard time giving violators a free pass;

LE: Should we support this new Ordinance?; I don't support it as written;

KZ: I like the new resolution as a solution to noncompliance, but not to apply to new construction which I would say should still require 75' setback and a buffer.

PP: I appreciate the work AS and staff has done; but the recommendations the FWC made in RS FWC 23-01 were not followed much; I would recommend that we rewrite a RS FWC 23-03 and oppose draft OR 23-049 and suggest the Assembly postpone this work, form a working group, and make this better.

MW: I feel draft OR 23-049 is moving too quickly, agree with PP and KZ;

AC: RS FWC 23-01 point 1 and 6 highlighted;

LE: This is an important issue that we need to continue to work on.

KZ: New section F... just add word "existing" in front of "structures" would make this better.

**LE: Moved changes to RS FWC 23-03 See blue p. 24: second line, replace "supports" with "opposes"; Add after the second line: "Be it further resolved the FWC recommends a work group be formed to work on this issue including Assembly members, PC members, MSB staff, and FWC members; AC second.**

**Motion passes unanimously.**

**PP: the FWC member MW or KZ testify before the PC on June 5<sup>th</sup>; AC seconds.**

**Motion passes without objection.**

### 2. BOF 2024 Planning

Bill Stoltze would like to volunteer to help the BOF work group.

Volunteers: LE, HD, AC.

**Moved: by PP that LE, HD, AC, help with BOF Booklet; LE seconded.**

**Motion Passes.**

### 3. FWC Interface with Mat-Su Basin Salmon Habitat Partnership

PP will sit in for the remainder of 2023; AC would like to serve as an alternate;

## X. MEMBER COMMENTS



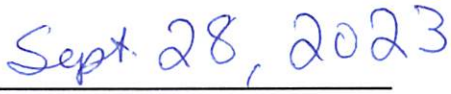
1. PP: congratulates MW on BOF appointment.
2. LE: Thanks Ted and Maija's work supporting the FWC.
3. HD: Thanks many FWC members; concerned about FWC members who consistently miss meetings, especially our Assembly representatives - their political guidance is needed. Is this something we want to communicate to our Assembly representatives?
4. AC: appreciates everything.
5. Ted: Got a new Lab puppy today, his name is Seamus.
6. MW: miss seeing everyone; I was confirmed by the BOF by the Legislature; once I know more from BOF on what to do I'll let you know what's up.

XI. NEXT MEETING DATE: Thursday, June 1, 5 PM, Assembly Chambers, Rear Half.

XII. ADJOURNMENT  
Moved by PP, second LE.  
Motion passes unanimously.

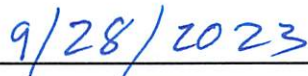
*Meeting stands adjourned at 6:06 PM*

  
\_\_\_\_\_  
Andy Couch, FWC Vice Chair

  
\_\_\_\_\_  
Dated

ATTEST:

  
\_\_\_\_\_  
Ted Eischeid, Planning Division Staff

  
\_\_\_\_\_  
Dated

MSB FISH AND WILDLIFE COMMISSION

Special Meeting: June 1, 2023

ADF&G Game Season Summary Meeting

Minutes

DSJ Building, Lower Level Conference Room //TEAMS Remote Participation

Minutes prepared by Ted Eischeid, Planner

I. CALL TO ORDER

Meeting called to order at 5:07 PM by chair Mike Wood.

II. ROLL CALL – DETERMINATION OF QUORUM/LAND ACKNOWLEDGEMENT

Present:

- Mike Wood MW
- Andy Couch AC
- Howard Delo HD
- Larry Engel LE
- Pete Probasco PP
- Kendra Zamzow KZ arrived at 5:09 PM

Absent:

- Rob Yundt RY
- Jim Sykes JS
- Tim Hale TH

Quorum established.

MW read the Land Acknowledgement:

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

III. APPROVAL OF AGENDA

**Moved by LE; seconded by HD .  
Motion passed without objection.**

IV. PLEDGE OF ALLEGIANCE

V. INTRODUCTIONS/Opening Statement

a. FWC  
MW made an opening statement.

- b. ADF&G
- Todd Rinaldi- Area Manager
- Tim Peltier- Regional supervisor
- Chris Brockman- Acting Palmer Biologist
- Rick Merizon- Director

- VI. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*):  
1. Jessica Winnestaffer, CNV

VII. PRESENTATIONS

A. Staff Report – Ted Eischeid

1. Draft OR 23-049 Update (PC and Assembly dates).
2. Pending FWC membership changes: Yundt resignation, Tew application
3. My Summer Schedule/Plans
4. Mileage Forms of 2022-23 Fiscal Year Due by June 15.

B. ADF&G

1. Game Season Highlights:

AC: How much pressure on small game hunting? RM: based on our statewide surveys, 3-4 days of annual targeting on average, but with a big range in effort; for waterfowl our effort mirrors national effort, average of 2-3 days, with some hunters putting in bigger efforts.

2. Emerging Issues Summary:

VIII. ITEMS OF BUSINESS

a. FWC/ADF&G Dialogue on Mat-Su Wildlife/Game

HD: Looking at some the data, you like to see a minimum bull/100 cow ratio of 20+... is the predator control program in GMU 16 going to be reinstated? TP: we have some low numbers, but that is not surprising given the hard winters; we are looking at twinning rates to inform our decisions; some of our data shows that the losses are happening in the summer, which suggests bear predation as a factor rather than wolf predation;

MW: impact of coyotes on moose calves?; CB: Coyotes are effective predators on calves, but we just don't have the coyote numbers to make a major impact on moose; coyotes have had impact on sheep calves in some areas like GMU 20A;

PP: on GMU 14 and 16... data differences?; TR: some long term datasets, but they aren't statistically robust, so only useful for trend analysis; we are trying to incorporate more robust datasets; I can get the FWC more detailed data sets if requested.

KZ: how do you derive population estimates from observations, especially for GMU 14? CB: explained the process, use a stratified process; KZ: do you look at habitat as well? CB: yes.

LE: for GMU 14A, a large number of the public judge the health of Moose population by what they see driving across the Palmer Hay Flats, and the numbers seen there has decreased over time; what kind of an explanation is there for this apparent historic decline in the Flats? CB: the habitat on the Flats has matured since the 1964 earthquake; they are mostly concentrated along Wasilla Creek and Rabbit Slough away from the road; likewise, brush has matured and makes it more difficult to see the moose; Similarly, Mt. Baldy has seen similar changes in moose populations; mainly a distribution thing, that changes over time; its not that they aren't there, it's a distribution thing; a habitat and distribution thing;



PP: in 2023 GMU 14 experienced a deep snow year... what have you observed in terms of moose winter kill? CB: I'm not too concerned about excessive moose winter kill. We had some winter kill, but mostly among the calves of the year/yearlings;

HD: Since this was a pretty good snow year, wouldn't a high road kill trigger a special targeted hunt? TP: we've had a problem recently with the TPS system and the data they provide; we've gone from specific detailed information to generalized automated data; also not getting data on a regular basis;

MW: Regarding GMU 13 moose, I see a lot of railroad/moose mortality; saw a lot of dead moose on the Chase rail trail section; what specific parameters and where are you looking for data? TR: The railroad is supposed to be reporting numbers and providing a mitigation plan for moose losses. TP: just got some railroad moose numbers of 177 - that is actually on the low side historically; TR: there is a threshold of moose kill that is supposed to trigger a railroad mitigation plan, but ...; as far as wolves in 13E we do have a public wolf predator control program; the department is not going to allow predator control where ACs won't allow antlerless hunts to correct ratios; TR: we are interested in working with the railroad to address these issues; the FWC could be helpful in that regard.

PP: followup, a good question to ask the railroad for better mitigation? CB: the FWC could have a better result lobbying the railroad than ADFG would have; we are having a hard time having this conversation with the railroad and holding them accountable to their mitigation plan;

AC: if we going to have a targeted hunt, it would make sense to cover some of the areas with high railroad moose mortality; CB: we have the flexibility in 14A/14B to do that; we have more of an issue with railroad mortality in 14B versus 14A.

HD: small game discussion, at MP 247 on the Richardson ran into a large group of snowshoe hares... must have been 100+ hares in a brush opening along the road; are we expecting a peak in hares in about 5 years? RM: yes, pretty consistent 8-10 year cycle, with the peak moving from north to south; expect the peak in 2027-2028; lynx cycle is strongly correlated with and follows the hare cycle (reference: see L. Keith research). HD: is grouse wing data still being used? RM: yes, wing database was originally very useful for grouse management. HD: are you seeing consistent chick survival trends over the years? RM: no, the chick survival is correlated with post hatch weather conditions during the first 2-3 weeks after hatch; HD: do you do much with waterfowl? We do some, but its mostly federal.

PP: tell me more about sheep management and research? TR: we actually have some good sheep research going on; also have some good wolf/moose research going on; many of our recent research projects are in the mature, writing phase; we currently have a lot of research money, but a lack of staff to do the research and associated projects;

MW: you said the unpredictable weather keeps you up at night and the impact on wildlife populations; I have seen changes in snow cover that probably impact our game species; how with the department adapt to these climate changes? TR: the next 20-30 years will be a challenge for game management, especially with how variable the weather has become; species using ecotone edge habitats will be most affected, while opportunistic species will do better;

LE: comment on why moose regulations have become so complex over time? CB: because of the

public process and BOG decision has led to greater regulatory complexity; and there are a lot more hunters in certain areas and that has an impact;

HD: on sheep, your answer suggests weather is an issue with sheep populations; one of the department's biologists once said there were disease issues with certain populations. Please discuss; CB: we have discovered MOV (*Mycoplasma ovipneumoniae*) in some sheep, but it doesn't seem to be a mortality factor;

MW: white-fronted geese in Su Refuge seem to know exactly when to leave prior to Sept. 1... ; on the bear baiting question, I appreciate your answer on the different roles of ADFG and BOG, but is there anything about bear baiting you'd like to know more about? TR: we'd like to know the GPS coordinates of bear baiting sites.

AC: it looks like the Mat-Su in general focuses on moose, is that accurate? CB: in general that's accurate, but you need to take the data with a grain of salt; our harvest tickets don't always provide useful information, especially for species like black bear.

HD: a philosophical question, looking at the makeup of the FWC, we have a lot of expertise but weighted towards fisheries; the difference I see between BOF and BOG involves money (BOF) and emotion (BOG); would you tend to agree with that analysis? RM: I started in fisheries before wildlife, I would argue that BOF can be very emotional, especially when it comes to people's livelihoods; in Palmer BOG the meetings were very emotional; TR: BOG is dealing with a lot of charismatic megafauna, and the BOG is mostly made up of hunters, guides, and is not necessarily representative of the public at large.

## IX. FINAL COMMENTS

### a. Members of the Public

Jessica Winnestaffer: no comment.

### b. ADF&G

RM: thank you for this dialogue, looking forward to future talks.

TR: pleased that FWC seems concerned about needless loss of moose due to collisions; anything we can do with FWC to reduce this would be appreciated; the DOT put lights on KGB that improved moose survival there, someone from MSB convinced them, and that was appreciated.

### c. FWC

KZ: Thank you for being there; I am following climate change issues closely, esp. on migratory birds.

LE: I saw some red fox on the drive in to Anchorage;

PP: thank you guys for your excellent work.

AC: we seem to focus on fish a lot, so this was appreciated.

HD: thank you very much; especially the frankness of the discussion.


MW: thank you, and I learned so much. We do get fish focused, but wildlife are so important; maybe in the future the FWC could have a meeting with the railroad to discuss wildlife mitigation; this is probably my last meeting as FWC meeting. I hope you continue to get the support and the staff to continue your good work.

X. NEXT MEETING DATE: Thursday, September 28, 4 PM, LLCR.

XI. ADJOURNMENT  
Moved by PP, second LE.  
Motion passes unanimously.

*Meeting stands adjourned at 7:03 PM*

  
\_\_\_\_\_  
Andy Couch, FWC Vice Chair

  
\_\_\_\_\_  
Dated

ATTEST:

  
\_\_\_\_\_  
Ted Eischeid, Planning Division Staff

  
\_\_\_\_\_  
Dated

**MATANUSKA-SUSITNA BOROUGH**

**FISH & WILDLIFE COMMISSION RESOLUTION SERIAL NO. FWC 23-04**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH FISH AND WILDLIFE COMMISSION REQUESTING ASSEMBLY APPROVAL OF A STATE LEGISLATIVE FISHERY PROTECTION PRIORITY REQUEST FUNDED AT \$2.5 MILLION TO SUPPORT FISHERIES IN THE MATANUSKA-SUSITNA BOROUGH.

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WHEREAS, the Matanuska-Susitna Valley's salmon resources have provided food security, throughout centuries, for area residents; and

WHEREAS an economic study commissioned by the Matanuska-Susitna Borough estimated Northern Cook Inlet Management Area sport fisheries as generating \$57 million in direct spending, supporting 474 sport fishing related jobs, and supplying \$5.9 million in local, state, and federal taxes in 2017, and continues to demonstrate significant, but a declining economic impact gained from Northern Cook Inlet sport fisheries; and

WHEREAS, Article VIII Sections 2, 3, 4, and 15 of the Alaska State Constitution directs the legislature to provide for utilization, development, and conservation of all renewable natural resources (specifically including fish), reserved to the people for common use, for the maximum benefit of its people, and maintained on the sustained yield principle; and

WHEREAS, large ocean-run salmon return to spawn throughout the Matanuska-Susitna Borough, and the Alaska Department of Fish and Game (ADF&G) has established salmon spawning escapement goals and salmon counting weir projects to better manage some of Northern Cook Inlet's larger and more economically and socially significant salmon spawning stocks; and



WHEREAS, State of Alaska genetic studies indicate these salmon stocks as a whole contribute to salmon harvests off of Kodiak Island and along the Alaska Peninsula, from Central and Northern District Upper Cook Inlet commercial fisheries, to at least two subsistence fisheries, multiple personal use fisheries, and some of the largest sport fisheries in Northern Cook Inlet freshwaters - further documenting the community significance of these salmon stocks fisheries dispersed throughout a vast part of Alaska; and

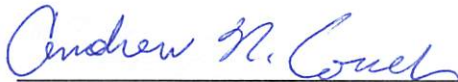
WHEREAS, previously funded coho salmon genetic studies of Upper Cook Inlet commercial harvest has resulted in better management of this resource by ADF&G, and additional genetic studies should be funded to further refine coho salmon management in Upper Cook Inlet; and

WHEREAS, in FY2014 the State of Alaska awarded the Matanuska-Susitna Borough a \$2.5 million capital fund allocation for local fisheries and fish protection (passage, acquisition, research), whereupon the Matanuska-Susitna Borough Fish and Wildlife Commission sponsored a Strategic Research, Monitoring and Evaluation Plan for the Upper Cook Inlet that identified several information gaps in local fisheries management, with some of these gaps addressed by funded projects from this allocation; and

WHEREAS, not all projects in the gap analysis were funded and additional fish passage and research projects await further funding in this area of Alaska that remains the fastest growing region with over 15% of the state's population.

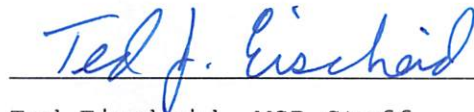
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Fish and Wildlife Commission respectfully requests the Assembly forward to the state a Fishery Protection legislative priority for obtaining an additional \$2.5 million allocation to continue funding critical projects identified in the 2015 Gap Analysis.

ADOPTED by the Matanuska-Susitna Fish and Wildlife Commission this 28th day of September, 2023.



Andy Couch, MSB FWC Vice Chair

ATTEST:



Ted Eischeid, MSB Staff

RECEIVED  
OCT 03 2023  
CLERKS OFFICE

By: Rick Benedict  
Introduced: September 18, 2023  
Public Hearing: October 2, 2023  
Action: ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. PC 23-32**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA CULTIVATION FACILITY AT 2323 E. PALMER-WASILLA HIGHWAY (TAX ID# 8401000T00A); WITHIN TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTIONS 2 AND 11, SEWARD MERIDIAN.

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WHEREAS, an application has been received from Sandra D. Millhouse on behalf of Green Go, LLC for a conditional use permit for the operation of a marijuana cultivation facility at 2323 E. Palmer-Wasilla Highway, (Tax ID# 8401000T00A); within Township 17 North, Range 1 West, Sections 2 and 11, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(5) requires a conditional use permit for the operation of a marijuana cultivation facility; and

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

WHEREAS, the subject parcel is approximately 15.2 acres in size; and

WHEREAS, according to the application material, the proposed cultivation facility was constructed in 2022, is situated near the

central portion of the property, and is approximately 60' x 124' in size; and

WHEREAS, according to the application material, the proposed use is 7,800 square feet in size, with approximately 4,604 square feet under cultivation; and

WHEREAS, according to the application material, the closest residential structure is located to the northeast and is approximately 325 feet from the proposed use; and

WHEREAS, Wasilla Lake abuts the subject parcel to the north and west, properties south and across E. Palmer-Wasilla Highway are predominantly commercial in use, and uses east of the subject parcel are a mix of vacant, residential, and commercial; and

WHEREAS, parcels in the immediate area surrounding the subject property range in size from approximately .04 acres to 3.3 acres; and

WHEREAS, according to the application material, the proposed use is set back approximately 107 feet from the E. Palmer-Wasilla Highway right-of-way to the south, approximately 410 feet to the east side lot line, approximately 245 feet from the north side lot line, and approximately 560 feet to the west side lot line; and

WHEREAS, according to the application material, no outdoor processes are associated with the proposed use that generate noise or odor; and



WHEREAS, according to the application material, the facility will be fitted with carbon filter air scrubbers to remove marijuana odors and the filters will be maintained according to the manufacturer's specifications; and

WHEREAS, two existing commercial uses are located on the subject property, a donut shop operating as Holy Moley Donuts and a marijuana retail shop operating as Canna Get Happy; and

WHEREAS, the remainder of the subject property is mostly undeveloped with several private structures existing that are not residential or commercial in use, such as a greenhouse and boathouse located to the northwest and a chicken coop located to the north; and

WHEREAS, Canna Get Happy is located approximately 100 feet to the south of the proposed structure and was granted a conditional use permit to operate as a marijuana retail facility by the MSB Planning Commission in 2020; and

WHEREAS, Holy Moley Donuts is approximately 222 feet west of the proposed structure; and

WHEREAS, the proposed use is located approximately 145 feet to the east of the greenhouse, approximately 290 feet to the southeast of the boathouse, and approximately 293 feet to the south of the chicken coop; and

WHEREAS, an existing marijuana retail facility, Laughing Salmon Cannabis, permitted by the MSB Planning Commission in 2020,

is located approximately 260 feet southeast of the proposed use on the opposing side of E. Palmer-Wasilla Highway; and

WHEREAS, according to the application material, access to the use is provided from E. Palmer-Wasilla Highway, an ADOT&PF-owned and maintained road; and

WHEREAS, according to the application material, the proposed operation will not have any promotional signs installed on the exterior of the subject building; and

WHEREAS, according to the application material, the operating hours for the proposed use will be Monday - Friday from 7:30 a.m. to 4:30 p.m.; and

WHEREAS, according to the application material, the proposed use will not be open to the public; and

WHEREAS, according to the application material, the operation will employ approximately 6 employees; and

WHEREAS, according to the application material, the exterior of the proposed building is constructed of metal and natural stone and is colored in blue and charcoal earth tones; and

WHEREAS, according to the application material, all exterior lighting will be directed downwards and include proper lenses to prevent light spillage off the property. Additional design features such as the vegetative buffer to the south, berm to the north, and increased distances to all lot lines will prevent light spillage; and

WHEREAS, according to the application material, a 20-foot-wide buffer of native trees and vegetation is being retained on the south side of the proposed use to obscure the building from E. Palmer-Wasilla Highway; and

WHEREAS, according to the application material, a berm approximately 12-16 feet tall exists on the north side of the proposed use to obscure the operation from residential properties and Wasilla Lake to the north; and

WHEREAS, according to the application material, access to the use is provided from E. Palmer-Wasilla Highway, an ADOT&PF-owned and maintained road; and

WHEREAS, ADOT&PF responded to staff on August 7, 2023, recommending that the applicant apply for a driveway permit through ADOT&PF Right-of-Way; and

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

WHEREAS, according to the security plan, a combination of surveillance video, lighting, and security doors will be used to secure the site and monitor all activities at the facility; and

WHEREAS, according to the application material, the proposed use has policies and procedures to prevent loitering; and

WHEREAS, according to the application material, the proposed use will not be open to the public; and

WHEREAS, according to the application material, persons under the age of 21 are prohibited from entering the premises of the proposed use; and

WHEREAS, according to the application material, signs will be posted on the proposed building to indicate loitering and persons under the age of 21 are prohibited; and

WHEREAS, documentation from the Central Mat-Su Fire Department indicates the proposed facility is in full compliance with the applicable fire code; and

WHEREAS, after proper notification to the State of Alaska Alcohol & Marijuana Control Office, the operation will recycle all eligible waste within the cultivation facility. Materials not eligible for recycling will be mixed at a 1:1 ratio with cardboard and other paper waste products, and then removed from the site by Alaska Waste; and

WHEREAS, according to the application material, a gravel pad at the front of the building is available for employee parking and is approximately 8,000 square feet in size; and

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

WHEREAS, the closest school (Raven Home School) is approximately 3,750 feet east of the proposed use; and



WHEREAS, Green Go, LLC has received delegated approval from the State Marijuana Control Board for marijuana cultivation license #32405, in accordance with 3 AAC 306.005; and

WHEREAS, written documentation showing delegated approval from the State Marijuana Control Board for marijuana cultivation license #32405 has been provided; and

WHEREAS, the Central Mat-Su Fire Department has issued Plan Review #2022-057 for the commercial structure; and

WHEREAS, according to the application material, wastewater will be poured into drains as needed; and

WHEREAS, consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405 (c)(2); and

WHEREAS, according to the application material, the facility will store fertilizers, pesticides, herbicides, and any other hazardous chemicals in a secured area, and in compliance with all local, state, and federal laws; and

WHEREAS, according to the application material, the facility will store and dispose of fertilizers, pesticides, herbicides, and any other hazardous chemicals in accordance with each manufacturer's recommendations; and

WHEREAS, according to the application material, the operation will use chemical products approved by ADEC and the EPA; and

WHEREAS, according to the application material, Simple Green and bleach water will be general cleaning agents; and

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

WHEREAS, the Planning Commission conducted a public hearing on October 2, 2023, on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 23-32:

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

6. Measures are in place, with conditions, to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use, with conditions, is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant has provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The applicant has provided documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).
12. The odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).
13. Storage of nutrients, natural pesticides, and cleaners will comply with all local, state, and federal laws (MSB 17.60.160(C)).

14. A security plan that includes education for employees on security measures has been provided (MSB 17.60.160(D)).
15. The proposed use meets the minimum setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

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

1. The operation shall comply with all applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required before any expansion of the conditional use.
3. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall violate this Conditional Use Permit.
4. Before conducting operations as a standard cultivation facility under the conditions of this permit, the

applicant shall apply for a driveway permit with ADOT&PF. A copy of the application shall be provided to the MSB Permit Center prior to beginning operations.

5. By September 30, 2024, the applicant shall obtain a final commercial driveway permit issued by ADOT&PF and provide a copy to the borough.
6. By September 30, 2024, the applicant shall remove the portion of the privacy fence located off the subject parcel that is within the ADOT&PF right-of-way and notify the borough when completed, or the applicant shall obtain an encroachment permit from ADOT&PF Right-of-Way for the privacy fence and provide a copy to the borough.
7. Before conducting operations under this permit, the applicant shall provide documentation by an engineer licensed within the State of Alaska indicating the onsite septic system can accept non-domestic wastewater or provide information demonstrating wastewater will be kept in storage tanks and that a third-party contractor will remove and dispose of the wastewater at a legally permitted wastewater facility.
8. Before conducting operations under this permit the applicant shall permanently block off or remove the unpermitted driveway at the southeast portion of the



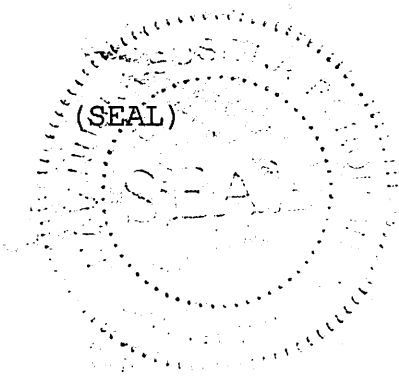
subject property or apply for and obtain a final commercial driveway permit from the Mat-Su Borough Permitting Center for access to N. Betts Street from the subject parcel.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 2nd day of October, 2023.

  
CJ KOAN, Chair

ATTEST

  
KAROL RIESE, Planning Clerk



YES: (6) Commissioner Koan, Allen, Fernandez, Scoggin, Shane & McCabe

NO: (0)