

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 7, 2025, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

RECEIVED

MAY 08 2025

CLERKS OFFICE

**1. INTRODUCTION**

**A. Introduction of Staff**

Staff in Attendance:

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

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. AIRSTRIp WAY:** The request is to create two lots from Lots 9, 10, 11 & 12, Talkeetna Townsite (USS 1260), to be known as Airstrip Way, containing 0.64 acres +/- . The property is located east of the Susitna River, south of E. Second Street, and west of S. Talkeetna Spur (Tax ID # 7000B15L009 / L010 / L011 / L012); within the NE ¼ Section 25, Township 26 North, Range 05 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7. (Petitioner/Owner: Joseph Mcaneney, Staff: Matthew Goddard, Case #2025-046)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 82 public hearing notices were mailed out on April 15, 2025.

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

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

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

The petitioner/petitioner's representative was not present.

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

- B. MERIDIAN PARK EAST ADD No 1:** The request is to create three lots from Block 3, Lot 1 of, Country Field Est VI Subdivision, Plat No. 2001-72, and Tract A, of Meridian Park East, Plat No. 2025-3; to be known as Meridian Park East Addition No. 1, containing 25.90 acres +/- . The plat is located directly North of E. Palmer-Wasilla Highway, East of N. Seward Meridian Parkway, and directly West of E. Meridian Loop, (5126B03L001,8590000T00A); located within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in



Assembly District #4. (*Petitioner/Owner: Meridian Park Medical Holding, LLC, Staff: Wyatt Anderson, Case #2025-047*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 48 public hearing notices were mailed out on April 15, 2025.

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

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

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

The petitioner/petitioner's representative was not present.

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

- C. **TRIPLE B COMMERCIAL TRACTS 2025:** The request is to create four lots from Lot 1, Block 2, and Lot 3, Block 1, Triple B Commercial Tracts, Plat No. 2021-22 to be known as Triple B Commercial Tracts 2025, containing 4.0 acres +/- . The property is located west of W. Museum Place, east of S. Vine Road, and south of W. Parks Highway (Tax ID # 8107B02L001 & 8107B01L003); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #4. (*Petitioner/Owner: Rock, LLC, Staff: Matthew Goddard, Case #2025-048*)

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

Ms. Kayla Smith provided the mailing report.

- Stated that 20 public hearing notices were mailed out on April 15, 2025.

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

The following persons spoke:

- Jeremy Maggart

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

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

The petitioner/petitioner's representative was not present.

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

**4. ADJOURNMENT**

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



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA SMITH,  
Platting Administrative Specialist

**I. CALL TO ORDER**

A meeting of the Matanuska-Susitna Borough Animal Care and Regulation Board was called to order at 10 a.m. by Chairperson Patricia Hurt.

**II. ROLL CALL**

Board members present and establishing a quorum were:

Patricia Hurt, Chairperson  
Sally Pollen  
Terry Dennison  
Daniel Bowen

Board members absent and excused were:

Georgia Knazovich

**III. APPROVAL OF AGENDA**

Chairperson Hurt queried if there was any objection to the agenda as presented.

There were no objections noted.

**III. ITEMS OF BUSINESS**

A. Hearing, BOAA Case No. 24-02, Appeal the approval of the preliminary plat for Lazy Moose Run Subdivision, Abby Pochatko, Appellant

1. Borough Staff (*15 Minutes – the Board and the appellant/owner shall have the opportunity to ask questions*)

a. Erin Dooling, Assistant Borough Attorney

Ms. Dooling requested to share her time with Chief Hardwig.

Chairperson Hurt queried if there was any objection.

There was no objection noted.

Erin Dooling provided her opening statement.

No questions were asked of Ms. Dooling.

Matt Hardwig, Chief Animal Care and Regulation Officer

Provided his opening statement.

Chairperson Hurt asked questions of Chief Hardwig.

Ryan Ackles asked questions of Chief Hardwig.

2. Opening Presentation by Appellant (*15 minutes – the Board and the Borough shall have the opportunity to ask questions*)
  - a. Ryan Ackles

Ryan Ackles provided his opening presentation.

Sally Pollen asked questions of Ryan Ackles.

3. Victim Statements (*15 minutes – the Board, the Borough, and the Appellant shall have the opportunity to ask questions*)
  - a. No victim listed in witness lists.
4. Witness statements (5 minutes – The Board, the Borough, and the appellant shall have the opportunity to ask questions.)
  - a. Wyatt Anderson

Wyatt Anderson, Deputy Animal Care and Regulation Officer

Lindsay Anderson, mother of minor victim, asked questions of Wyatt Anderson.

Terry Dennison asked questions of Wyatt Anderson

Chairperson Hurt asked questions of Wyatt Anderson.

- b. Any witness on the Appellant's Witness List
- c. Any witness mentioned in the record on appeal
- d. Any witness needed to impeach the testimony of another witness
- e. Any witness needed to lay the foundation for the admission into evidence of any document contained in Appellant's exhibits
- f. Any rebuttal witness as may become apparent at the time of the hearing.

[Clerk's note: No witnesses testified under items b. through f.]

## V. ADJUDICATORY SESSION

MOTION: Daniel Bowen moved to enter adjudicatory session.

There was no objection noted and the Board entered adjudicatory session at 10:31 a.m.

MOTION: Daniel Bowen moved to exit adjudicatory session.

There was no objection noted and the Board exited adjudicatory session at 12 p.m.

Chair Hurt requested Ms. Henry to read the draft notice of right to appeal and final decision into the record.

MOTION: Daniel Bowen moved to approve the notice of right to appeal and final decision as read into the record by the Clerk.

VOTE: The motion passed with Patricia Hurt opposed.

REGULAR MEETING (Immediately following appeal hearing. The Board may recess briefly)

I. APPROVAL OF MINUTES

A. April 17, 2024

Chairperson Hurt queried if there were any changes to the minutes.

GENERAL CONSENT: The minutes were approved without objection.

II. AUDIENCE PARTICIPATION

There was no one present who wished to testify.

III. REPORTS/CORRESPONDENCE

A. Report by Animal Care Staff

Chief Matt Hardwig, reported on the activities of the shelter.

VI. BOARD COMMENTS


Chairperson Hurt opined that this was a convoluted case and poorly investigated.

Ms. Pollen stated that it was a hard case for her.

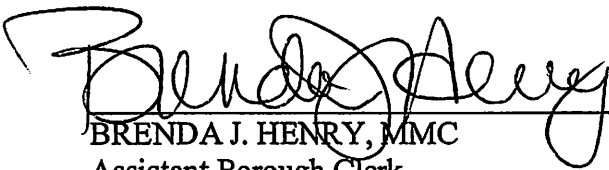
VII. ADJOURNMENT

The meeting adjourned at 12:13 p.m.

ANIMAL CARE AND REGULATION BOARD

  
Daniel Bowen, Chairperson

ATTEST:

  
BRENDA J. HENRY, MMC  
Assistant Borough Clerk

Minutes Approved:

**I. CALL TO ORDER**

A meeting of the Matanuska-Susitna Borough Animal Care and Regulation Board was called to order at 10 a.m. by Chairperson Patricia Hurt.

**II. ROLL CALL**

Board members present and establishing a quorum were:

Patricia Hurt, Chairperson  
Sally Pollen  
Terry Dennison  
Daniel Bowen

Board members absent and excused were:

Georgia Knazovich

**III. APPROVAL OF AGENDA**

Chairperson Hurt queried if there was any objection to the agenda as presented.

There were no objections noted.

**III. ITEMS OF BUSINESS**

Chairperson Hurt noted that the Clerk has requested to address the body and queried if there was any objection.

There was no objection noted.

Ms. Henry advised that the appellant sent her an email requesting to withdraw the appeal. Noted that code does not provide for any kind of a refund. Noted it is up to the Board if they want to accept the withdrawal. Stated that should they decide to accept the withdrawal that they can issue some sort of notice, but that is not necessary. Because the appeal is withdrawn, the level 4 classification stands.

Chairperson Hurt queried if there was any objection to accepting the withdrawal and allowing the level 4 classification to stand.

There was no objection noted.

[Clerk's Note: The appeal hearing was not conducted due to the appellant withdrawing the appeal and the Board moved immediately into the regular board meeting.]

A. ~~Hearing, BOAA Case No. 24-03, Appeal the level 4 classification of Seren, Tracy Dueasse~~  
~~Appellant~~

~~1. Opening Presentation Borough Staff (15 Minutes — the Board and the appellant/owner shall have the opportunity to ask questions)~~

- ~~a. Erin Dooling, Assistant Borough Attorney~~
- ~~b. Matt Hardwig, Chief Animal Care and Regulation Officer~~

~~2. Opening Presentation by Appellant (15 minutes — the Board and the Borough shall have the opportunity to ask questions)~~

- ~~a. Tracy Dueasse~~

~~3. Victim Statements (15 minutes — the Board, the Borough, and the Appellant shall have the opportunity to ask questions)~~

- ~~a. No victim listed in witness lists.~~

~~4. Witness statements (5 minutes — The Board, the Borough, and the appellant shall have the opportunity to ask questions.~~

- ~~a. Rachel Brown~~
- ~~b. Any witness on the Appellant's Witness List~~
- ~~c. Any witness mentioned in the record on appeal~~
- ~~d. Any witness needed to impeach the testimony of another witness~~
- ~~e. Any witness needed to lay the foundation for the admission into evidence of any document contained in Appellant's exhibits~~
- ~~f. Any rebuttal witness as may become apparent at the time of the hearing.~~

~~5. Closing Remarks of Appellant~~

- ~~a. Tracy Dueasse~~

~~6. Closing remarks of Borough Staff~~

- ~~a. Erin Dooling~~

~~V. ADJUDICATORY SESSION~~

REGULAR MEETING (Immediately following appeal hearing. The Board may recess briefly)

I. APPROVAL OF MINUTES

There were no minutes to approve.

II. AUDIENCE PARTICIPATION

There was no one present who wished to testify.

III. REPORTS/CORRESPONDENCE

A. Report by Animal Care Staff

Christopher Loscar, Animal Care Director, reported on the activities of the shelter.

Discussion ensued regarding:

- Upcoming spay/neuter clinics;
- Joint training with Emergency Services;
- Shelter capabilities;
- Success of the Miles for Mutts program; and
- How to visit the shelter.

#### VI. BOARD COMMENTS

There were no comments provided

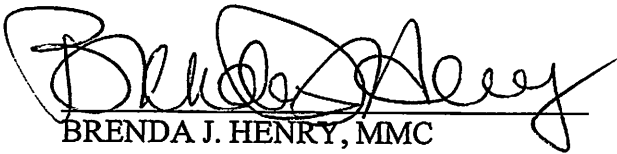
#### VII. ADJOURNMENT

The meeting adjourned at 9:17 a.m.

ANIMAL CARE AND REGULATION BOARD

  
\_\_\_\_\_  
Daniel Bower, Chairperson

ATTEST:

  
\_\_\_\_\_  
BRENDA J. HENRY, MMC  
Assistant Borough Clerk

Minutes Approved:

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Board members present and establishing a quorum were:

Sally Pollen  
Terry Dennison  
Daniel Bowen

**III. APPROVAL OF AGENDA**

Acting Chairperson Bown queried if there was any objection to adding the pledge of allegiance to the agenda.

There was no objection noted.

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

The agenda was approved as amended without objection.

The pledge of allegiance was led by Acting Chairperson Bowen.

**III. ITEMS OF BUSINESS**

A. Motion for Dismissal Hearing AC&R Case No. 25-03, Appeal the level 2 classification of Sangria - Thomas Hannam, Appellant

1. Opening Presentation Borough Staff (*10 Minutes – the Board and the appellant/owner shall have the opportunity to ask questions*)

a. Erin Ashmore, Assistant Borough Attorney

No questions were asked of Erin Ashmore.

2. Opening Presentation by Appellant (*10 minutes – the Board and the Borough shall have the opportunity to ask questions*)

a. Thomas Hannam

No questions were asked of Thomas Hannam.

3. Closing Remarks by Borough Staff (*5 minutes*)

a. Erin Ashmore, Assistant Borough Attorney

Thomas Hannam asked questions of Erin Ashmore.

4. Closing remarks of Appellant (5 minutes)
- a. Thomas Hannam

No questions were asked of Thomas Hannam

#### V. ADJUDICATORY SESSION

MOTION: Terry Dennison moved to enter into adjudicatory session.

VOTE: There was no objection noted, and the Board entered adjudicatory session at 10:14 a.m.

MOTION: Terry Dennison moved to exit adjudicatory session.

VOTE: There was no objection noted, and the Board exited adjudicatory session at 10:33 a.m.

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

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

VOTE: The motion passed without objection.


#### VI. BOARD COMMENTS

Ms. Pollen opined that the Borough should consider being more lenient in allowing late filed appeals.

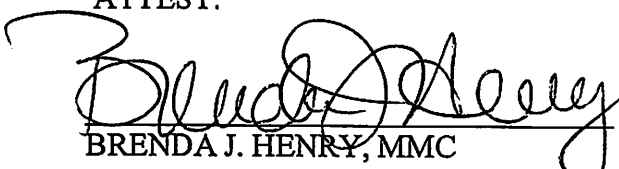
#### VII. ADJOURNMENT

The meeting adjourned at 10:36 a.m.

MATANUSKA-SUSITNA BOROUGH  
ANIMAL CARE AND REGULATION BOARD

  
DANIEL BOWEN, Acting Chairperson

ATTEST:

  
BRENDA J. HENRY, MMC  
Assistant Borough Clerk

Minutes Approved:

**I. CALL TO ORDER**

A meeting of the Matanuska-Susitna Borough Animal Care and Regulation Board was called to order at 9:30 a.m. by Acting Chairperson Daniel Bowen

**II. ROLL CALL**

Board members present and establishing a quorum were:

Daniel Bowen  
Sally Pollen  
Terry Dennison

**III. APPROVAL OF AGENDA**

Acting Chairperson Bowen queried if there was any objection to the agenda as presented.

There were no objections noted.

**III. ITEMS OF BUSINESS**

- A. Appeal the Protective Custody Written Administrative Order of Kisima, Ceirnan Morriss, Appellant

Mr. Aschenbrenner asked the Board to consider moving on with other business to allow the appellant time to arrive.

[Clerk's Note: Staff attempted to call the appellant via their cell phone and another number listed in the record that was believed to be the appellant's parent. A message was left at both numbers. The appellant did not respond and did not appear.]

Acting Chairperson Bowen queried what the Board's options were.

Ms. Henry advised that the Board could go off record and wait a predetermined amount of time to see if the appellant arrives. The Board could chose to not conduct the hearing in the appellant's absence which would mean that the Chief's order would stand, or they could issue a final decision.

Mr. Aschenbrenner urged the Board to consider issuing a final decision.

[Clerk's Note: The hearing was not conducted but the Board moved into adjudicatory session to discuss their final decision.

1. ~~Opening Presentation by Borough Staff (15 minutes Collectively the Board and the appellant/owner shall have the opportunity to ask questions)~~
  - a. ~~John Aschenbrenner, Deputy Borough Attorney~~
2. ~~Opening Presentation by Animal Owner (15 minutes The Board and the Borough shall have the opportunity to ask questions)~~
  - a. ~~Ceirnan Morriss, Appellant~~
3. ~~Witness Statements (5 minutes the board, the borough staff, and the owner/appellant shall have the opportunity to question witnesses)~~
  - a. ~~No Witness Lists were filed by either party~~
4. ~~Closing Remarks by Animal Owner (10 minutes)~~
  - a. ~~Ceirnan Morriss, Appellant~~
5. ~~Closing Remarks by Borough (10 minutes)~~
  - a. ~~John Aschenbrenner, Deputy Borough Attorney~~

#### IV. ADJUDICATORY SESSION

MOTION: Terry Dennison moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 9:42 a.m.

MOTION: Terry Dennison moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited adjudicatory session at 9:57 a.m.

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

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

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

VOTE: The motion passed without objection.


#### V. BOARD COMMENTS

There were no comments provided.

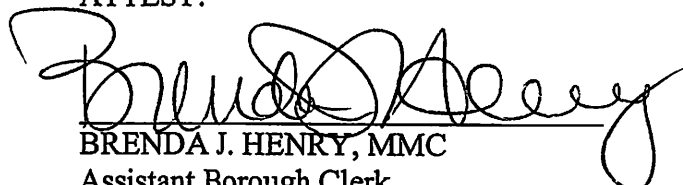
**VII. ADJOURNMENT**

The meeting adjourned at 9:59 a.m.

ANIMAL CARE AND REGULATION BOARD

  
DANIEL BOWEN, Acting Chairperson

ATTEST:

  
BRENDA J. HENRY, MMC  
Assistant Borough Clerk

Minutes Approved:

MATANUSKA-SUSITNA BOROUGH

ANIMAL CARE AND REGULATION BOARD

IN RE: )  
 )  
Level 1 Classification of Oakley )  
 )  
Arizona Dodd and ) AC&R Case No. 25-01  
Vanessa Pool, Appellants )  
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**NOTICE OF RIGHT TO APPEAL AND FINAL DECISION**

NOTICE IS HEREBY GIVEN, that the Animal Care and Regulation Board, on April 25 2025, rendered the following final decision regarding the level 1 classification in the above-captioned matter. This is a final decision and may be appealed to Superior Court within 30 days of the date of distribution pursuant to MSB 24.30.050 and the Alaska Rules of Appellate Procedure, Part VI, Rules 601-612.

**FINDINGS**

1. On September 4, 2024, the Mat-Su Problem reporter was used to file a statement, that while an unknown person was walking their dog on a leash and almost to their driveway, a German Shepherd ran full speed barking, snarling and tried to get ahold of their dog. R. 2
2. The statement says, "I was walking my dog on leash, when I was in culdisac (sic) almost to my driveway, the Geraman (sic) Shepherd (Oakley) barking, snarling running full speed and tried to get a hold of my dog Beth, which slipped

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Findings, Conclusion, and Final Decision

Page 1 of 5

AC&R Case No. 25-01

her collar while I was twisting, turning in 360 direction to avoid my dog being bitten. My dog ran into other neighbors driveway with the Oakley right on her tail. My dog got away without being bitten. Oakley left that driveway and went home. After calling my dog numerous times she came to me." R. 7-8

3. The statement did include a phone number. Officer Dickenson called the number and found that it was Roger Register who had filed the complaint.
4. During the phone call, Roger noted that this behavior had occurred more than once, one in July, and the most recent in August. He further stated that he didn't want the owner to get in trouble, just to keep the dog on her property. R. 2
5. The incident which involved the animal "Oakley", that resulted in the dog being classified, occurred on or about November 26, 2024, and is described in the Level 1 classification notice, which was issued by the Chief Animal Care and Regulation Officer. R. 18-19
6. This report stated, "Dog (Oakley) left his porch, ran, barking off of their property and onto my driveway and tried biting my dog. I punched dog in face to prevent biting, then dog tried again and I fended off. Dog did not have muzzle on. Next ay dog tried again in culdisac (sic)

but had loosely secured muzzle on First time I ever seen muzzle on Oakley (dog)." R. 16

7. The animal "Oakley" was unrestrained at the time of the incident on or about November 26, 2024.
8. Oakley's behavior did cause a person to modify, stop, or alter their activity; or caused a person to fear for a person's safety from the animal's behavior.
9. "Level 1 Classification" means an unrestrained animal has engaged in aggressive posturing, aggressive lunging, barking, and has by its behavior caused a person to modify, stop, or alter the person's activity; or caused a person to fear for a person's safety from the animal's behavior.

### CONCLUSIONS

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

1. The Animal Care and Regulation Board has appellate jurisdiction over this matter pursuant to MSB 24.30.020(A)(2).
2. The Chief Animal Care and Regulation Officer has the authority under MSB 24.26.010 and 24.26.030 to classify an animal as it pertains to AC&R Case No. 25-01.
3. The Animal Care and Regulation Board has the authority under MSB 24.30.040(C)(2) to affirm, reverse, or modify the

classification and may modify the written administrative order issued by the chief animal care and regulation officer.

4. The incident meets the level 1 classification as defined by MSB 24.26.010(A)(1)(a) and (b), as "Oakley" was unrestrained at the time of the incident, engaged in aggressive posturing, lunging, or barking and by its behavior, caused a person to modify, stop, or alter the person's activity caused a person to fear for a person's safety from the animal's behavior.
5. Pursuant to MSB 24.26.085, (A)(1) After one year and payment of any outstanding fees, the classification of a Level 1 or Level 2 animal shall be automatically removed if there have been no further incidents or violations of this title. The animal care director shall issue an advisement in writing if there are any outstanding fees.

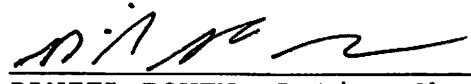
#### ORDER

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

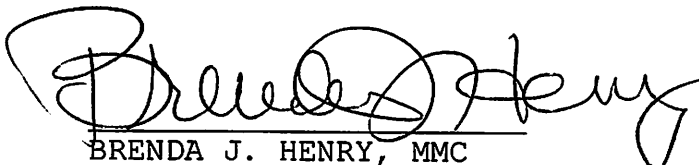
IT IS HEREBY DECIDED, that the Animal Care and Regulation Board affirms the level 1 classification of "Oakley."

DATED at Palmer, Alaska this 25 day of April, 2025.

MATANUSKA-SUSITNA BOROUGH  
ANIMAL CARE AND REGULATION BOARD

  
\_\_\_\_\_  
DANIEL BOWEN, Acting Chair

ATTEST:

  
\_\_\_\_\_  
BRENDA J. HENRY, MMC  
Assistant Borough Clerk

RECEIVED

APR 28 2025

CLERKS OFFICE

Attention: Mr. Bill Gamble - MSB Assembly Member

Subject: RSA 21 Resolution to be presented to **Matanuska-Susitna Borough Assembly**

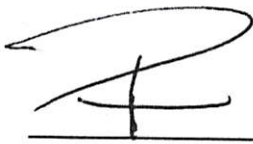
**RE:2026 Budget**

The following resolution #2025-4-14<sup>01</sup> proposed by Terry Gorlick and seconded by Andrew Traxler, during a regular scheduled RSA 21 meeting April 14, 2025, was proposed after agenda item #1, under "New Business", "**Discussion to Increase Taxation, to increase property Assessments and Mill Rate**" was presented and discussed by Pat Daniels.

Resolution #2025-4-14: - 01

*To approve the recommendation of the City Manager, Mike Brown and various departments in regards to Mill rate increases for RSA 21 as presented in the 2026 Department Presentations on April 9<sup>th</sup> 2025.*

Andrew Traxler proposed discussion; all advisory board members participated. Various board member voiced support, Mr. Nate Suing called for the question and was seconded by Mr. Gorlick. The resolution was approved by a majority 3 to 2 and passed.



Pat Daniels -Primary

4-25-25

Date

RSA 21 advisory Board



04-23-25

cmock

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE: )  
 )  
Appeal the approval of a conditional use) )  
Permit for extraction of earth materials) )  
At 8751 & 8901 East Palmer/Wasilla ) )  
Highway ) )  
 ) )  
David Oliver, ) BOAA Case No. 24-03  
Appellant ) )  
 ) )

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**NOTICE OF RIGHT TO APPEAL AND FINAL DECISION**

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals, on December 18, 2024, rendered the following final decision regarding the appeal filed in the above referenced matter. This final decision may be appealed within 30 days of the date of this decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part 600.

**FINDINGS**

1. This appeal was filed in a timely manner.
2. In March of 2024, Timothy Alley, on behalf of Mountain Gravel Investment Group, LLC. filed an application for a conditional use permit (CUP) for earth materials extraction at 8751 and 8901 East Palmer/Wasilla Highway. R. 1-50
3. The CUP as granted by the Planning Commission allows for the removal of approximately 40,000 cubic yards of earthen

material through the year 2033. The extraction activity would take place on 5.96 acres within the two parcels. It is estimated that the extraction site will be exhausted after about 9 years (by 2033) of extraction. R. 447.

4. A conditional use permit is required for earth materials extraction within the Borough. The subject parcel is situated within the Borough's core area. Because of its location in the core area, the activities are subject to additional scrutiny to determine if a core area conditional use permit is necessary. R. 116
5. According to the application material, the proposed operation does not involve processing, manufacturing, or storing of hazardous substances exceeding those thresholds described in code, and it will not generate contaminated water runoff. The proposed operation will not produce noise in excess of Borough code limitations, as the operation will not be using rock crushers and there will not be an asphalt or a concrete plant, therefore, a core area conditional use permit is not required. R. 116
6. An existing residence is in the northwest corner of Lot C9. Mountain Gravel Investment Group is in the process of purchasing Lot C9. The current owner has signed a letter of consent for the gravel extraction until the transfer of

ownership is completed, at which time the residence will be vacated. There are indications that this lot was previously used to extract earth materials prior to 2004. The east parcel has started extraction of earth materials on a limited basis and is otherwise vacant land. R. 11, 116

7. Existing land use: The west parcel is 8.78 acres, and the east parcel is 4.38 acres, for a combined acreage of 13.16 acres. Both parcels have several acres of forested land and areas where the trees have been removed. The extraction will remove material to an elevation near the existing elevation of the East Palmer/Wasilla Highway to prepare it for future commercial or multifamily development. R. 116
8. Surrounding land uses: to the north, northeast, and east, there are multifamily and single-family residential properties. Further east is vacant and commercial-use land with frontage on East Frontage Road. Commercial-use properties to the west include a storage business and an auto parts store and directly south is the Palmer/Wasilla Highway. Further south, across the Palmer/Wasilla Highway, are residential, industrial, vacant, and commercial uses. Industrial and commercial uses include a retail mall, daycare, aircraft parts center, and a vehicle customization shop. R. 116

9. An Alaska State Department of Revenue, Division of Mining, Land, and Water mining license is not required for this application because law was amended in 2012; rock, sand, and gravel quarries are now exempt from the requirement. R. 117
10. An Alaska State Department of Natural Resources mining permit is not required for this application as the extraction activities will not occur on state land. R. 117
11. According to the application material, the Alaska State Department of Natural Resources, Division of Mining, Land, and Water, submitted a letter that indicates that the applicant has submitted an acceptable reclamation plan to their office in accordance with Alaska Statute 27.19, Reclamation. R. 106, 117
12. According to the application material, Shawn Trasky, Certified Erosion and Sediment Control Lead Instructor, states that coverage under the Alaska State Department of Environmental Conservation 2020 multisector General Permit is not required due to the drainage plan and lack of discharge. R. 109, 117
13. A United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act is not required for this application, as the applicant is not proposing any

extraction activity within any identified wetlands, lakes, streams, or other water bodies. R. 117.

14. The subject parcels are located within the Core Planning Area. The Core Area Comprehensive Plan (hereinafter "the plan") addresses sand and gravel extraction. The plan recognizes that sand and gravel are essential for Borough development and there are significant sand and gravel resources located in the core area. The plan addresses potential conflicts with neighboring land uses regarding traffic and public safety, visual aesthetics, dust, noise, and water quality. The plan also addresses the reclamation of extraction sites for future residential subdivisions, business parks, retail centers, and recreational facilities. R. 117
15. The BOAA finds that the dust control measures contained within the application material are insufficient, vague, and reduced to a single line in the paragraph of how dust will be controlled at the extraction site. R. 67
16. The subject parcel is located within the Gateway Community Council area. The Gateway community has not adopted a comprehensive plan nor created a special land use district. R. 118

17. The plan supports fostering a pattern of land development that protects appealing features of the core area, offers developers and consumers choices in the marketplace, and allows local government to provide cost-effective infrastructure and services, economically. R. 118
18. The plan supports collaboration with operators of large earth materials extraction sites to plan for site reclamation and re-use after earth materials extraction activities are finished. R. 118
19. The plan also promotes the sustainable development of the Borough's natural resources for economic development, as well as ensuring compatibility with other parts of the local economy. The regulations were crafted to balance the concerns of the gravel mining industry with the need to protect the environment and visual beauty of the Borough. R. 119
20. According to the application material, the operation will remove material to an elevation near the existing elevation of the Palmer/Wasilla Highway to prepare it for future commercial and multifamily development. R. 119
21. According to Rutgers Noise Technical Assistance Center, heavy trucks produce approximately 90 decibels when

operating, which falls into the "very loud" category.

R. 119, 131-132

22. According to Rutgers Noise Technical Assistance Center, a quiet to noisy home produces sound around 30-60 decibels, which falls in the "faint" and "moderate" categories.

R. 119, 131-132

23. Earth materials extraction activities are industrial and have the potential to produce excessive noise, dust, and heavy truck traffic. Due to these possibilities, the proposed use will have hours of operation from 7 a.m. to 5 p.m. Monday through Saturday. R. 119

24. According to the application materials, during peak traffic hours and when hauling materials, entering and exiting the extraction site will be limited to right-turn-in and right-turn-out only to avoid turning across the Palmer/Wasilla Highway. R. 119

25. According to application material and to the entitlement applicant's testimony, peak hour traffic is difficult to estimate, as the extraction site will typically run a set quantity of trucks for the day for several hours, which will be reduced due to travel time to and from the extraction site during high traffic times on the Palmer/Wasilla Highway. On site, the operator will be

limited as to how quickly trucks can be loaded. It is estimated that truck-time at the extraction site will be five minutes at a minimum, from the time a truck enters to be loaded and then exits the site. The operator will choose the number of trucks hauling based on distance to the customer/project to stay at maximum efficiency at the extraction site and to prevent trucks lining up, waiting to be loaded. This will allow for an average of 12 trucks per hour with a maximum of no more than 20 trucks per hour. R. 67

26. When hauling material at more than 10 trucks per hour, advanced warning signs will be placed on the Palmer/Wasilla Highway to alert traffic about trucks turning from the approach. R. 119, 125
27. Track out and dust control with the extraction site will be mitigated through use of track best management practices at the site entrance to help vibrate soils loose before trucks enter the roadway. R. 67
28. According to the application material, the operator is required to sweep the Palmer/Wasilla Highway as needed and at least every four hours. Water trucks will be used as needed during operations as dust control measures. R. 68

29. The proposed use is within the "drinking water protection area" for a public water system on the south side of Palmer/Wasilla Highway, which is for a childcare facility.  
R. 119
30. The Alaska State Department of Environmental Conservation has produced a user manual of best management practices for gravel/rock aggregate extraction projects and includes protecting water quality in Alaska. The manual recommends a hydrogeologic study when mining activities occur in the groundwater protection area R. 119-120, 286-376
31. According to the hydrogeologic analysis completed by Shannon and Wilson, Geotechnical and Environmental Consultants, given the horizontal distance between the gravel extraction and the water supply well, and the presence of over 100 feet of relatively impermeable soil between the final elevation of the extraction area and the aquifer, it is unlikely that normal gravel extraction activities will have a negative impact on the water quality in the well at Ray's Child Care and Learning Center  
R. 28-30, 120

*[Note: the staff report on page 120 of the record, misquotes the hydrogeologic survey and states "ten feet of relatively impermeable soil between the final elevation of*

the extraction area and the aquifer..." The hydrogeologic survey on page 29 of the record, second paragraph, says "100 feet of relatively impermeable soil between the final elevation of the extraction area and the aquifer..."]  
R. 29, 120

32. According to the application material, the applicant is not proposing to mine below or within four feet of the seasonal high-water table. R. 12, 120
33. Three test pits were dug to assess the subsurface soil conditions. Based on initial soil test pits, there is approximately one to three feet of topsoil with usable clean gravels below. Test Pits 1 and 3 were dug to a depth of 10-feet and more than 4-feet below the planned bottom of the pit. The location of test hole 1 and monitoring tube has an existing elevation of approximately 372.97 feet. The test hole was dug to a depth of 363 feet elevation (10-feet) and a 4-inch perforated tube was installed for groundwater monitoring. Heading northwest through the site toward test hole 3, in the northwest corner the topography rises to a maximum approximate elevation of 418 feet and then drops back down to 360 feet elevation at the northwest corner of the property. At the location of test hole 3, the existing ground elevation is 368.90 feet. This hole was

excavated 10-feet deep to a bottom of the hole elevation of 359 feet elevation and a 4-inch perforated tube was installed for groundwater monitoring. No groundwater was encountered during the exploration. Test hole 2 was excavated at the top of the gravel ridge to verify the quality of the onsite soils. R. 11-12, 120

34. The operation proposes to extract material from the bottom of the cut slope, also known as the working face. All grubbing will be pushed to the phase limits to create a 10-foot berm, which will be maintained around all sides of the extraction site except for the southeast corner, where access to the site is provided. During Phase IV of the project, the settling pond will be relocated to allow for the construction of a 10-foot berm along the southern portion of the eastern property line, which will provide additional noise mitigation and visual buffering. R. 120, 126
35. The application material states that there will be a 10-foot no-clearing buffer to protect existing vegetation, along all adjacent property boundaries (except rights-of-way) to protect the neighboring properties from noise, equipment lights (there is no site equipment lighting proposed), and slope erosion. This setback will be

maintained from first operations to last reclamation of the site. A 10-foot-tall berm will also be maintained around all sides of the extraction site, except the entry area to the site.

R. 12, 74

36. The application material states that extraction site walls will be temporarily excavated to a maximum of 1.5-feet horizontal and 1-foot vertical and then flattened to 2:1 with silty overburden material for stabilization. During seasonal shutdown, no slope will be left steeper than 2:1.

R. 12, 67

#### CONCLUSIONS

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

1. Pursuant to MSB 17.30.055, Required Compliance with State and Federal Laws, the application materials confirm that the applicant has demonstrated compliance with state and federal laws.
2. Pursuant to MSB 17.30.060(A)(1), the proposed use is consistent with the applicable comprehensive plans, of which there are two: 1) Borough's Core Area Comprehensive Plan and 2) Borough's Economic Development Strategic Plan.

3. Pursuant to MSB 17.30.060(A)(2), the proposed use will not detract from the value, spirit, character, and integrity of the surrounding area.
4. Pursuant to MSB 17.30.060(A)(3), the applicant has met all the requirements of MSB 17.30 pertaining to the use in question.
5. Pursuant to MSB 17.30.060(A)(4), the proposed use will not be harmful to public health, safety, and general welfare.
6. Pursuant to MSB 17.30.060(A)(5), there are sufficient setbacks, lot area, buffers, or other safeguards that are being provided to meet the conditions listed in MSB 17.30.050(B).
7. Pursuant to MSB 17.28.060(A)(1), surrounding property ownership, existing land uses, wetlands, and water bodies within the notification area, have been identified.
8. Pursuant to MSB 17.28.060.(A)(2), all phases of proposed mining activities, including a map showing the area to be mined, a description of the topography and vegetation, approximate time sequence for mining at particular locations, and general anticipated location of semi-permanent equipment such as conveyor belts, crushers, dredges, batch plants, etc. have been identified and included in the application material.

9. Pursuant to MSB 17.28.060(A)(3), the proposed traffic route and traffic volumes have been identified. Traffic generated from the proposed use will not exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles daily, as specified in MSB 17.61.090.
10. Pursuant to MSB 17.28.060(A)(4), earthen berms will be utilized and maintained to meet the visual screening measures required by Borough code.
11. Pursuant to MSB 17.28.060(A)(5)(a) and 17.61.080, noise mitigation measures, including hours of operation, retaining vegetative buffers, operating below grade level, and constructing earthen berms, will ensure that sound generated from earth materials extraction activities do not exceed sound levels set out in Borough code. Noise levels exceeding the levels in 17.28.060(A)(5)(a) and 17.61.080 are prohibited.
12. Pursuant to MSB 17.28.060(A)(6), the proposed use meets lighting standards required by Borough code. The application materials state that no on-site lighting is planned to be used.
13. Pursuant to MSB 17.28.060(A)(7)(a) and (b), the operation will not conduct earth materials extraction activities within 100 linear feet of any identified wetland, stream,

river, or other waterbody; and the operation will not mine below or within four feet of the seasonal high-water table.

### **FINAL DECISION**


Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals affirms in part and modifies in part, the Planning Commission approval of the conditional use permit for earth materials extraction as approved with conditions through Planning Commission Resolution No. 24-15.

The BOAA hereby modifies the conditions of approval by inserting two additional conditions of approval as follows:

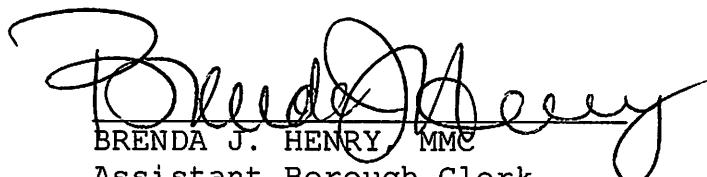
1. No. 22 - The entitlement applicant shall maintain and provide dust control and mitigation on the extraction site 24 hours a day and 7 days a week.
2. No. 23 - Trucks entering and exiting the extraction site will be limited to right-turn-in and right-turn-out only to avoid turning across the Palmer/Wasilla Highway.

Dated this 30 day of April, 2025.

MATANUSKA-SUSITNA BOROUGH  
BOARD OF ADJUSTMENT AND APPEALS

  
\_\_\_\_\_  
TERRY NICODEMUS  
Chairperson

Attest:

  
\_\_\_\_\_  
BRENDA J. HENRY MMC  
Assistant Borough Clerk



Big Cabbage Radio 88.3 FM

## Glacier View Community Council March 2025 Mtg Minutes

Meeting Date Thursday 3/27/2025

GVCC Meeting 6:00 pm-7:45 pm at the school. **meeting begins 6:00 March, 27 2025**

Zoom link: ID passcode 592241 Should be able to just [click here](#) or call 309 205 3325

### Call to Order and invitation to the Pledge

Roll Call –sign in sheet and zoom attendees

**Review Minutes** [February 2025 Minutes](#) -Motion to approve the minutes of last meeting made by Joseph Davis, seconded by Robert Horn Discussion, Minutes approved

**Review Treasurer's report**-Jamie Schroeder Treasurer's Report by Jamie Schroeder. Motion to accept by Brian Wilbert, Seconded by Garth Morgan. Discussion was called. Moved by accord.

**Community Archives Update**-Fred broke his leg -Jim Hitchcock had a mid to moderate stroke - moved to anchorage

**Emergency & Cert Committee Update**- Emergency Brochures [Mt Spur Fact Sheet](#) [How To No](#) updates - Emergency response committee, no head of committee currently, Joseph Davis makes motion to have an emergency response committee with co-chairs and members (emergency committee incharge of emergency equipment/ community preparedness) Seconded by Jim Horn, discussion to follow, approved committee formed - Joseph Davis, Jim Horn, Wendy Taylor

- tanks and pumps, located throughout the community - Emergency response committee to be in charge of these - emergency training will happen this summer

**Water Committee Update**- Joseph Davis - met with new insurance people about liability - will schedule meeting with lawyer - update next month

**Trails Committee Update**-Lorraine/Karl - start of the pinochle trail - getting ahold of state, and looking for funding, lots that needs to happen- hoping for some answers soon from the state. progress after 3 years-

**Guest speakers** - Casey cook volcano briefing Mt. Spur - all indication say it will erupt, minimal ash fall - 4 millimeters - several plans for eruption and ash fall clean up, but there are lots of variables - precautionary measures 1) communication plan 2) N95 masks, a few for each person of your family 3) Disaster Prep Kit (14 days of food water medicine, a gal of water per day for each member of your family). 4) back up air filters for home, car, ect. 5)expected delays 6) corrosive for vehicles - blow it off with leaf blower7) Shelter in place if necessary. How long will it be a problem? - depends on the weather, needs to be absorbed by the earth, More information on link, or reach out to Casey Cook <https://ready.alaska.gov/> <https://avo.alaska.edu/eruption/crater-peak-1992-6>

### Old Business

Topic:



### New Business

**Topic:** Discussion of moving meetings from school to Long Rifle Lodge - Alexis Althens, can meet in the basement of Long Rifle, basement might not be accessible, Wendy Taylor asks for support from community council to meet at school - school board meeting at April 16th - can come and give testimony at school board meeting, recommend bringing Bill Stevenson into the conversation, Jamie Schroede made motion to keep the community council meetings at the school, seconded by Joseph Davis, Discussion was called. Motion was passed

**Topic:** creation on an activities committee - Jamie Schroeder motions to create an activities committee Alexis Althens seconds. Discussion. (plan and provide labor for fun activities, in conjunction with other community entities) Vote. Motion passed. Jamie Schroeder to update on the chair and co-chair.

**Topic:** Fire danger this summer possible-guest speaker to be announced - Alexis Althens - reaching out to state forestry division- Alexis Althens is looking into this division presenting something during a meeting, same with Red cross. Alexis Althens to keep updated.

**Topic:** Volcano eruption possible-guest speaker to be announced <https://ready.alaska.gov/>  
Casey cook volcano briefing Mt. Spur - all indication say it will erupt, minimal ash fall - 4 millimeters - several plans for eruption and ash fall clean up, but there are lots of variables - precautionary measures 1) communication plan 2) N95 masks, a few for each person of your family 3) Disaster Prep Kit (14 days of food water medicine, a gal of water per day for each member of your family). 4) back up air filters for home, car, ect. 5)expected delays 6) corrosive for vehicles - blow it off with leaf blower 7) Shelter in place if necessary. How long will it be a problem? - depends on the weather, needs to be absorbed by the earth. More information on link, or reach out to Casey Cook <https://avo.alaska.edu/eruption/crater-peak-1992-6>

Call for the good of the order: 3 Minutes max per person

Fred Hirschmann - need help for the spring picnic

Amber Allen - staffing cuts at Glacier View School, Information sheet, passed out. email amber at [amberb.allen@matsuk12.us](mailto:amberb.allen@matsuk12.us) to get the digital copy or click this [link](#)

Chelsea Meewsen -May 21st 11am award ceremony, end of year

Alexis Althens - May 11th Community Grad party, Molly Graduation 13th spenards sports center 3pm

Alcoholic Beverage Control Board for consideration at their April 15<sup>th</sup> , 2025 meeting.

#5420 Sheep Mountain Lodge

#5916 dba Old Bear Honey



[Future Meeting Dates](#) [2024 Amended Bylaws](#) [Emergency Phone List](#) [Membership](#)

Please contact 5 days prior to the meeting for suggestions to the agenda.

Attendees-

Alexis Althens  
Sharee Marchel  
Ryan Cote  
Joseph Davis  
Sandy Lee  
Brian Wilbert  
Garry Wolske  
Beth Wolske  
Tessa Wynthein

Chelsea Meewsen  
Garth Morgan  
Jim Tebow  
Jared Werkema  
Wendy Taylor  
Dwight Detrich  
Amber Allen  
Robert Horn

ZOOM

Susan Saltmarsh  
Fred Hirschmann  
Randi Hirschmann  
Lorraine Cordova  
Karl Severance  
Casey Cook  
Bill Queitzsch  
Connie Hubbard  
Jamie Schroeder

*Tessa Wynthein*  
*Aly Wolske*

## **GVS staffing cuts for FY26 (2025-2026 school year)**

**Proposed cuts: Losing 2 certified teachers of our current total of 4**

**Remaining: 2 certified teachers and a Teaching Principal (responsible Special Education and everything admin related) for K-12**

- **Good things we do here now!**
    - **Math Derby 1<sup>st</sup> Place Team in MSBSD 2025**
    - **Battle of the Books semi finals MSBSD 2024 & 2025**
    - **Chess club participation every year**
    - **Archery & Riflery club participation every year**
    - **All-Levels Piano Lab Pilot Program NEW for FY25**
    - **Elementary Cross Country every year**
    - **Mixed Six Volleyball conference champions 2021**
    - **FFA (Future Farmers of America) group started NEW for FY25**
    - **Dual-Enrollment college course offered, Tech Apps 2024 & 2025**
  - **Only Elementary school for 42 miles West to Sutton Elementary, 82 miles East to Glennallen Elementary**
  - **Only High school for 56 miles West to Palmer High School, 82 miles East to Glennallen High school**
  - **Only Middle school for 56 miles West to Palmer Junior Middle School, 82 miles East to Glennallen Middle School**
  - **If Glacier View School was not open there would be 124 miles with no school**
  - **1 K-5 teacher would be responsible for:**
    - **6 levels of reading (all tiers)**
    - **6 levels of math**
    - **science**
    - **social studies**
    - **art**
    - **music**
    - **technology literacy/library**
    - **health**
    - **Prep period (45 mins)**
    - **Half hour duty free lunch**
    - **enter assignments in Synergy**
    - **Alaska Reads Act reporting and compliance**
    - **standards based report cards**
-

- 1 Middle and High school teacher (+ teaching Principal that handles special education and all things admin) would be responsible for:
  - 6+ levels of math
    - MS: Math 6, Math 7, Math 8, MS advanced to Algebra 1
    - HS: Pre-Algebra, Algebra, Geometry, other required math electives
  - 1 MS English
  - 1 MS Science
  - 1 MS Social Studies
  - 3 MS electives
  - 1 HS English
  - 1 HS Science
  - 1 HS Social studies
  - 3 HS Electives (to include: AP, IB, CTE Course Concentrators, or Dual enrollment college courses; Health, P.E., etc.)
  - HS 4Cs Class
  - Grading all assignments for Middle and High School
  - Entering all grades from assignments into Synergy for 20+ Classes
  - One prep Period (45 mins)
  - Half hour duty free lunch
  
- The student enrollment projection for FY26 is 16 students. Our current enrollment is 26 students, and we only anticipate losing our graduating senior. The formulas used to calculate these projections do not work the same for rural, K-12 schools as it does for the core area schools in MSBSD, but it effectively cuts our finances and staffing to where it is extremely challenging to meet the needs of our students. We need staff to meet a very diverse set of academic needs.
  
- MSBSD Mandated Curriculum is not written for multi-grade classrooms. It already takes a lot of creative scheduling with 4 teachers covering 13 grade levels.

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CLERKS OFFICE

GREATER PALMER CONSOLIDATED  
FIRE SERVICE AREA  
BOARD OF SUPERVISORS  
WEDNESDAY, April 30, 2025  
9:00 A.M.- PALMER FIRE TRNG CENTER

## MINUTES

- A. CALL TO ORDER The meeting of the Greater Palmer Consolidated Fire Service Area Board of Supervisors was called to order at 9:05 A.M.
- B. ROLL CALL In attendance were GPCFSA Board of Supervisors members, Barry Mothershead Marty Van Diest; GPCFSA Assistant Chief Trey Lindstrom; Matanuska Borough Deputy Director of Emergency Services - Fire and Rescue, Brian Davis, and GPFSA Administrative Assistant, Dawn Vanepps.
- C. MINUTES FOR APPROVAL The minutes of the last GPCFSA Board of Supervisors meeting on December 17, 2024, were approved.
- D. NEW BUSINESS AND GENERAL DISCUSSION

### 1. STATION 39 UPDATE

An update was given by Deputy Director Davis on the progress and timeline for Station 3-9 construction. The issue with the water supply has been mutually worked out between the City of Palmer and the Borough. Construction of the Station is expected to bid out this summer and hope for a construction timeline starting spring 2026.

### 2. FISCAL YEAR 2026 BUDGET

Deputy Director Davis stated that the Fiscal Year 2026 Budget is going well. Budget is at the Borough Managers office for review then it will go to the assembly for review and any changes. MIL rates are noted with a 3% growth going from .863 to .850.

### 3. GENERATORS

Station 33 and Station 35 generator grants have been approved, and the updated date of arrival will hopefully be in September.

### 4. SECURITY CAMERAS

All security camera installations have been completed at all facilities. IT is working on camera set-ups, taking into consideration that multiple agencies need access to view footage and monitor the systems.

### 5. GREATER PALMER BOARD OF SUPERVISORS VACANCY

GPCFSA Board member candidate will be selected at the May 6<sup>th</sup> Borough meeting. Marty Van Diest is thinking about putting in his seat resignation, he will need to send in a formal letter in order to do so.

### 6. SUBDIVISIONS

cm  
ocr

Barry Mothershead shared information regarding multiple new subdivisions within the GPCFSA. There was a motion by Marty to Annex three lots off of the Glenn highway next to wolf country, Lot 7071, 7085, and lot 7123. Motion was unanimously approved by all in attendance.

E. ADJOURNMENT

Being no further business, a motion was made by Board Chair, Marty Van Diest, to adjourn the meeting. There was a second to the motion by Barry Mothershead and the meeting was adjourned at 9:50 A.M.



Barry W. Mothershead, Chairperson  
Greater Palmer Consolidated FSA  
Board of Supervisors

xc: Mat-Su Borough  
Mat-Su Borough Public Safety

**Greater Talkeetna Road Service Board of Supervisors  
Minutes of Regular Meeting  
April 10, 2025**

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MAY 09 2025  
CLERKS OFFICE

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on April 10, 2025. Board members John Strassenburgh, Robert Gerlach and Billy FitzGerald attended. Borough O&M Division Manager Chad Fry, Dawn Harris of D&S Road Services, and Donna Massey, RSA 30, also attended.

- I. There was a quorum, and the meeting was called to order at 6:34 pm.
- II. Minutes of the March 13, 2025 RSA 29 meeting were approved as written.
- III. Dawn and Chad gave brief updates of road maintenance as the spring breakup season arrives. First, Wade is now back at work after medical leave. Second, Dawn described some challenges that arose this past winter, most of which had to do with the effects ice and rain on maintenance operations. Contractor continues to scrape, open ditches, and push back the berms.
- IV. RSA 29 is on track for a calcium chloride application in May on several roads in east and west Talkeetna. The material is available locally but has not yet been purchased. D&S will provide covered storage when the material arrives.
- V. A far-ranging and in depth discussion regarding the FY 2026 Road Maintenance Contract, Public Construction, and the effect of the new contract on RSA 29 finances.
  - A question arose regarding the contract provision that requires grading all unpaved roads once a month from May through September. The language is sufficient to allow for flexibility according to circumstances.
  - A question arose about how Periodic Maintenance would work at the two Mastodon Areas, and the meaning of the term "Task Order". Again, it appears that the contract's language is flexible enough to allow for a plan that matches the circumstances.
  - Chad explained the workings of Public Construction in the bid and in the contract. Although this is a bid amount, it serves more as a reserve funding for road remediation projects. Projects are scoped collaboratively between the Borough Road Maintenance Superintendent (RMS) and the contractor. PO's are issued by project, and charged against the Public Construction bid amount as they are completed. There is apparently a great deal of flexibility and discretion built into model in order to facilitate attention to unexpected events, circumstances, or a change in priorities. It appears, from what Chad said

at the meeting, that "Public Construction" is a hybrid between "Additional Maintenance" and the "RIP" list.

Unspent funds are rolled into a project capital account, and are available to be transferred to operations for legitimate reason, after close scrutiny and certain approvals.

- Questions about the applicability of Davis Bacon, to "maintenance" projects versus "construction" projects were discussed, but not resolved.

VI. Chad reported that the Borough had adopted a 12" snow berm policy throughout the Borough, meaning that the Contractor may leave a snow berm of up to 12" at the end of driveways. It is not clear whether this is a hard requirement or whether there is some flexibility among the RSAs. The way the contract reads it appears that berm policy for roads would also apply to trails, side streets, pedestrian facilities, and in front of fire hydrants.

Chad said that the "no berm" price for our contract as bid is not affordable through available operations funds at RSA 29's projected mill rate. Much discussion ensued. Given the positive reception of the "no berm" policy among RSA residents, the Board voted to recommend a "no berm" policy for FY 2026, contingent upon a determination that our RSA can afford it without a mill rate increase and that the Borough would permit deviation from its 12" berm policy requirements. The Board authorized John to request a "no berm" policy for RSA 29 in writing, by adapting last year's Board Resolution to current year circumstances.

To inform this determination, John will call Cheyenne to discuss the financial impact of a "no berm" policy to RSA29's finances, considering the bid numbers the RSA's financial capacity. John also will call Tom Adams to discuss the Borough's desire to standardize the policy at 12".

VII. There being no other business, the meeting was adjourned at 8:49 pm.

Sincerely,  


John Strassenburgh  
RSA 29 Primary Supervisor

*Attested to by RSA29 Board members Robert Gerlach and Billy Fitzgerald at our May 8, 2025 Regular meeting held via Zoom*

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MAY 05 2025

CLERKS OFFICE

RSA 29 Resolution 25-01

A RESOLUTION OF RSA 29 GREATER TALLEETNA ROAD SERVICE AREA BOARD OF SUPERVISORS  
EXPRESSING ITS OPPOSITION TO ASSEMBLY ORDINANCE OR 25-017 AND ASKING THAT THE  
MAT-SU ASSEMBLY VOTE IT DOWN

WHEREAS, District 7 Assembly Representative Ron Bernier has brought forward Assembly Ordinance 25-017 that would mandate that the number of seats in all RSA Boards within District 7 be raised to 5 members from the current 3;

WHEREAS, the Greater Talkeetna RSA 29 did not request of Mr. Bernier or of anybody else any legislation that would mandate a change in the number of its RSA Board seats;

WHEREAS, RSA 29 opposes mandating a 5 member board for the following reasons;

WHEREAS, the proposed 5 member mandate is arbitrary, put forward without first consulting the RSA 29 Board, and fails to recognize that circumstances vary among RSAs and that a "one size fits all" scenario is inappropriate and is not in the public interest;

WHEREAS, a 3 member board in RSA 29 is sufficient and has worked well for decades.

WHEREAS, Greater Talkeetna RSA 29 has a relatively low population, low tax base, and small budget. The roads are mostly gravel. We rarely have big projects. The vast majority of our projects are small and involve reconditioning gravel roads with the rock crusher, improving drainage, replacing culverts .... a large 5 member board is not needed in these circumstances;

WHEREAS, Talkeetna has at least 12 non-profits in addition to Road Service and Fire Service Boards, and a small pool of potential volunteers to fill those seats;

WHEREAS, RSA 29, even with a 3 member board, has had difficulty recruiting board members in the past, and a 5 member board would make it that much more difficult;

WHEREAS, cajoling people to volunteer rarely works because people who aren't really committed to being on a Board typically end up missing meetings and eventually resigning;

WHEREAS, board recruitment difficulties and inability to make quorum means not being reliably able to make timely road recommendations to the Borough;

WHEREAS, inability to make quorum also means that members of the public would be deprived of the timely opportunity to express concerns directly to the RSA board (also directly to the contractor and the Borough, which often attend meetings), leading to delays in resolution of the problem;

WHEREAS, RSA 29 meets monthly and board members have no need to prearrange a pair-up to look at or discuss a road together outside of its public meetings. Individual Board member observations are handled individually or discussed at the upcoming regular public RSA meeting, and so there is not an Open Meetings violation;

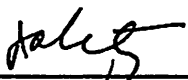
WHEREAS, RSA 29 provides solid public engagement and communication, through its regular monthly meetings that are open to the public, a verbal report to the Talkeetna Community Council of each RSA meeting, and a written RSA report that is included in the packet that goes out to the full Community Council email list;

WHEREAS, if circumstances warrant and an RSA Board desires to have 5 members, current Borough code provides the opportunity, by ordinance, for the number of seats to be increased to 5 members. This question should be left to each board to begin the process by submitting a formal request, ideally with community support, to the Borough.

NOW, THEREFORE, BE IT RESOLVED, THAT justification for retaining the 3 member RSA 29 board is very strong and compelling, and is consistent with local circumstances; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT the Greater Talkeetna RSA 29 Board respectfully recommends to the Assembly that it vote down OR 25-017.

Adopted unanimously at the Regular RSA 29 Greater Talkeetna Road Service Area Board of Supervisors meeting, March 13, 2025.

  
\_\_\_\_\_  
John Strassenburgh  
RSA 29 Primary Supervisor

Attest:   
\_\_\_\_\_  
Robert Gerlach  
RSA 29 Board Member

RECEIVED

MAY 05 2025

25-02

CLERKS OFFICE

**A RESOLUTION OF THE ROAD SERVICE AREA #29, TALKEETNA BOARD OF SUPERVISORS REQUESTING THAT THE BOROUGH ADOPT THE BASE ANNUAL ROAD MAINTENANCE CONTRACT, SCHEDULE A: ROUTINE MAINTENANCE BID AMOUNT OF \$696,124.50 SUBMITTED BY D&S ROAD SERVICES FOR FISCAL YEAR 2026.**

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WHEREAS, the Road Service Area #29, Talkeetna at its regular meeting on April 10, 2025 discussed the preliminary bid results of Annual Road Maintenance Contract, contract 25-136B for Road Service Area 29, Greater Talkeetna, submitted by Alaska Resource Group LLC (aka D&S Road Services) ("Contractor") for fiscal year 2026; and

WHEREAS, the meeting was attended by Chad Fry, O&M Division Manager; Dawn Harris, Alaska Resource Group LLC; John Strassenburgh, Robert Gerlach, and Billy FitzGerald members of the RSA 29 Board of Supervisors; and visitor Donna Massey, RSA 30; and

WHEREAS, the contract offers three options when plowing snow: no berm, 12" berm, no berm removal requirement; and

WHEREAS, the Contractor accepts the "no berm" requirement currently written in the contract at a rate of \$700 per road mile, and to delete Deductive Alternatives 1 and 2; and


WHEREAS, Board considered the comments and rationale of any of those present who wished to speak, and discussed pros and cons of adopting a "zero berm" requirement when plowing snow; and

WHEREAS, RSA 29 implemented a "no berm" policy in FY 25 and found that it worked well and was well received by the residents; and

WHEREAS, RSA 29, after consultation with Cheyenne Heindel, Director of Finance, can comfortably afford the "no berm" option with a modest transfer of capital to operations, without increasing the mill rate; and

WHEREAS, The Board voted unanimously to recommend adoption of a "no berm" policy.

NOW, THEREFORE, BE IT RESOLVED, the RSA 29 Board recommends that the Borough Public Works and Purchasing Departments adopt the Base Contract of \$696,124.50 and delete Deductive Alternative 1 and Deductive Alternative 2.

  
\_\_\_\_\_  
John Strassenburgh  
RSA #29 Primary Supervisor

4/15/25  
\_\_\_\_\_  
Date



MAY 05 2025

CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH  
LIBRARY BOARD**

Chairperson – Georga Knazovich - Wasilla  
Vice Chair – Susan Pougher - Palmer  
Secretary – Vacant  
At Large 2 – Martha (Marty) Kincaid

Big Lake – Joanna Walch  
At Large 1 – Vacant  
Willow – Mary Sanford

Sutton – Kathy Kysar  
Talkeetna – Mary Fischer  
Trapper Creek – Virginia Robson

**Draft Minutes**

**REGULAR MEETING**

**February 11, 2023**

**Big Lake Library and Zoom**

**10:00AM**

**I. CALL TO ORDER**

Call to order at 10:00 by Chairperson Georgia Knazovich.

**II. ROLL CALL – DETERMINATION OF QUORUM**

Quorum was established with Members Knazovich, Pougher, Sanford, Kysar, Fischer, and Robson in attendance.

**III. AGENDA APPROVAL**

The approval of the agenda was moved by Member Robson and seconded by Member Pougher.

**IV. PLEDGE OF ALLEGIANCE**

**V. MINUTES OF PRECEDING MEETING**

**A. November 11, 2022**

The minutes of November 11 meeting with no corrections were moved by Member Sanford and seconded by Member Pougher.

**VI. BOROUGH STAFF REPORTS**

**A. Hugh Leslie** reported that the Collection Development Policy has one more edit by the Borough Manager. He will present the report and open discussion about budgets at next meeting.

**B. Librarians**

**Cassidy Drake from Big Lake.** DIY Valentine's Craft Day to be held at 1:00pm on February 11. Book mending class was held in January and plans to do it again at staff meeting in May.

**Beth Skow from Palmer.** Hire employee to replace retired employee and now trying to fill two part-time positions.

**Geri Denkewalter from Talkeetna.** Weekly genealogy class started this week and will continue forever. 4-5 people came to class with more showing interest. Gardening class starts next week with 10 people signed up. Sunshine Daycare Center brought 25 children to Storytime, and they made Valentine's Day cards out of doilies. Strong Women is ongoing via

Zoom. There is a "Love My Library" bulletin board display for February. Do-it-yourself Valentines are available in the multi-purpose room and out front.

**Juli Busby from Sutton.** Martha Murphy hired part-time. Lantern Lighting event scheduled for February 17. Lanterns are biodegradable and fire department will be at the event. Children's activities have been fun and well-attended.

**Julie Mitchell from Willow.** Last week, there was a seminar led by a judge on trusts and wills. Next week, a red-tail hawk will visit. Storytime is growing; there were 25 children last Thursday. They have stories, crafts, games, and then playtime in the big room to play with toys and burn off energy.

**Marita Crosby from Trapper Creek.** There is a new on-call staff member, so they are up to 3 staff members. Kids' programming is on Wednesdays and attendance is consistent. Adult Craft Day is on Wednesdays. This week, they are making dream catchers. New program from Mat-Su Seed Library is offering free seeds to the community at the library. There have been no snow days so they have been able to remain open all of the time.

**VIII. PERSONS TO BE HEARD/AUDIENCE PARTICIATION – 3 minutes per person**

No audience participation.

**IX. UNFINISHED BUSINESS**

**A. ELECTION OF SECRETARY**

Nomination of Kathy Kysar for Secretary made by Member Knazovich. No other nominations were made. Motion to approve election of Kathy Kysar as Secretary made by Member Pougher and seconded by Member Robson.

**X. NEW BUSINESS**

**A. Reviewing Handbook**

Reviewing Handbook. Chairperson Knazovich took notes of people to send Handbooks to. Member Pougher suggested putting this on unfinished business for next meeting.

**B. Meeting Schedule**

Meeting Schedule. Member Pougher suggested that Saturdays are not ideal for librarians because not all of them work on Saturday, so they have to move their schedule around to attend Saturday meetings. Member Pougher also posed that there is the same issue with borough employees. Cassidy Drake stated that she is willing to make Saturdays work and attend via Zoom, but would rather the meetings be moved to a work day. Geri Denkwalter stated that she can move her schedule around to attend, but that she doesn't work on Fridays or Saturdays, and Thursdays between 8:00am and 1:30pm will not work for her. Secretary Kysar explained that she works full-time from home, so Saturdays work, but other days could work, too, depending on the time of the meeting. Juli Busby stated that Thursdays don't work for her. Hugh Leslie stated that Saturdays are not good for him to attend meetings and pointed out that borough employees are supposed to have 2 days off in a row. Juli Busby suggested Tuesdays or

Wednesdays because the library is closed on Mondays. Geri Denkwalter agreed that Tuesdays or Wednesdays would be best. Marita Crosby stated that Tuesdays are best for her. Member Pougher proposed Tuesdays at 10:00am, the second Tuesday of the month. Secretary Kysar stated that she could not attend Tuesday at 10:00am and suggested 11:00am. Member Sandford stated that time conflicted with her Willow Library meetings on Tuesdays at 10:00am to 12:00pm. Beth Skow stated that time is during Palmer's Storytime. Chairperson Knazovich suggested Tuesday afternoons. Marity Crosby and Beth Skow stated that was a good time. Chairperson Knazovich suggested Tuesdays at 1:00pm. Member Kysar moved that the meeting time be moved to the second Tuesday of the month at 1:00pm and it was seconded by Member Pougher. This change will begin with the March meeting and members are still encouraged to travel to the libraries for the meetings; however, the Zoom option is still available.

#### C. Discussion to Assembly

Discussion to Assembly. Hugh Leslie explained what is expected in the presentation to the Assembly: attendance numbers, circulation numbers, 5 minutes or less with visual aids given to Alyssia 2 weeks before Assembly meeting. The next budget hearing is April 18, so presentation would need to happen in March. Assembly meets on the first and third Tuesday of every month. Chairperson Knazovich will submit presentation to Alyssia by the first Monday in March, March 6, and will plan to present to the Assembly on March 21.

#### D. Discussion of Strategic Plan

Hugh Leslie gave a brief explanation about how the Strategic Planning takes place. To give everyone a chance to review the Strategic Plan, Secretary Kysar moved that the Strategic Plan discussion be tabled to next month's meeting and Chairperson Knazovich seconded the motion. Beth Skow suggested that the Strategic Plan discussion be put on the agenda for the next librarian's meeting. Member Pougher received approval from Chairperson Knazovich to arrange for someone to give Strategic Plan instruction at the March meeting.

#### E. Budget for 2024

Hugh Leslie explained how the librarians work out their own budgets and presented them for board approval. Member Pougher motioned that budget discussion be tabled to next month's meeting.

#### F. Parent Responsibility

Hugh Leslie discussed the Anchorage situation with *Let's Talk About It*, a controversial book that is being challenged under the Challenged Material Policy. He anticipates that this book will be brought up for discussion at the next Borough Assembly meeting. Collection Development Policy is currently being updated regarding the process of challenging a book to be taken off the shelf. The patron first goes to the librarian, then to Hugh, and then it goes to a committee made up of library board members, libraries, and Hugh Leslie. If the patron is still unhappy, they go to Eric Phillips and he has the final word in whether the book stays on the shelf or now. The patron could also take the book to the Borough Assembly.

### XI. ADVOCACY

No advocacy.

118 XII. CORRESPONDENCE

119 No correspondence.

120 XIII. MEMBER COMMENTS

121 No member comments.

122 XIV. NEXT MEETING

123 A. March 11, 2023 - Zoom meeting

124 XV. ADJOURNMENT

125 Secretary Kysar moved that we adjourn, seconded by Chairperson Knazovich. All in  
126 Agreement.

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Attest:

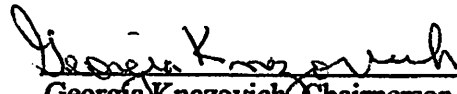
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Georgia Knazovich, Chairperson

  
Kathy Kysar, Secretary

**NORTH LAKES COMMUNITY COUNCIL  
RESOLUTION OF RECOMMENDATIONS  
TO MAT-SU BOROUGH FOR TRANSIT**

RECEIVED  
MAY 07 2025  
CLERKS OFFICE

**RESOLUTION 24-003 DATED APRIL 24, 2025**

The undersigned Chair and Secretary on behalf of the North Lakes Community Council board hereby sign the following resolutions:

WHEREAS, the Matanuska-Susitna Borough population has experienced exponential growth;

WHEREAS, the North Lakes Community Council Resolution 24-003 dated May 2024, requested a plan for a provision for public transit, create bus stop areas, and a park and ride along Bogard road;

WHEREAS, the state of Alaska has experienced an increase in Alaskans over 60+ of 73% between April 2010 and July 2023 per the Alaska Commission on Aging Senior Snapshot;

WHEREAS, the Matanuska- Susitna Borough has one of the fastest growing senior populations in the state of Alaska;

WHEREAS, the highest requested service for seniors is transportation to access medical appointments, grocery shopping, and social activities;

WHEREAS, transportation services are needed for people of all ages who do not have a vehicle or are unable to drive, including, but not limited to, children and youth, individuals experiencing an intellectual or developmental disability, adults with a physical disability, low-income individuals, and others;

WHEREAS, the current transportation providers in the Mat-Su provide over 60,000 rides annually in the core area;

WHEREAS, current transportation providers offer commuter fixed-route and on-demand services;

WHEREAS, the Matanuska – Susitna Borough:

- Has a population greater than 50,000;
- Is now eligible for FTA urban transit funding (5307) as a small urbanized area;
- Urban area transit services are no longer eligible to receive rural transit (5311) funding;
- Assembly, on August 8, 2023, voted unanimously to apply to become the direct recipient and pursue 5307 funding in order to maintain transit services;

**NORTH LAKES COMMUNITY COUNCIL  
RESOLUTION OF RECOMMENDATIONS  
TO MAT-SU BOROUGH FOR TRANSIT**

**RESOLUTION 24-003 DATED APRIL 24, 2025**

WHEREAS, 41% of Mat-Su Borough residents work outside the borough and 28% work in Anchorage;

And WHEREAS, more than half of the Mat-Su Borough population falls into one or more priority populations, with a higher propensity for relying on transit (American Community Survey 5-year Estimates 2016-2020, released March 2022).


Now THEREFORE, be it resolved that the North Lakes Community Council make the following recommendations to the Matanuska-Susitna Borough for continuation of transit in the Matanuska-Susitna Borough:

1. The Matanuska-Susitna Borough accept the full eligible amount of \$1.5M of FTA urban transit (5307) funding and provide a \$1.5M match to ensure continuation of demand response and commuter fixed route;
2. In accordance with federal and MSB procurement procedures, conduct competitive bid process to contract with provider(s) to continue transit services.

END

We, the undersigned Chair and Secretary do certify through board motion on behalf of the North Lakes Community Council and residents herein approve this resolution.

Signed this 24 day of April 2025.



Rod Hanson, Chair



Nichole Smith, Secretary

**References:**

Transit, Alaska Commission on Aging Home, Alaska Population Projections

MAY 05 2025

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES****CLERKS OFFICE****REGULAR MEETING  
March 18, 2024**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 18, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Mr. Andrew Shane, Assembly District #4  
Ms. Linn McCabe, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6  
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Staff in attendance:

Mr. Rick Benedict, Planner II  
Mr. Alex Strawn, Planning and Land Use Director  
Ms. Erin Dooling, Assistant Attorney  
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Allen.

**IV. CONSENT AGENDA**

- A. Minutes Regular Meeting Minutes: March 4, 2024
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

**V. COMMITTEE REPORTS - (There were no committee reports.)****VI. AGENCY/STAFF REPORTS - (There were no Agency/Staff Reports.)***cm  
oal*

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

**VIII. AUDIENCE PARTICIPATION (Three minutes per person.)**  
*(There were no persons to be heard.)*

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

**Resolution 24-02** A conditional use permit in accordance with MSB 17.60 – conditional uses for the operation of a marijuana cultivation facility known as, The Connoisseur, located at 3160 W. Top of the World Circle; Tax ID #8280000L001A; (Applicant: Matthew Chambers for The Connoisseur, LLC; Staff: Rick Benedict, Current Planner)

Chair Koan read the resolution title into the record.

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

Staff presented their staff report.

Commissioners questioned staff regarding:  
250' from residential structure – what are the setbacks from a residential area? 50' from any right-of-way

Chair Koan invited applicant to speak and provide any additional information.  
*Applicant did not have anything to add.*

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-02:  
Ms. Allison Gutkes Johnson against the resolution.

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

Chair Koan invited the applicant to respond to statements presented during public hearing.  
*Mr. Aurandtz responded to statement regarding explosion.*

Commissioners questioned staff regarding:  
Building that exploded; traffic; hours; parking.

*Matthew Chambers responded to the statement regarding safety of kids.*

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 24-02.  
The motion was seconded by Commissioner Glenn.

Discussion ensued

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
March 18, 2024**

**MOTION:** Commissioner Koan moved a primary amendment to change the hours of operation from 8:00 a.m. to midnight to 8:00 a.m. to 5:00 p.m.

**MOTION:** Commissioner Allen moved a secondary amendment to change the hours of operation from 8:00 a.m. to 8:00 p.m.

Discussion ensued

**VOTE:** The secondary amendment fails four (4) against and three (3) in support.  
Commisisoner

**VOTE:** The primary amendment fails with Commissioner Scoggin in support.

**MOTION:** Commissioner Allen moved an amendment for #5 to read: "The hours of operation for harvesting activities shall not exceed 8:00 a.m. to 8:00 p.m., seven days a week."

**VOTE:** The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 24-05** A resolution recommending approval of an ordinance amending MSB 8.40 regarding transfers of alcoholic beverage licenses from the borough into the cities; (Staff: Alex Strawn, Planning and Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- How many can be transferred

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-05:

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

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 24-05. The motion was seconded by Commissioner Glenn.

Discussion ensued

**VOTE:** The main motion passed without objection.

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

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

**XIII. NEW BUSINESS**

- A. Susitna Basin Recreation Rivers Advisory Board – MSB Planning Commission seat Commissioner McCabe is thinking about this – will decide next meeting.
- B. Sepcial Meeting – Understanding the Conditional Use Permit process – Meeting Date May 6, 2024 @ 4:00 – 5:30 p.m. before regular meeting

**XIV. COMMISSION BUSINESS**

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

- Commissioner Glenn: Good to see everyone – appreciate all of you. Have a good week.
- Commissioner McCabe: Ditto
- Commissioner Scoggin: I feel for the people that have these growing facilities going in around these residential areas.
- Commissioner Shane: These evenings are hard with passions growing high and I can understand. Great to see everyone – have a good month.
- Commissioner Allen: A fantastic week in the MSB – volunteered for AWG. The organization was incredible. The weather was spectacular for the whole week – conditions were great. Made my heart feel good that people had such a great impression.
- Commissioner Fernandez: A pleasure to serve.
- Alex Strawn: Took most of the week off and got to work at AWG – got to know the coaches and athletes. The coaches had no complaints and were able to focus on the competitions.
- Commissioner Koan: I was unable to participate. Everyone had a good time. Thank you all for being here. Sometimes, maybe we need to look at our ordinances that we have to make some changes.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:10 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

*Minutes approved: April 1, 2024*

APR 15 2025

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

CLERKS OFFICE

**REGULAR MEETING  
April 15, 2024**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on April 15, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Ms. Linn McCabe, Assembly District #5  
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Andrew Shane, Assembly District #4  
Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

Mr. Rick Benedict, Planner II  
Mr. Alex Strawn, Planning and Land Use Director \*Telephonic  
Ms. Erin Dooling, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist/Planning Commission Clerk  
Mr. Mark Whisenhunt, Right-of-Way Inspector

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Allen.

**IV. CONSENT AGENDA**

A. Minutes Regular Meeting Minutes: April 1, 2024

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**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 24-04** A conditional use permit in accordance with MSB 17.30 – Conditional Uses Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of earth material per year over a period of 60 years. The activity will occur on a 40-acre parcel at 9002 North Buffalo Mine-Moose Creek Road, Tax ID #18N02E03B005; Public Hearing: May 6, 2024 (Applicant: Jim Baxter for Northern Gravel & Trucking, LLC; Staff: Peggy Horton, Current Planner)

**Resolution 24-06** A conditional use permit in accordance with MSB 17.30 – Conditional Uses Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of rip rap and screened materials annually through 2044. Blasting activities occur at this facility. The quarry is located within the east half of a 20-acre parcel located at 16556 East Back Acres Avenue, Tax ID #17N02E23A017; Public Hearing: May 6, 2024 (Applicant: Jim Psenak; Staff: Peggy Horton, Current Planner)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

**GENERAL CONSENT:** The consent agenda was approved without objection.

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

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

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

**VIII. AUDIENCE PARTICIPATION (Three minutes per person.)**  
*(There were no persons to be heard.)*

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

**Resolution 24-03** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for the operations of a marijuana retail facility known as Northern Emerald, located at 2803 S. Old Glenn Highway, Building #2; Tax ID #53998000L002. Public Hearing: April 15, 2024 (Applicant: Keith Crocker for Northern Emerald, LLC; Staff: Rick Benedict, Current Planner)

Chair Koan read the resolution title into the record.

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

Staff presented their staff report.

Commissioners had no questions for staff:

Chair Koan invited applicant to speak and provide any additional information.  
*Applicant did not have anything to add.*

Chair Koan opened the public hearing.  
(There were no persons to be heard)

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

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-03.  
The motion was seconded by Commissioner McCabe.

VOTE: The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

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

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

**XIII. NEW BUSINESS .**

**XIV. COMMISSION BUSINESS**

A. Upcoming Planning Commission Agenda Items available in the meeting packet.

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Planning Director: Good meeting, no comment

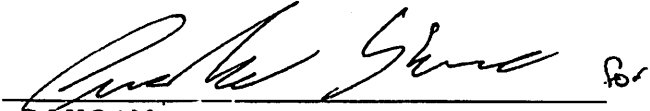
- Time: 6:14 pm

All Commissioners : No comment

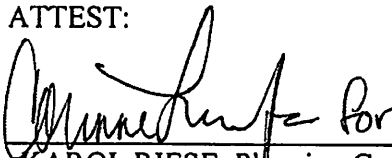
- Time: 6:14 pm

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:15 p.m.

  
CJ KOAN  
Planning Commission Chair

ATTEST:

  
KAROL RIESE, Planning Commission Clerk

Minutes approved: May 6, 2024

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MAY 05 2025

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
May 06, 2024**

CLERKS OFFICE

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 06, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Vice Chair Andrew Shane.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Mr. Andrew Shane, Assembly District #4  
Ms. Linn McCabe, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6

Planning Commission members absent and excused were:

Mr. Curt Scoggin, Assembly District #7  
Ms. C. J. Koan, Assembly District #3

Staff in attendance:

Ms. Peggy Horton, Current Planner  
Ms. Julie Spackman, Long Range Planner  
Mr. Jason Ortiz, Development Services Manager  
Ms. Erin Dooling, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist

**II. APPROVAL OF AGENDA**

Vice Chair Shane inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Allen.

**IV. CONSENT AGENDA**

A. Minutes Regular Meeting Minutes: April 15, 2024

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**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 24-10** A variance in accordance with MSB 7.65 – Variances. Todd and Jennifer Luiten requested a variance from the 75-foot shoreline setback and 25-foot public right-of-way setback requirements under MSB 17.55, to allow for construction of a 28-foot x 32-foot single-story cabin at its closest location, 21.9 feet from the shorelands of Big Lake and 10 feet from the east lot line, which is also the west edge of a public right-of-way. The property is located at 8126 South Big Lake Road, Tax I 6285000T001A; Public Hearing: May 20, 2024; (Applicant: Todd and Jennifer Luiten; Staff: Peggy Horton, Current Planner)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

**Resolution 24-07** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the assembly direct staff to assist the South Knik River Community Council in developing a special use district (SPUD); Public Hearing: May 20, 2024; (Staff: Alex Strawn, Planning and Land Use Director & Julie Spackman, Long Range Planner)

**GENERAL CONSENT:** The consent agenda was approved without objection.

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

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

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

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

The following persons spoke regarding: Jean Holt -Setback Variance

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

**Resolution 24-04** A conditional use permit in accordance with MSB 17.30 – Conditional Uses for Use Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of earth material per year over a period of 60 years. The activity will occur on a 40-acre parcel at 9002 North Buffalo Mine-Moose Creek Road, Tax ID #18N02E03B005 (Applicant: Jim Baxter for Northern Gravel & Trucking, LLC; Staff: Peggy Horton, Current Planner)

Vice Chair Shane read the resolution title into the record.

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

Staff presented their staff report.

Commissioners questioned staff regarding: Years CUP will be in place.

Staff: Peggy Horton states recommendation of 20 years. Originally applied for 60 years.

Staff: Clarifies there was a clerical error and Resolution should read as a period of 20 years instead of 60 years.

Jim Baxter and son Nick Baxter addressed the commissioners.

- Time: 6:35 pm

Vice Chair Shane opened the public hearing.

The following persons spoke with regards to Planning Commission Resolution 24-04:

Evan Langston

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

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 24-04. The motion was seconded by Commissioner McCabe.

Discussion ensued.

- Time: 6:41 pm

**MOTION:** Commissioner Allen moved a primary amendment to change the CUP period to 60 years. The motion was seconded by Commissioner Glenn.

**VOTE:** The primary amendment: Passes with Commissioner Fernandez in opposition.

**VOTE:** The main motion passed without objection.

**Resolution 24-06** A conditional use permit in accordance with MSB 17.30 – Conditional Uses Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of rip rap and screened materials annually through 2044. Blasting activities occur at this facility. The quarry is located within the east half of a 20-acre parcel located at 16556 East Back Acres Avenue, Tax ID #17N02E23A017; (Applicant: Jim Psenak; Staff: Peggy Horton, Current Planner)

Vice Chair Shane read the resolution title into the record.

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

Commissioner Glenn recuses himself and exits chambers.

Staff requests a five-minute recess to speak with the applicant.

Vice Chair Shane calls a five-minute recess: Time: 6:47 – 6:52 pm.

Vice Chair Shane calls meeting back to order at 6:52 pm.

Commissioner Glenn has recused himself and is not present in chambers.

Staff presented their staff report.

Applicant: Jim Psenak addressed the commissioners.

Commissioners questioned staff and applicant.

- Time: 7:01 pm

Vice Chair Shane opened the public hearing.

The following persons spoke with regards to Planning Commission Resolution 24-06:

Maragret Runser, Chris Houchern, Jim Hunt, & Amy Bleakeny.

Vice Chair Shane closed the public hearing and discussion moved to the Planning Commission.

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 24-06. The motion was seconded by Commissioner Fernandez.

Discussion ensued.

- Time: 7:22 pm

Staff: Peggy Horton requests Amendment to remove condition one on page 517 as condition has already been met.

**MOTION:** Commissioner McCabe moved a primary amendment to remove condition one as requested. The motion was seconded by Commissioner Fernandez.

**VOTE:** The primary amendment passed unanimously.

**VOTE:** The main motion passed without objection.

- Time: 7:30 pm

Commissioner Glenn returns to chambers.

## **X. PUBLIC HEARING LEGISLATIVE MATTERS**

## **XI. CORRESPONDENCE AND INFORMATION**

One email and placed in the commissioner's packet.

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

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

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

B Planning Commission Special Meeting- Conditional Use Permit Processes & Presentation

Vice Chair Shane comments and inquires of Planning Commissioners for a date selection to hold the special meeting.

Development Services Manager Jason Ortiz Comments

Planning Commissioners select June 3, 2024, at 4:30 – 5:30 pm.

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner: Glenn comments on the air show held in Palmer.

- Time: 7:34 pm

Commissioner: McCabe comments that summer is on the way.

- Time: 7:34 pm

Commissioner: Allen comments on good meeting, working to balance needs, staff efforts.

- Time: 7:35 pm

Commissioner: Fernandez no comment.

- Time: 7:35 pm

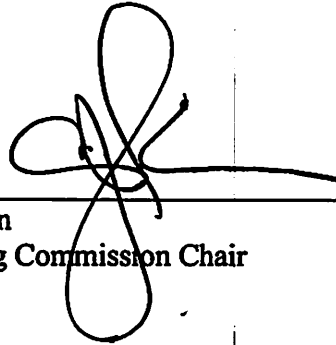
Commissioner: Shane comments on State Soccer Tournament.

- Time: 7:35 pm

One email was received and placed in the commissioner's packet.

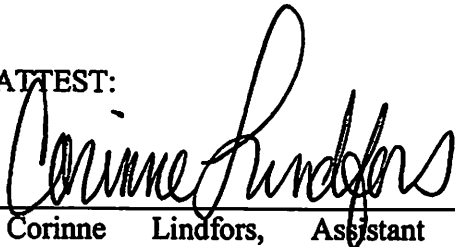
**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:36 p.m.



CJ. Koan  
Planning Commission Chair

ATTEST:



Corinne Lindfors, Assistant Planning  
Commission Clerk

Minutes approved: May 20, 2024

RECEIVED

MAY 05 2025

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

CLERKS OFFICE

**REGULAR MEETING  
May 20, 2024**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 20, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Mr. Andrew Shane, Assembly District #4  
Ms. Linn McCabe, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6 \*  
Mr. Curt Scoggin, Assembly District #7

\* Indicates telephonic appearance for start of meeting until 6:13 pm.

Staff in attendance:

Ms. Peggy Horton, Current Planner  
Ms. Julie Spackman, Long Range Planner  
Mr. Alex Strawn, Planning and Land Use Director  
Ms. Erin Dooling, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Scoggin.

**IV. CONSENT AGENDA**

A. Minutes Regular Meeting Minutes: May 20, 2024

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**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**  
*(There were no introductions.)*

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**  
*(There were no introductions.)*

**GENERAL CONSENT:** The consent agenda was approved without objection.

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

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

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

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

*(There were no persons to be heard.)*

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

**Resolution 24-10** A variance in accordance with MSB 17.65 - Variances. Tony and Jennifer Luiten requested a variance from the 75-foot shoreline setback and 25-foot public right-of-way setback requirements under MSB 17.55, to allow for construction of a 28-foot x 32-foot single-story cabin at its closest location, 21.9 feet from the shorelands of Big Lake and 10 feet from the east lot line, which is also the west edge of a public right-of-way. The property is located at 8126 South Big Lake Road, Tax ID 6285000T001A; (Applicant: Tony and Jennifer Luiten; Staff: Peggy Horton, Current Planner)

Chair Koan read the resolution title into the record.

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

Staff presented their staff report.

Applicant Jennifer Luiten addressed the Planning Commission.

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-10:

- Jean Holt

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

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 24-10. The motion was seconded. by Commissioner Shane.

Discussion ensued

**VOTE:** The main motion passed without objection.  
**Time:** 6:35 pm

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 24-07** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the assembly direct staff to assist the South Knik River Community Council in developing a special use district (SPUD); (Staff: Alex Strawn, Planning and Land Use Director & Julie Spackman, Long Range Planner)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.  
**Time:** 6:36 pm

Commissioners questioned staff regarding:

- **Time:** 6:46 pm

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-07:

- Craig Price, Amy Read, Paul Houser, Jennifer Mezich, Zoe Baker, Max Mezich, Joseph Plummer, Michael Baker, & Mayann Plummer.

Chair Koan invited staff to respond to questions and statements from the audience.

Mr. Strawn stated that they had nothing further to add.

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

**MOTION:** Commissioner McCabe moved to approve Planning Commission Resolution 24-07  
The motion was seconded by Commissioner Allen.

Discussion ensued  
**Time:** 7:09 pm

**MOTION:** Commissioner Allen moved a primary amendment changing the language in the last paragraph of the resolution to read: NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission does hereby recommend that the Assembly approves the request for Planning staff to assist the South Knik River Community Council develop a Special Use District. The motion was seconded by Commissioner McCabe.

**VOTE:** The primary amendment passes without objection.

VOTE: The main motion passed without objection.

**XI. CORRESPONDENCE AND INFORMATION**

*(There was no correspondence and information.)*

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

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

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

*(Commission Business was presented, and reminder given about June 13 parliamentary training opportunity)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner: Shane thanks public for coming out to speak tonight.

Commissioner: Allen -nothing to add.

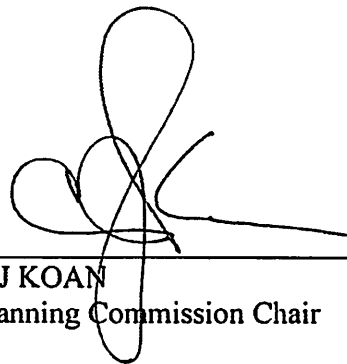
Commissioner: Fernandez comments on loving the MSB.

Commissioners: Glenn, McCabe, Scoggin, & Koan – thank everyone for coming.

- Time: 7:11 pm

**XVI. ADJOURNMENT**

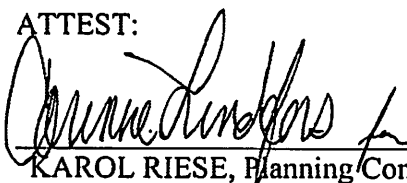
The regular meeting adjourned at 7:12 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

Minutes approved: June 3, 2024

RECEIVED

MAY 05 2025

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**CLERKS OFFICE**

**REGULAR MEETING  
June 3, 2024**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 3, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair CJ Koan

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Mr. Andrew Shane, Assembly District #4  
Ms. Linn McCabe, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6  
Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Shannon Bodolay, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Fernandez.

A moment of silence for Planning Department Administrative Specialist Karol Riese.

**IV. CONSENT AGENDA**

A. Minutes Regular Meeting Minutes: May 20, 2024

**INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 24-08** A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 4200 E. Snider Drive Tax ID# 5274B03L007A. Public Hearing: June 17, 2024 (Applicant: Justin Benson, on behalf of Shoreline Cannabis; Staff: Rick Benedict, Current Planner)

**Resolution 24-09** A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 10600 E. Max Drive Tax ID# 2209B02L001A. Public Hearing: June 17, 2024 (Applicant: Anthony Wells, on behalf of Smoke

*Cm  
ock*

Out Point; Staff: Rick Benedict, Current Planner)

- Resolution 24-11**      A Conditional Use Permit in accordance with MSB 17.60 - Conditional Uses, for the operation of a Marijuana Retail Facility. The facility is moving from 1404 North Hyer Road to 6199 East Mountain Heather Way. The new location is on Tax ID # 6932000L002. Public Hearing: June 17, 2024 (Applicant: Teresa Zell, on behalf of Higher By Bad Gramm3r; Staff: Peggy Horton, Current Planner)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

- Resolution 24-13**      A Resolution of the Matanuska-Susitna Borough Planning Commission recommending repeal of MSB 17.48 Mobile Home Park Ordinance in its entirety; Public Hearing: June 17, 2024; (Staff: Alex Strawn, Planning and Land Use Director)

**GENERAL CONSENT:**      The consent agenda was approved without objection.

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

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

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

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

The following persons spoke regarding:

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

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**XI. CORRESPONDENCE AND INFORMATION**

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

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner: Shane - Condolences to family, friends, and coworkers of Karol Riese.

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
June 3, 2024**

Commissioner: Allen – Karol will be missed; she was a real light. Condolences to her family, friends, and colleagues.

Commissioner: Fernandez – Sincere condolences to family, friends, coworkers, MSB on the loss of Karol Riese.

Commissioner: Glenn – Reflects on first meeting Karol Riese and sorrow upon hearing of her loss. Condolences to her family, friends, and colleagues.

Commissioner: McCabe – Echoes feelings and expresses condolences to family, friends, and coworkers of Karol Riese.

Commissioner: Scoggins- Echoes feelings and expresses condolences to family, friends, and coworkers of Karol Riese.

Commissioner: Koan - Echoes feelings and Condolences to family, friends, and coworkers of Karol Riese.

Director: Alex Strawn – Spoke in honor of Karol Riese and the great loss to family, friends, and coworkers.

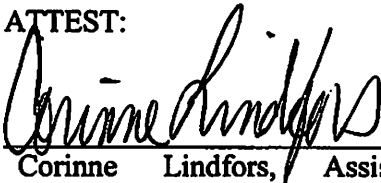
**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:12 p.m.



CJ. Koan  
Planning Commission Chair

ATTEST:



Corinne Lindfors, Assistant Planning  
Commission Clerk

Minutes approved: June 17, 2024

RECEIVED

MAY 05 2025

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**CLERKS OFFICE**

**SPECIAL MEETING  
June 3, 2024**

The special meeting of the Matanuska-Susitna Borough Planning Commission was held on June 3, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 4:30 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Ms. Linn McCabe, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6

Planning Commission members absent and excused were:

Mr. Andrew Shane, Assembly District #4  
Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

Mr. Rick Benedict, Current Planner  
Mr. Jason Ortiz, Development Services Manager  
Mr. Alex Strawn, Planning and Land Use Director  
Ms. Shannon Bodolay, Assistant Attorney  
Ms. Denise Michalsky, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner McCabe.

A moment of silence was held for Karol Riese, Planning Department Administrative Specialist

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

*(There were no persons to be heard.)*

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

**V. ITEMS OF BUSINESS**

**A. CONDITIONAL USE PERMITS PRESENTATION**

Staff: Jason Ortiz, Development Services Manager

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**VI. DIRECTOR AND COMMISSIONER COMMENTS**

- Time: 5:20 5:24 p.m.

Commissioner: Glenn - Thanks everyone

Commissioner: McCabe - Condolences to family, friends, and coworkers of Karol Riese.

Commissioner: Allen - Condolences to family, friends, and coworkers of Karol Riese.

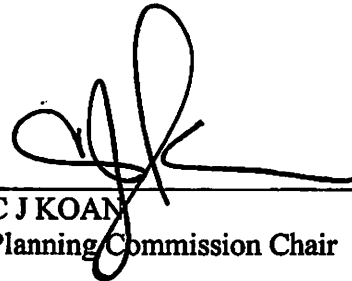
Commissioner: Fernandez - Condolences to family, friends, and coworkers of Karol Riese.

Commissioner: Koan - Condolences to family, friends, and coworkers of Karol Riese.

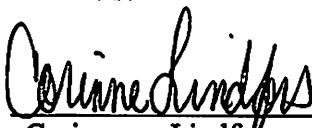
Director: Alex Strawn – Spoke in honor of Karol Riese and the great loss to family, friends, and coworkers.

**VII. ADJOURNMENT**

The regular meeting adjourned at 5:24 p.m.

  
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C J KOAN  
Planning Commission Chair

ATTEST:

  
\_\_\_\_\_  
Corinne Lindfors, Assistant Planning  
Commission Clerk

Minutes approved: June 17, 2024

## MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

### PLANNING COMMISSION

Doug Glenn, District 1  
Richard Allen, District 2  
C. J. Koan, District 3 – Chair  
Michael Collins, District 4  
Linn McCabe, District 5  
Wilfred Fernandez, District 6  
Curt Scoggin, District 7



Michael Brown, Borough Manager

### PLANNING & LAND USE DEPARTMENT

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

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

## PLANNING COMMISSION MEETING MINUTES March 17, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on March 17, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

**Present:** 7 – Commissioner Doug Glenn

Commissioner C.J. Koan  
Commissioner Michael Collins\*  
Commissioner Linn McCabe  
Commissioner Wilfred Fernandez\*  
Commissioner Richard Allen  
Commissioner Curt Scoggin

**Absent/Excused:** 0 –

**Staff Present:** 4 – Mr. Alex Strawn, Planning and Land Use Department Director

Ms. Lacie Olivieri, Planning Department Admin  
Ms. Jamie Taylor, Civil Engineer  
Mr. Rick Benedict, Current Planner  
Ms. Shannon Bodolay, Assistant Borough Attorney

### II. APPROVAL OF AGENDA

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

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

### III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Scoggin.

#### **IV. CONSENT AGENDA**

- A. MINUTES: Regular Meeting Minutes – March 3, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS  
*(There were no introductions for public hearing quasi-judicial matters.)*
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS  
*(There were no introductions for public hearing legislative matters.)*

**GENERAL CONSENT:** The Consent Agenda was approved without objection.

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

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

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

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

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

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

**Resolution 25-01** A Conditional Use Permit In Accordance With MSB 17.67 - Tall Structures Including Telecommunications Facilities, Wind Energy Conversion Systems, And Other Tall Structures, To Construct A 155-Foot-Tall Lattice Telecommunications Tower At 4075 S. Lindsey Circle, Tax ID# 17N03E30A012. (Applicant: Sierra Larson, New Horizons Telecom, Inc.; Staff: Rick Benedict, Current Planner)

Chair Koan read the Resolution title into the record.

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

Mr. Benedict presented his staff report.

Chair Koan invited the applicant to speak.

The commissioners posed questions to the applicant and staff.

Chair Koan opened the public hearing.

There being no one to be heard, Chair Koan closed the public hearing.  
Discussion moved to the Planning Commission.

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 25-01.  
The motion was seconded by Commissioner Scoggin.

Discussion ensued.

**MOTION:** Commissioner McCabe moved to amend Resolution 25-01 to reflect the staff's recommended changes. The motion was seconded by Commissioner Glenn.

**VOTE:** The amendment passed without objection

**VOTE:** The main motion passed as amended without objection.

<b>Resolution 25-02</b>	A Conditional Use Permit In Accordance With MSB 17.30 - Conditional Use Permit For Earth Materials Extraction Activities To Extract Approximately 1,028,000 Cubic Yards Of Gravel Over 10 Years Located At 4120 E. Brenda Avenue, Tax ID#1341000T001 And 4101 E. Fairview Loop, Tax ID#1341000T002. Within Harold Gershmel Subdivision. (Applicant: Paul Minnick, Big Dipper Construction Inc.; Staff: Rick Benedict, Current Planner)
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Chair Koan read the Resolution title into the record.

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

Mr. Benedict presented his staff report.

Chair Koan invited the applicant to speak.

The commissioners posed questions to the applicant and Mr. Benedict.

Chair Koan opened the public hearing.

The following people spoke regarding Planning Commission Resolution 25-02:

Angel O'Conner – in opposition

Dawn Macbeth – in opposition

Paul Minnick – Applicant

Staff addressed some of the public comments.

The applicant also addressed some of the public comments

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 25-02.  
The motion was seconded by Commissioner McCabe.

Discussion ensued

**VOTE:** The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 25-03** A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting Assembly Adoption Of The Matanuska-Susitna Borough Safe Streets For All Comprehensive Safety Action Plan. (Staff: Jamie Taylor, Civil Engineer)

Chair Koan read the Resolution title into the record.

Ms. Taylor presented her staff report.

The commissioners posed questions to Ms. Taylor

The following people spoke regarding Planning Commission Resolution 25-03:  
Timothy Alley – in support

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 25-03.  
The motion was seconded by Commissioner Glenn.

Discussion ensued.

**VOTE:** The main motion passed without objection.

**XI. CORRESPONDENCE AND INFORMATION**

*(Correspondence and information were presented and no comments were noted)*

**XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Allen: No Comment.

Commissioner Fernandez: Thank you staff and everyone that participated today.

Commissioner Glenn: No Comment.

Commissioner McCabe: No Comment.

Commissioner Collins: Appreciate everyone's time today and everyone being here.

Commissioner Koan: No Comment.

Commissioner Scoggin: No Comment.

Alex Strawn: Introduced the new Development Services manager

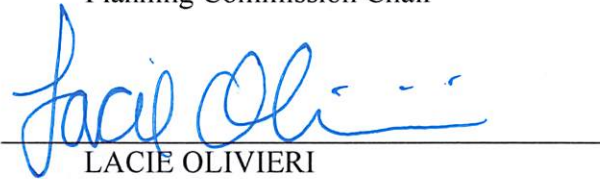
**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:00 p.m

  
C J KOAN

Planning Commission Chair

ATTEST:

  
LACIE OLIVIERI

Planning Commission Clerk

*Minutes approved:*

4/21/25

## MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

Michael Brown, Borough Manager

### PLANNING COMMISSION

Doug Glenn, District 1 – Vice-Chair  
Richard Allen, District 2  
C. J. Koan, District 3 – Chair  
Michael Collins, District 4  
Linn McCabe, District 5  
Wilfred Fernandez, District 6  
Curt Scoggin, District 7



### PLANNING & LAND USE DEPARTMENT

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

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

## PLANNING COMMISSION MEETING MINUTES April 21, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on April 21, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

**Present:** 6 – Commissioner Doug Glenn  
Commissioner C.J. Koan  
Commissioner Michael Collins  
Commissioner Linn McCabe  
Commissioner Wilfred Fernandez  
Commissioner Richard Allen

**Absent/Excused:** 1 – Commissioner Scoggin

**Staff Present:** 3 – Mr. Wade Long, Development Services Manager  
Ms. Lacie Olivieri, Planning Department Admin  
Ms. Denise Michalske, Assistant Borough Attorney  
Mr. Jason Ortiz, Planning and Land Use Deputy Director  
Ms. Lisa Gray, Land Management Agent

### II. APPROVAL OF AGENDA

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

**GENERAL CONSENT:** The agenda was approved without objection.

### III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Collins.

#### **IV. CONSENT AGENDA**

A. MINUTES: Regular Meeting Minutes – March 17, 2025

#### **B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS**

*(There were no introductions for public hearing quasi-judicial matters.)*

**Resolution 25-04** A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility. The Proposed Location For Fort Green Alaska Is 7821 W Parks Highway, Tax ID# 1818000L001. (Applicant: Ryan McKay And Jana Wetzin; Staff: Natasha Heindel, Current Planner)

Chair Koan read the resolution title into the record.

#### **C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS**

*(There were no introductions for public hearing legislative matters.)*

**Resolution 25-06** A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.60 To Include Permit Requirements And Standards For Homeless Shelters. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Koan read the resolution title into the record.

**Resolution 25-07** A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting Assembly Adoption Of The 2025 Bogard/Seldon Corridor Access Management Plan. (Staff: Julie Spackman, Long Range Planner)

Chair Koan read the resolution title into the record.

**GENERAL CONSENT:** The Consent Agenda was approved without objection.

#### **V. COMMITTEE REPORTS**

*(There were no committee reports.)*

#### **VI. AGENCY/STAFF REPORTS**

Madam Mayor presented a proclamation and a coin of excellence to Chair CJ Koan.

#### **VII. LAND USE CLASSIFICATIONS**

**Resolution 25-05** A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of Land Located In The Core Area Known As Tax Account 18N01E31C013 As Reserved Use Land For The Purpose Of

An Emergency Services Facility. (MSB008189) (Staff: Lisa Gray,  
Land Management Agent)

Chair Koan read the resolution title into the record.

Ms. Gray provided a staff report.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 25-05. The motion was seconded by Commissioner McCabe.

VOTE: The main motion passed without objection.

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

Randy Crosby – Administrative permit for gravel pit.  
Edward Lafleur – Resolution 25-07

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

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

**X. PUBLIC HEARING LEGISLATIVE MATTERS**  
*(There were no introductions for public hearing legislative matters.)*

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

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

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Allen: CJ, it has been a pleasure working with you. With your leadership we have gotten a lot done here. It has been a pleasure coming to this meeting. You are a really smart, hardworking lady and I hope you continue to use your talents for the public good. All the best.

Commissioner Fernandez: Thank you for your service. Serving on your planning commission with you as chair has been a great privilege. Getting to watch you work your magic has been informative and educational. I really appreciate you. You will be missed. Thank you.

Commissioner Glenn: We are going to miss you. We appreciate all your time. You have been great. Great to work with. I look forward to seeing you doing something else. Thank you.

Commissioner McCabe: Thanks for your service. And thanks for the future service you will continue to offer. It has been a pleasure.


Commissioner Collins: No comment

Commissioner Koan: Thanks to everybody. You will see me around.

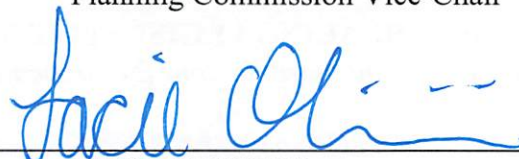
Wade Long: You are not the only one leaving, Peggy Horton will be retiring at the end of this month after 20 years of service here at the borough. She is also a veteran, so she has faithfully served her country and the borough. Thank you, CJ, for your service.

#### **XVI. ADJOURNMENT**

The regular meeting adjourned at 6:27 pm

  
DOUG GLENN  
Planning Commission Vice-Chair

ATTEST:

  
LACIE OLIVIERI  
Planning Commission Clerk

Minutes approved: 5/5/25

By:  
Introduced:  
Public Hearing:  
Action:

A. Strawn  
April 21, 2025  
May 5, 2025  
Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 25-06**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION  
RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.60 TO INCLUDE  
PERMIT REQUIREMENTS AND STANDARDS FOR HOMELESS SHELTERS.

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WHEREAS, Assembly Ordinance 25-046 adopts permit requirements, which include public notification and a public hearing before the Planning Commission; and

WHEREAS, Assembly Ordinance 25-046 also adopts development standards related to building setbacks, separation distances, landscaping, safe access and more; and

WHEREAS, the proposed standards support the goals and objectives of the Matanuska-Susitna Borough Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 25-046.

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CM  
OCR

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
on this 5 day of May, 2025.

  
DOUG GLENN, Vice-Chair

ATTEST

  
LACIE OLIVIERI, Planning Clerk

(SEAL)



YES: McCabe, Fernandez, Collins, Scoggin

NO:

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
April 17, 2025**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 17, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

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**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1  
Mr. Michael Liebing, District Seat #2  
Mr. Eric Koan, District Seat #3  
Ms. Amanda Salmon, District Seat #4  
Ms. Michelle Traxler, District Seat #5  
Ms. Sandra Kreger, District seat #6  
Mr. Sidney Bertz, District seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member Liebing led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

Discussion ensued.

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

VOTE: The Agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

CM  
002

- April 3, 2025.

**MOTION:** Platting Member Kreger made motion to approve April 3, 2025 Minutes.  
Platting Member Koan seconded.

**VOTE:** The Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

**4. UNFINISHED BUSINESS**  
(None)

**5. RECONSIDERATIONS/APPEALS**  
(None)

**6. PUBLIC HEARINGS**

- A. **NORTHERN SKY ESTATES:** The request is to create 2 lots from Tax Parcel A5 (W1/2 SE1/4 NE1/4 & W1/2 NE1/4 SE1/4), to be known as Northern Sky Estates containing 39.91 acres +/- . The property is located north of W. Horizon Drive, south of W. Hazel Avenue, and west of S. Knik Goose Bay Road (Tax ID #16N03W13A005); within the E 1/2 Section 13, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.  
(Petitioner/Owner: Brian Morgan & Cordruta Morgan, Staff: Matthew Goddard, Case #2025-026)

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

Kayla Smith provided the mailing report:

- Stating that 56 public hearing notices were mailed out on March 25, 2025.

Staff gave an overview of the case:

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

Platting Member Salmon had questions for staff.

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

The petitioner's representative, Dayna Rumpfelt chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative spoke.

**MOTION:** Platting Member Chiavetta made a motion to approve the preliminary plat of Northern Sky Estates. Platting Member Salmon seconded the motion.

**VOTE:** The motion passed without objection.

**7. ITEMS OF BUSINESS & MISCELLANEOUS**  
*(None)*

**8. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There is 3 cases scheduled for May 1, 2025 Platting Board.
  - Rocking Elk
  - Bella Ridge MSP
  - North Village

Staff Wyatt Anderson mentioned that the May 1<sup>st</sup> meeting will be his last meeting.

**9. BOARD COMMENTS.**


- Salmon – Name is not on the website.
- Bertz – Will not be in attendance for May 1<sup>st</sup> meeting
- Koan – Submitted his resignation this morning, thanks the board and staff.
- Kreger – Had a setback question.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:14 PM.

  
MICHELLE TRAXLER  
Platting Board Chair

ATTEST:

  
KAYLA SMITH  
Platting Board Clerk

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South Lakes Community Council (SLCC)

SLCC Meeting Minutes

Date: May 5, 2025

Location: Northern Lights Bible Chapel 7550 E Palmer Wasilla Hwy Palmer, AK 99645

Time: 7pm

A. Call to Order: Meeting was called to order by Chair Biederman at 7:05

B. Roll Call

- a. Chair - Susanna Biederman - Present
- b. Vice-Chair - Dan Kennedy - Present
- c. Secretary - Terry Roth - Present
- d. Member-At-Large - Lance Nielsen - Present
- e. Member-At-Large - Lynn Hallford - Present

C. Approval of Minutes from April 7, 2025 Meeting

- a. Vice Chair Kennedy made motion to approve minutes
- b. Motion 2nd by community member Emily Forstner
- c. Motion passed

D. Treasurer's Report

E. Open Board Positions

- a. Floor opened to fill vacant positions
  - i. Treasurer - no nominations or volunteers
  - ii. Member-At-Large - no nominations or volunteers

F. FireWise Information - presentation by Casey Cook, no action

G. Community Non-Profit Spotlight - Adult & Teen Challenge

H. Bylaw Review

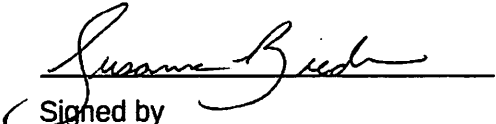
I. Community Needs or Community Project

- a. Proposed idea: assistance with Pioneer Peak Elementary playground

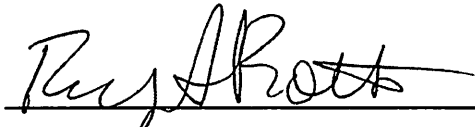
J. Public Comments

Next Meeting: June 2, 2025 at Northern Lights Bible Chapel 7550 E Palmer Wasilla Hwy Palmer, AK 99645

Adjournment at 8:01 pm

  
Signed by  
Susanna Biederman, Chair

5-7-25  
Date

  
Attested by  
Terry Roth, Secretary

5-7-25  
Date



# Susitna

Community Council

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## Meeting Minutes

April 3, 2025 7:00pm

Upper Susitna Senior & Community Center

Establish Quorum – Ned Sparks, Bryan Kirby, Clark Smith, Richard Sayers & Sheena Fort.

- I. Call Meeting to Order – 7:00pm
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda
  - a. Motion by: Richard Sayers
  - b. 2<sup>nd</sup> by: Clark Smith
- IV. Approval of Meeting Minutes
  - a. Motion by: Richard Sayers
  - b. 2<sup>nd</sup> by: Clark Smith
- V. Treasurer's Report
  - a. Checking Account – \$20,056.34
  - b. Savings Account – \$4,208.012
- VI. Persons to be Heard (suggested 3 minutes each)
  - a. N/A
- VII. Correspondence-
  - a. N/A

## VIII. Committee and Governmental Reports

a. Road Service Area (15 & 29) RSA15 Chairman, Dj McBride gave a road update: Ron Briener attempt to pass OR 25-017 requiring all District 7 RSA Boards to have a minimal of 5 member boards did not pass. Road construction is Caswell is slated to start May 20th. McKenna Brothers won the RSA15 road contract. There will be a RSA15 road meeting April 9th at Sheep Creek Lodge @ 630pm. Anyone who would like to add input into term requirements or be informed on the contract please join.

- b. Borough, Assembly- N/A
- c. State- N/A
- d. Fire District- Talkeetna Fire chief Eric Chappel update :N/A

*05/01/25*  
*Richard Sayers*  
*Sheena Fort*

*am*  
*dec*



IX. Old Business-

a. Food Committee- N/A

X. New Business-

a. Grant Cycle fund Announcements:

1. Food Pantry: \$3,662.50
2. School PTSA: \$750.00
3. MOW: \$3,375.00
4. Sunshine Transit: \$3,662.50
5. Summer Reading: \$360.00
6. Youth Hockey: \$500.00
7. KTNA: \$1,000.00
8. Wild Su Feast: \$150.00
9. TKA Healthy Food: \$750.00

b. Sharing Zoom with RSA15- Bryan Kirby motions the Community Council allows RSA15 Board to use the Councils Zoom set up for the road meetings.

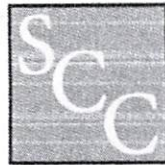
i. 2nd by Richard Sayers

c. Clark Smith motions the Community Council writes a letter of support for the completion of the Port Mackenzie Rail Extension and the Northern Rail Extension.

i. 2nd by Richard Sayers

Board Comment: N/A

XII. Adjournment- 7:27pm



# Susitna

Community Council

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Grant Committee Allocations Meeting Minutes  
April 3, 2025 6:00pm  
Upper Susitna Senior & Community Center

Establish Quorum – Ned Sparks, Bryan Kirby, Clark Smith & Sheena Fort.

I. Call Meeting to Order – 6:00pm

II. Bryan Kirby motions not to accept the Upper Susitna Community & Senior Center's grant application due to it being four days past the deadline.

a. 2nd Clark Smith

III. Grant Cycle fund Announcements:

1. Food Pantry: \$3,662.50
2. School PTSA: \$750.00
3. MOW: \$3,375.00
4. Sunshine Transit: \$3,662.50
5. Summer Reading: \$360.00
6. Youth Hockey: \$500.00
7. KTNA: \$1,000.00
8. Wild Su Feast: \$150.00
9. TKA Healthy Food: \$750.00
10. Upper Susitna Community & Senior Center: \$0

IV. Adjournment: 6:44pm

*RN Sparks* 05/01/25  
*Sheena Fort*

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**MATANUSKA-SUSITNA BOROUGH  
TRANSPORTATION ADVISORY BOARD  
RESOLUTION SERIAL NO. TAB 25-03**

A RESOLUTION OF THE TRANSPORTATION ADVISORY BOARD IN SUPPORT OF  
SECURING FUNDING FOR THE CONTINUITY OF PUBLIC TRANSIT IN THE  
MATANUSKA-SUSITNA BOROUGH.

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WHEREAS, The Mat-su Borough is committed to promoting  
sustainable transportation options and providing equitable access  
to essential services for all residents; and

WHEREAS, an effective public transit system is essential for  
the mobility of our residents, contributing to reduced traffic  
congestion, decreased air pollution, and the overall health and  
well-being of our community; and

WHEREAS, public transit is crucial for the well-being of low-  
income individuals, seniors, people with disabilities, and others  
who rely on these transit services; and

WHEREAS, securing funding for transit operations is vital to  
meeting the growing needs of our community; and

WHEREAS, the Transportation Advisory Board supports efforts  
to secure state, federal, and other funding to maintain and enhance  
transit services in the borough.

NOW, THEREFORE, BE IT RESOLVED that the Transportation  
Advisory Board of the Matanuska-Susitna Borough strongly supports  
securing funding to maintain the continuity of transit operations  
and recommends that the Assembly vote in favor of the 5307 matching

*Cm ROK*

federal grant funds in the amount of \$1.5 million to ensure the continued operation of 100% of the current transit services.

ADOPTED by the Matanuska-Susitna Borough Transportation Advisory Board this 25th day of April, 2025.

A handwritten signature in black ink, appearing to read "Randy Durham", is written over a horizontal line.

Randy Durham, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "Bianca Zibrat", is written over a horizontal line.  
Bianca Zibrat, Staff Member