

**MATANUSKA-SUSITNA BOROUGH
AGRICULTURE ADVISORY BOARD**

RECEIVED
FEB 19 2026
CLERKS OFFICE

Chairman – LaMarr Anderson (01)	Alexandria Hoffman (04)	Adam Jensi (07)	Kenneth Hoffman (10)
Vice Chair – Tony West (03)	Jozef Slowik (05)	Craig Hanson (08)	Mark Stahl(11)
VACANT (02)	Dylan Blankenship (06)	VACANT (09)	Abby Raisanen(12)

MINUTES

**REGULAR MEETING
DSJ BUILDING
LOWER LEVEL CONFERENCE ROOM**

**January 21, 2026
4:30 P.M.**

I. CALL TO ORDER; ROLL CALL

Mr. Anderson called the meeting to order at 4:31 p.m.

Members present and establishing a quorum were: LaMarr Anderson (left at 5:30 p.m.), Tony West, Alexandria Hoffman, Jozef Slowik, Dylan Blankenship (via phone), Adam Jensi, Craig Hanson, Kenneth Hoffman, Mark Stahl, and Abby Raisanen.

Members absent and excused: None

Members absent: None

Staff present: Suzanne Reilly, Asset Manager

Margie Cobb, Department Administrative Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

Agenda approved as presented.

III. AUDIENCE PARTICIPATION (Limit 3 minutes)

No audience participation.

IV. APPROVAL OF MINUTES

The December 17, 2025 Minutes were approved as presented.

V. ITEMS OF BUSINESS

A. Staff Report – Suzanne Reilly

Ms. Reilly shared an update on the sale of the Pt. Mac farms, which are under the State Agriculture program.

B. Committee Update – Tony West

Mr. West shared a status update on work that has been done in the two meetings they have had. Discussion on questions the Committee had for the Board as they continue to move forward.



VI. MEMBER COMMENTS (Limit to 3 minutes)

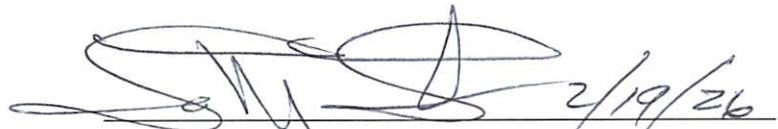
Many stated that there was good discussion this evening and that they were happy to see movement.

Mr. Stahl – Appreciated being back on the Board.

VII. NEXT MEETING: February 18, 2026

VIII. ADJOURNMENT

Mr. West adjourned the meeting at 6:06 p.m.


LaMarr Anderson, Chairman 2/19/26
DATE

ATTEST:


Margie Cobb
Department Administrative Specialist

Please direct any questions you may have to www.georgerauscher.com -or- Sen.George.Rauscher@akleg.gov -or- (907)465-4859.

Representative McCabe: Thank you to everyone who braved the weather to come out tonight. Sen. Rauscher and I have worked very well together in the House and looking forward to working together again, along with Senator Cathy Tilton. **Port MacKenzie update:** The finance company, McQuery (?) has partnered with a railroad building company, Martines (?), and they've brought onboard Alaska Infrastructure Partners, and are in a pre-development period for the next 4 weeks with the Mat-Su Borough to try to make a business case to see if there is enough business to support Port MacKenzie and the rail spur. Port MacKenzie is the linchpin to increasing resource development in the valley for several businesses. Crowley has signed a lease and plans to run roughly 200 million gallons of fuel a year through their tanks, bringing them into Port MacKenzie and storing them there. There's another company that wants to create a biomass power plant. Another opportunity for the port is working with Glenfarne and the gas pipeline, and storing the pipe at the port. So, this is all great news. We should know in four weeks if they're going to go forward and then they'll go into what they call the feed or the final investment decision period which is going to be about two months. Also, in the last 6-months, we have 2 grants from the federal government to finish the barge dock.

I am also heading to Juneau tomorrow and can be reached at www.kevinjmcabe.com -or- (907)465-2679 -or- Representative.Kevin.McCabe@akleg.gov if you have any questions or comments.

Questions: Jay Joy: Have there been any land exchanges for any of these large companies? No, not yet, but there have been some leases. I doubt the borough is interested in selling property, but they are interested in long-term leases.

Cindy Bettine: Is Crowley leasing land near the port? Yes, right on the bluff.

Keith Dobson: Is the Port of Anchorage helping at all? No they are not. We don't want to compete with Anchorage, we want to do what Anchorage can't do. We have no airport and we have no port. So, my case has always been there's 110,000 people on this side of the Knik River right now. We must have the resilience to support them. Fairbanks is on board. Everybody to the north is all on board.

All contact information is on the Big Lake Community Council website, on the Resource Page at the bottom.

2. Assembly (District 5) **Representative Gamble:** not available, but he passed on this message:
Last month the assembly voted to shut down alcohol sales here at the rec center for special events. The last assembly meeting in January, they reconsidered it, and it did pass. So, we can do events here and have alcohol sales. D.D. Wilson, Big Lake Chamber of Commerce President, and Doug Massey both made great statements to support it.
3. Fire Service (West Lakes Fire Department) **Chief Hightower:** no one available
4. Road Service Area (RSA 21): **Andrew Traxler:** The main complaint I get is regarding the sidewalks from the elementary school to the library and the roundabout. The North Shore sidewalks are maintained by the borough so if it there's been a lot of snow it takes them awhile to get to that area. I'll work with Rep. McCabe and Sen. Rauscher to intervene with the borough. Our RIP list this year is Echo Lake, Shotgun subdivision, Animal Streets subdivision for losing a road on Horseshoe Lake, safety improvements on Burma Road, maintenance on Puritan, Gold Streak, and West Susitna Access. For the 2 miles of West Susitna Access (the public use section, not the mining section) the Div. of Forestry has provided \$25K, DOT provided \$25K, and ADA has provided \$25K to upgrade that section to acceptable for maintenance with the total costing \$150K. So, we essentially received a 50% match. Rep. McCabe wanted to highlight that this is the first time an RSA chairman has put together a deal like this with 3 state agencies, and he's doing a fabulous job.

Questions: Michael Dale: Is Kenlar Road part of RSA21? No, that is the city of Houston.

9) Correspondence

1. Lions Club acquisition of land. With the purchase price of \$110,000 fair market value, to buy where the green grass is for the extended parking, which is where the septic and well easement is. So, the borough really needs to buy that lot. Or down the road, it could be really expensive for this one. Document on the BLCC website Home page, scroll down to Public Notices.

2. Alan and Gloria Hunsuck and Dylan and Sabrena Stenger have a lot on Long Island at Pecker Point. It is a .28 acre lot. They want to build a 1500 square foot cabin 27ft from the lake. There is no existing structure on this property. It has been vacant land. There is no room to put a well and septic on that lot. And I don't believe they should be able to build a structure that big, that close to the lake. So, I'm asking you if you would like us to write a letter objecting to this. You are all welcome to write your own letters, but as the council, we can collectively write a letter to object. Planning Commission public hearing is January 20th at 6pm at the Borough Assembly Chambers. Anyone may send letters to the borough. Document on the BLCC website Home page, scroll down to Public Notices.
3. Chris and Miranda Wahlstrom request to create eight lots from parcels on Feather Lake. It's 168.2 acres. This plot is located east of Horseshoe Lake, north of West Lakes Blvd. and north of Big Lake. Platting Board public hearing is February 5th, at 1pm at the Borough Assembly Chambers. All public comments due 1 day prior to hearing. This information is posted at the Post Office.

10) Unfinished Business

1. 2025 BLCC CIP (Capital Improvement Program) Committee – Update: We have the 2027 CIP List. Jordan Lake Park pit toilet and well enclosure are number 16 on the Alternative Projects List. <https://cip.matsugov.us/>

11) New Business

1. None

12) Persons to be Heard (3 Minutes per person)

1. None

13) Audience Participation (3 Minutes per person)

1. None

14) Announcements

1. From the Alaska Republican Party, District 30: Event on January 26 at 6pm at the Rec Center, for the endorsement of Sen. Rauscher and Rep. McCabe.

15) Board Member Closing Comments

1. Jodi Riddell: Someone, sadly, hit the young moose that has been in the area.
2. Michael Dale: Please clear the snow off your vehicles before you drive down the road so you're not a rolling blizzard, turn your headlights on, stay safe.
3. Tina Dobson:
4. Lisa Behrens:
5. Dave Haggard:
6. Larry McKinstry: There's a lot of ice under the snow, so be careful.
7. Michelle Traxler:

16) Adjournment

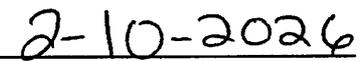
By: Jodi Riddell

Second:

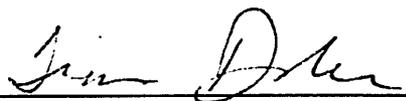
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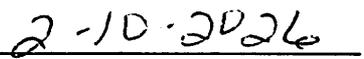
Signature – Jodi Riddell, President – Big Lake Community Council



Date



Attestation – Tina Dobson, Secretary – Big Lake Community Council



Date

RECEIVED

FEB 10 2026

CLERKS OFFICE

MINUTES FROM:

Big lake RSA #21

Monday June 09, 2025

Big Lake Lions Center, Big Lake 6:30pm

Minutes

Attendees were advised of meeting being recorded using Apple Summary AI Note Taker

Meeting was called to order by Andrew Traxler at 6:30 pm

Quorum was established 3 of 5: Garland Morrison was out on family commitment, additional seat to be filled

Pledge of Allegiance recited

Selection and voting on New Primary and Secretary-No opposition, no discussion, voted approved without objection

New Primary and Secretary confirmed

Andrew Traxler- Primary

Terry Gorlick -Secretary

Assemblyman Bill Gambell advised board he had an application being reviewed for vacant seat and could possibly be on agenda for next general meeting of Assembly

Agenda approved without opposition

Previous meeting agenda of May 14 used as minutes as well as May 12, 2025, approved with no objection to using agendas as minutes

COMMUNITY BOARD UPDATES

- Zone 1: Victor Road work completed; grading still needed due to weather delays.
- Zone 2: Paving at NAB facility completed; D1 at edges pending; grading delayed due to rain.
- Zone 4: Grading not yet performed this year; compaction and grading needed; weather cited as cause for delay.
- Community-wide: Multiple zones report grading delays attributed to rain and weather conditions.

Borough Staff, Assemblyman and Guest reports

Welcomed Dustin Spidal Borough O&M/Public works, update:

Seth Hansen RMS Borough RSA 21 supervisor, assisted

- Slope issues identified on multiple roads; steepness exceeds standards (1:1 instead of 2:1).
- Moore Road not accepted for borough maintenance; requires further improvements and review.
- North Shore Drive erosion repaired; riprap and ATV ramp installed.
- West Lakes Boulevard requires additional grading work before project sign-off.
- Several projects (Victor Road, Lotus, Birch Lake, Lazy Lane, Puritan, Timberland, Northshore, Calcium Chloride, W Dawson Drive, and other ongoing and upcoming projects in progress or near completion dollars spent discussed.

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- RSA 21 to receive additional \$111,000–\$112,000 from public works surplus before July 1, plus \$209,000 contractor refund.
- Bremer Road: engineering involved for easement and ditching due to trespassing and drainage needs.

Board members and Dustin and Seth discussed:

- Community concerns about unmaintained and/ or substandard roads similar to Gold Streak.

*****Borough expected to provide a path forward and clarify obligations within 4 weeks. (Dustin, action item)

- Clarified RSA board must vote to add any unmaintained roads to project lists; assembly approval required for funding.
- Current funding insufficient to address additional 300 miles of substandard roads in Matanuska Borough.
- Clarified no funding available for any newly added roads as maintenance projects.
- Bremer Road: engineering involved for easement and ditching due to trespassing and drainage needs.

*****Primary requested Borough staff to verify and advise of some community citizen unauthorized work taking place in Zone 4:

- French drain installed near Papoose Twins, water flows over road; possible culvert design considered, power line location must be checked.
- Road moved at Maplewood residence to resolve encroachment; surveyor to reestablish corner marker.

Welcomed Assemblyman Bill Gambell, update:

- Only one board seat application received; Mr. Richards applied.
- Jolly Creek drainage project seeks federal/state grants; five potential federal projects identified.
- Primary prefers not to use allocated Jolly Creek funds until grant money is secured.
- Hollywood Road project by DOT scheduled for next year; coordination with Jolly Creek drainage desired.
- Grant decision timeline expected by August; project listed under DHS disaster grant, but most funds exhausted or in wait mode.

PERSONS TO BE HEARD (3-minute limit)

- Al Fernie, discussed North Victor Road discussed for maintenance and potential upgrade. The road width is 15 feet; request to widen to 20 feet to match standards. Logs/timbers placed on road edge by residents identified as obstruction; need removal from right of way. Road requires survey to determine boundaries and compliance with borough standards. Widening and ditching exceed routine maintenance; may require separate project consideration.
- *****Seth Hansen will look and give us an update
- Further general discussion: Grading and compacting requirements determined by borough discretion per contract.
- Deep grading pulls up large rocks ('bones'), requiring grid compactors for effective compaction.
- Spring grading limited by frost; compaction not always feasible immediately after thaw.

- Road maintenance effectiveness varies by road type and condition; case-by-case approach needed.
- Categorizing roads and matching equipment/processes improves efficiency and maintenance outcomes.
- Grading and shaping pit run roads improves durability over leaving roads unmaintained.
- Request made to document Borough roads that cannot be maintained and reasons, for review at August meeting. ***** (Seth Hansen)
- Seth Hansen will look into and comment in August regarding Safety concern raised about high-speed traffic and poor visibility at Bold Street Drive and Sweetwater Street intersection; request for 'Hidden Driveway' sign remains unaddressed despite multiple reports.
- Gold Street Drive requires maintenance due to severe potholes; residents considering self-funded repairs.

UNFINISHED BUSINESS

- Echo Lake Road failures and repairs discussed repairs to go out to bid; update expected by August.
- Gold Street not on current repair list; list remains for future funding requests.
- Re-emphasized, 300 miles of unmaintained roads in Matsu Borough require new funding; no state funds allocated in recent legislative session.
- Five impassable roads prioritized; Alamo to be repaired this summer, Malozy pending due to funding limits.

NEW BUSINESS

- Meeting schedule changed to every other month; next meeting August 11 at fire station, with plans for online access after system upgrades. 2025-2026
- Approximately 300 new sign requests since January; staff managing backlog due to personnel shortages.
- Road design contracts progressing; paving projects require grade adjustments and utility coordination.
- Public notices for meetings to be posted on Facebook and borough website; comment will be disabled on posts. RSA to post meeting info online; increased transparency and attendance targeted.
- RSA board operating manual, code of ethics, and OMA training distributed to board and available to public.

No announcements, comments or next Board meeting agenda requests

ADJOURNMENT without objection

Minutes

Approved August 11, 2025



Andrew Traxler- Primary



Terry Gorkick- Secretary

******* = follow-up next meeting**

Board Members Attending: Andrew Traxler- Primary, Terry Gorlick- Secretary, Randy Richards, Nate Spind

Borough Staff: Dustin Spidal- Ops Branch Manager,

Seth Hansen- Road Maintenance Superintendent O&M

Action Items

- **Dustin - Prepare and submit RSA meeting approved resolution for grant reallocation** Draft and submit a resolution to the Assembly to change the wording of the impassable roads grant, allowing open use of funds within the RSA.
- **Dustin - Update and distribute final RIP list draft** Incorporate board-approved changes and send the final draft of the Road Improvement Project list to all members for review and submit to Assembly for approval.
- **Dustin - Schedule board training on problem reporter system** Arrange a training session for board members on the use of the problem reporter and cartograph system at the next meeting.

Overview

- Approved **Beaver Lake Road (BIG LAKE ROAD TO WESTLAKE BLVD)** and **West Susitna Parkway(2.08miles)** for maintenance and improvement and added to RIP list.
- Secured **\$75,000** in external funding for West Susitna Parkway project.
- Added **Puritan Road(\$15K)** and **Gold Streak(\$45k)** to the improvement RIP list with allocated budgets.
- Clarified funding flows, project prioritization, and board procedures for unmaintained roads.
- Discussed annual public construction budget of approximately **\$420,000**.

Roll Call, Agenda, and Minutes Approval

- Meeting called to order; roll call completed.
- Pledge of Allegiance conducted.
- Agenda approved with correction to Randy Richards' name.
- Minutes from October 13, 2025, approved.

Community Board and Public Works Updates

- Zone 2 reported minimal wind damage; cleanup completed.
- No reports of trees blocking roads in Zone 2.
- Roads up to Nana maintained and sanded multiple times by McKenna Brothers.
- Recent snow removal and sanding performed; roads in good condition (Zones 3&4)

Project Funding, Delays, and Budget Review

- Reviewed possible project delays due to funding changes.
- Final available funds in Schedules A, B, C assessed; approx. \$914,000 available, enough for Phase 1 & 2, not all of Phase 3 of Jolly Creek.
- Jolly Creek funding pending; decision expected by March-April; Phase 3 at 65% design, right-of-way acquisition ongoing.
- Federal and FEMA funding targeted some going other RSA projects like Talkeetna revetment and Circle View; bridge account funds reserved to avoid disqualifying FEMA eligibility.
- Personnel adjustments made due to weather; maintenance and winter construction ongoing.

*cur
OR*

Financial Management, Schedules, and Audit Procedures

- Crooked Lake/Echo Lake Road TIF project in full construction summer 2024; utility work completed.
- Runoff issue caused property damage; mitigation included raising road by 1 foot, adding ditches and driveway culverts.
- \$180,000 available balance in public construction funds before July fiscal year end.
- COLA adjustment increased per mile and unit prices by 2.6%; \$247,000 COLA reserve available for emergencies.
- Unused Schedule B (crack sealing/stripping) funds accumulate and can be transferred to capital in May; monthly maintenance bill approx. \$173,000.

Quarterly Operations, Maintenance, and Contractor Performance

- RSA had \$460,000 available; \$184,000 anticipated for public construction, \$245,000 for emergencies.
- 639 problem requests MSB-wide (Oct 1–present); RSA 21 had 7.67% (49 requests).
- McKenna cleared ~17 trees, deployed 6 sander trucks during Dec 2 icing event.
- New roads Davies Street and Peak Circle adopted into maintenance; Carrot Lane and Kendall Lane pending after warranty.
- Maintenance and debris removal tracked by hours for FEMA reimbursement; all work documented with before/after photos.

RIP List Decisions, Project Approvals, and Board Motions

- Approved adding Beaver Lake Road, West Susitna Parkway (2.08 miles), Puritan Road, and Gold Streak to the RIP (Road Improvement Project) list. Noting West Susitna on a fast track
- Allocated \$75,000 (RSA funds) + \$75,000 (DOT, AIEDA, Division of Forestry) for West Susitna Parkway upgrade; annual maintenance cost: \$22,000 in future.
- Allocated \$15,000 for Puritan Road turnaround; \$45,000 for Gold Streak improvements; total new project spending: \$135,000.
- Addressed contractor snow plowing delays; issued warnings for not achieving full winter width within 72 hours; contract requires safe, full-width roads regardless of equipment used.
- **Approved resolution for unmaintained roads grant reallocation**

Impassable Roads Grant

- In regards to resolution passing we discussed reallocation of unspent/unusable grant funds (unmaintained roads) that time of expire will cause a loss of those funds due to such high cost of land issues and serious road problems on last roads previously approved.
- The grant list to general unmaintained road projects; confirmed grant funds were project- road specific and will continue to be in same road type and situation consideration except will be transferred to RSA 21 general fund for unmaintained roads and will be reauthorized by RSA and Borough staff on RIP list and other unmaintained roads in the RSA21 road system in 2026 and beyond.

Board Comments, Training, and Meeting Closure

- Next board meeting scheduled for **February 9, 2026**.
- Dustin assigned to coordinate Kenny provide board training on problem reporter at next meeting.
- Discussion of new road built by property owner due to neighbor disputes; road is **wider and improved**.
- Section line easements can be vacated by parcel owners, removing **66 feet of right-of-way** without notification.
- Resolution of support to be forwarded to assembly with attached handwritten notes.
- Talk with Tom Adams and Brad Swartz regarding updates on new roads being accepted in RSA 21 with possible process to review documented progress during one year warranty period for additional quality control assistance from the RSA 21 Board members.



Jerry G. G. 02/09/25
Approved

I. CALL TO ORDER

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chairperson Nicodemus.

II. ROLL CALL

Members present and establishing a quorum were:

Terry Nicodemus
Tina Crawford
Jesse Rongitsch
Larry Schmidt
Brian Swanson

Members recused were:

Jay Van Diest

III. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved as presented.

IV. ITEMS OF BUSINESS

- A. Elect Officers
1. Elect Chairperson

NOMINATION: Larry Schmidt nominated Terry Nicodemus for Chairperson

The nomination was accepted.

GENERAL CONSENT: The nomination passed without objection.

2. Elect Vice Chairperson

NOMINATION: Tina Crawford nominated Larry Schmidt for Vice Chairperson.

The nomination was declined.

NOMINATION: Larry Schmidt nominated Jesse Rongitsch for Vice Chairperson.

The nomination was accepted.

GENERAL CONSENT: The nomination passed without objection.

- B. Approval of Minutes
 - 1. November 8, 2024
 - 2. November 20, 2024
 - 3. December 18, 2024

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

GENERAL CONSENT: The minutes were approved as presented without objection.

- C. Hearing, BOAA Case No. 24-03, Appeal of the Approval of a Conditional Use Permit for Extraction of Earth Materials at 8751 & 8901 East Palmer/Wasilla Highway.

- 1. Borough Staff (*10 minutes to present the decision below and to set forth the evidence and rationale of the decision maker*)
 - a. Peggy Horton, Current Planner

Peggy Horton, Current Planner, presented the decision below and set forth the evidence and rationale of the decision maker.

Tina Crawford asked questions of Peggy Horton.

- 2. Appellant (*15 minutes*)
 - a. David Oliver

David Oliver presented his case on appeal.

Brian Swanson asked questions of David Oliver.

- 3. Entitlement Applicant (*15 minutes*)
 - a. Tim Alley on behalf of Mountain Gravel Investments Group, LLC.

Tim Alley, presented his response to the case on appeal.

Brian Swanson asked questions of Tim Alley.

Chairperson Nicodemus asked questions of Tim Alley.

Tina Crawford asked questions of Tim Alley.

Tim Alley utilized his remaining time to conclude his response.

- 4. Borough (*15 minutes*)
 - a. Erin Ashmore, Assistant Borough Attorney

Erin Ashmore, presented the Borough's case on appeal.

No questions were asked of Erin Ashmore.

5. Interested Parties (*5 minutes each*)
 - a. Cheri A. Sobczak-Crippen

Cheri A. Sobczak-Crippen provided her testimony in support of the appeal.

- b. Karel LaWalter

Karel LaWalter provided her testimony in support of the appeal.

- c. Catherine Torrence

Chatherine Torrence provided her testimony in support of the appeal.

Chairperson Nicodemus queried if there was any objection to asking questions of Peggy Horton.

There was no objection noted.

Chairperson Nicodemus asked questions of Peggy Horton.

6. Appellant for Rebuttal (*5 minutes*)
 - a. David Oliver

David Oliver provided his rebuttal.

V. ADJUDICATORY SESSION

MOTION: Jesse Rongitsch moved to enter into adjudicatory session.

VOTE: There was no objection noted and the BOAA entered into adjudicatory session at 11:21 a.m.

MOTION: Jesse Rongitsch moved to exit adjudicatory session.

VOTE: There was no objection noted and the BOAA exited adjudicatory session at 1:49 p.m.

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

Ms. Henry noted that there are several pages of findings and conclusions included in the final decision but that the BOAA only requests that she read the final decision into the record. Read the draft decision into the record.

MOTION: Jesse Rongitsch moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed unanimously.

VI. BOARD COMMENTS

There were no comments provided.

VII. ADJOURNMENT

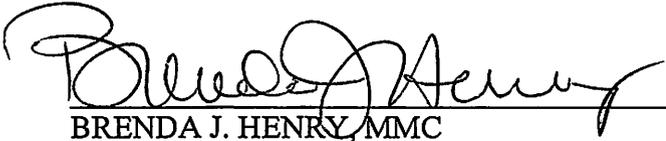
The meeting adjourned at 1:51 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



Jay Van Diest, Chairperson

ATTEST:



BRENDA J. HENRY, MMC
Assistant Borough Clerk

Minutes Approved: 2/19/26

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:)
)
Appeal the denial of a conditional use)
Permit for Shoreline Cannabis located)
At 4200 East Snider Drive, Wasilla)
)
Justin Benson) BOAA Case No. 24-01
Appellant)
_____)

NOTICE OF RIGHT TO APPEAL AND
NOTICE OF COURT ORDERED REVISED FINAL DECISION

NOTICE IS HEREBY GIVEN that the Matanuska-Susitna Borough Board of Adjustment and Appeals, on February 19, 2026, rendered the following court-ordered Revised Final Decision regarding the appeal filed in the above-captioned matter.

This Revised 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.

This Revised Final Decision is issued pursuant to the Order of the Alaska Superior Court, Case No. 3PA-24-03060 CI, dated October 16, 2025, which reversed the Board's prior decision and remanded the matter for findings and conclusions consistent with that Order.

COMBINED FINDINGS AND CONCLUSIONS

1. This original appeal was filed in a timely manner.
2. The appellant's conditional use permit (CUP) application was to open a retail Marijuana facility at 4200 East Snider Drive, in Wasilla. R. 1, 35
3. The appellant's retail facility license was approved by delegation by the Alaska State Alcohol and Marijuana Control Office, which means that as soon as the appellant secures the CUP from the Borough, that he can open the retail marijuana facility to the public. R. 37
4. On February 12, 2024, the appellant filed his application for a conditional use permit (CUP) from the Borough for a retail marijuana facility. The appellant submitted the application along with the nonrefundable \$1,500 application fee. R. 3, 6
5. On June 5, 2024, staff provided their recommendation in support of the CUP for the subject parcel. R. 36
6. The area around the subject parcel was and is a mix of commercial, residential, and industrial properties. R. 37
7. There are commercial properties to the north, which include but are not limited to a telecommunication company, a restaurant, and lumber sales. R. 37 [Clerk's Note: The

former telecommunication company (MTA) is the location of the Knik Charter School.]

8. To the west is a commercial storage rental facility; to the south and the east, there are a mix of residential uses, an industrial equipment storage yard, a dog boarding facility, and a veterinarian's office. Most of the businesses within a mile of the subject parcel, heading in both directions on the Palmer/Wasilla Highway, are commercial land uses. R. 37
9. The area of the Palmer/Wasilla Highway in which the retail marijuana facility is situated is a state-maintained major arterial roadway. East Snider Drive is a borough-maintained residential roadway. R. 37
10. In the staff report, staff provided 27 findings that the retail marijuana facility would not detract from the value, character, and integrity of the surrounding area. R. 39-40
11. The record reflects that a public notice was sent to the Knik Tribal Council, who is the owner of Knik Charter School, but there is no evidence in the record that they responded to the request for comment. R. 65
12. The staff report had 22 findings, advising that granting the CUP would not be harmful to public health, safety, convenience, and welfare. R. 39-40.

13. The staff report had five findings that the proposed use has sufficient setbacks, lot area, buffers, or other safeguards being provided to meet conditions required by code. R. 40
14. The staff report had one finding that the proposed use for the CUP fulfills all other requirements of Borough code. R. 41
15. The staff report had nine findings to support the fact that the retail marijuana facility will not negatively affect other properties due to factors such as noise and odor. R. 41-42
16. The staff report had 19 findings that the retail marijuana facility is compatible with the character of the surrounding area. R. 42-43
17. The staff report also found that the appellant provided written documentation showing progress toward required state and local licenses and that the proposed parcel is appropriate for commercial use. R. 44-46
18. The staff report had a finding that the nearest school is Cottonwood Creek Elementary, which is approximately 2,910 feet from the subject parcel. R. 43-44

19. At the Planning Commission public hearing held June 17, 2024, staff recommended approval of the CUP. R. 497
20. The existence of the Knik Charter School, located approximately 530 feet from the subject parcel, was not known at the time the staff findings in support of the CUP were written.
21. On June 17, 2024, after recommending approval in the staff report and in presentation of recommendations to the Planning Commission, a Planning Commissioner queried, "Was the Knik Charter School considered when you looked at schools?" Staff stated, "It was not." The same member queried, "Is it within 1,000 feet?" Staff responded, "That I'd have to - I can't verify the exact distance for the - from the Knik School." R. 497-498.
22. The matter was continued to the date certain of July 15, 2024.
23. At the July 15, 2024, Planning Commission meeting, Jason Ortiz, Development Services Manager, stated that, "Well, the other thing I wanted to add is just a little bit more context is - and we have corrected or asked our GIS to correct, but some of our maps that we load internally didn't recognize this as a school. The other thing is on

the mailing list it didn't - it went out to the Knik Tribe. I'm not familiar of other charter schools that are owned by someone else, but like, for instance, when you look up Academy Charter, it shows the Borough owning the parcel, so this parcel they did actually get a mailer and went to Knik Tribe. I did visit the location just to see, because I wanted to see how to see how this error - because I didn't even know the school existed there, and I did not see anything with my eye. Even when I went onto Shoreline (the road) and then down from that, you still cannot - were not able to see that it was a school, until I drove into the property and then saw something. So, it was obscured from view, so I did want to just make that known." R. 511

24. The BOAA finds that the appellant took reasonable measures to identify nearby sensitive uses; however, those efforts do not alter the requirements of MSB 17.60.150(B)(1).
25. Consistent with the Alaska Superior Court's Order dated October 16, 2025, the Board interprets "establishment" to mean the date the marijuana facility had all required permits and opened for business, not the date of the entity's formation or economic activity.
26. Under that interpretation, and based on the record, the BOAA finds that Knik Charter School was operating as a

school prior to the establishment of the Shoreline Cannabis retail facility. Therefore, the proposed retail use does not meet the 1,000-foot separation requirement of MSB 17.60.150(B)(1) and cannot be approved under Borough code. This finding and conclusion is made to follow the Superior Court's remand directive and reflect the court's interpretation of "establishment."

REVISED FINAL DECISION - POST COURT ORDERED REMAND

Based upon the foregoing combined Findings and Conclusions, and consistent with the Alaska Superior Court's Order dated October 16, 2025, in Case No. 3PA-24-03060 CI, the Board of Adjustment and Appeals hereby REVERSES their original decision and AFFIRMS the Planning Commission's denial of Conditional Use Permit as adopted in Planning Commission Resolution No. PC 24-08.

RECOMMENDATION

The Board of Adjustment and Appeals, bound by the Superior Court's October 16, 2025, Order in this matter, respectfully recommends the following policy changes for consideration:

1. Pre-Application Site Review: The BOAA recommends that the Borough adopt a policy that requires staff to conduct a pre-application site visit process for marijuana Conditional Use Permit (CUP) applications before making recommendations for approval. Prior to accepting an application for processing and the payment of filing fees, staff could conduct an in-person review of the subject parcel to identify existing businesses, schools, and properties currently for sale, and, when available, recent property transfers and ownership information within a 1,000-foot radius. Implementing this step may help identify potential conflicts with sensitive land uses earlier in the review process. This review should be documented in the file for the CUP.

2. Add Language to the Public Notice Mailers. The BOAA recommends that public notices for marijuana CUP's include language asking that, if a school is present or planned in the area, that the Borough be notified.

3. Code Clarification: The BOAA recommends that code provisions governing marijuana CUPs be amended to include a clear definition of "established," in order to promote consistency, transparency, and predictability for applicants and Borough staff.

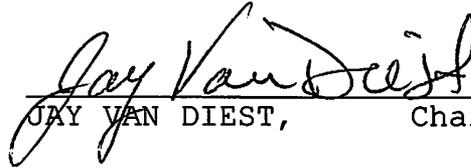
The Borough continues to experience significant growth, and these forward-looking measures could help reduce the likelihood of similar conflicts arising in future applications.

The BOAA acknowledges that the mapping discrepancy occurred, in part, because Knik Charter School is situated on Knik Tribe privately owned property rather than property owned by the Borough. This circumstance contributed to the misunderstanding as to the school's proximity to the subject parcel and its absence from the Borough's mapping system.

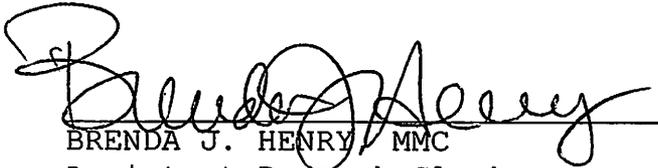
The BOAA respectfully requests the Borough to consider these suggestions for notification and verification procedures as a means of supporting clearer expectations and improved outcomes in future applications.

Dated this 19 day of February, 2026.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


JAY VAN DIEST, Chairperson

Attest:


BRENDA J. HENRY, MMC
Assistant Borough Clerk

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:)
)
 Appeal the Approval of the Preliminary)
 Plat for Hatcher Creek Estates)
)
 Cydney Weseman and) BOAA Case No. 25-01
 Patricia Sikes,)
 Appellants)
 _____)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals, on February 19, 2026, rendered the following 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. The proposed Hatcher Creek Estates Master Plan is creating 35 lots in four phases according to the staff report included in the record. R. 76
3. The proposed Hatcher Creek Estates Master Plan is creating 36 lots and one tract in four phases according to the plat included in the record. R. 136, 140

4. Lot sizes will range from .92 acres to 1.41 acres. R. 76
5. Access for all lots will be from the proposed internal streets. R. 76
6. Access for the subdivision will be from North New Hope Road, which is a Borough-Owned road. R. 76
7. According to testimony provided on even date, North New Hope Road is a public right-of-way.
8. A geotechnical report was submitted as required by code. William Klebesadel, P.E., noted that the soils investigation consisted of 13 test holes dug to a depth of 12 feet and that no groundwater was encountered in any of the test holes. R. 76
9. Soil specifications for each test hole are noted on the soil inspection log sheets. R. 77
10. The lots all have sufficient overall area with at least 10,000 square feet of useable building area, and all lots have at least 10,000 square feet of contiguous useable septic area. R. 77
11. The cursory review of publicly available information including the Mat-Su Wetlands Viewer indicated that there are no wetlands or other water present at the proposed Hatcher Creek Estates development site and requires no authorization from the United States Army Corps of

Engineers Regulatory Division for construction of the proposed project. R. 77, 104

12. There is no direct access, nor utility access to Wasilla Fishhook Road for any of the lots. R. 77, 105
13. Included in the Official Streets and Highways Plan is a future intersection at Wasilla-Fishhook Road and Covington Street, development of Independence Avenue and New Hope Street through the east/west section line easement, and Covington Street functioning as a major collector through the north/south section line easement. R. 77
14. The public part of New Hope Farm Road is certified to residential sub-collector standard; however, it has not been accepted for Borough maintenance at this time. The turn around at the end of the public road needs to be reshaped to the standards of the Borough's Subdivision Construction Manual before the road is accepted for maintenance. R. 77
15. The Staff report notes that since Covington Street is on the Official Streets and Highways Plan as a major collector, a note should be placed on the plat that no access should be taken from Covington Street. R. 77
16. The staff report also states that because the Independence Avenue/New Hope Street corridor is on the Official Streets

and Highways Plan as a minor collector, a note should be placed on the plat that no access should be taken from that corridor. R. 77

17. The Staff report notes that a drainage easement should be dedicated between Lots 11 and 12, Block 1, dependent upon the results of the drainage study. R. 77
18. The Staff report notes that temporary cul-de-sacs will need to be dedicated and constructed at the phase line boundaries. The Borough's Predesign and Engineering Division recommends dedication of the right-of-way. R. 77
19. The Staff report states that Tract A needs to be designated as a utility lot and all restrictions for this lot shall be shown on the plat, as it does not meet the minimum lot size requirement. R. 77
20. The Staff report notes that each access or encroachment constructed during the subdivision road development shall be reported to the Borough's Permit Center for documentation. Cluster box pullout locations should be designed using the Borough's standard drawing for mailbox pullouts and in alignment with lot lines as shown on the plat layout. R. 77
21. ENSTAR, GCI, and MEA had no comments or recommendations. MTA reviewed the Hatcher Creek Estates plan and requested

that the utility easement noted be added or the footage be shown on the plat. R. 77

22. At the time the Staff report was prepared, there were no responses to the request for comment from the Fishhook Community Council, or the South Colony Road Service Area. R. 78

CONCLUSIONS

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

1. The Board of Adjustment and Appeals has jurisdiction over this matter pursuant to MSB 15.39.030(A)(2).
2. The Hatcher Creek Estates plan is consistent with MSB 43.15.016, Preliminary Plats; and Alaska Statute 29.40.070, Platting Regulations.
3. A geotechnical report was provided pursuant to MSB 43.20.281(A) and reflects that all lots have the required useable area.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.

FINAL DECISION

Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals affirms the decision of the Platting Board dated September 18, 2025.

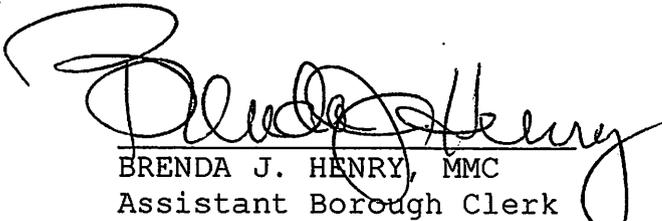
Dated this 19 day of February, 2026.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



JAY VAN DIEST, Chairperson

Attest:



BRENDA J. HENRY, MMC
Assistant Borough Clerk

Butte Community Council Meeting Minutes

Butte Community Center

3881 S. Butte Rd.

7:00 PM January 14th, 2026

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CLERKS OFFICE

Call to Order-7:02

Roll Call and Determination of Quorum-Board members present-Taylor, Harrison, Ron, Michelle, Janet, Linda. 18 total present.

Pledge of Allegiance-Led by Mitzi

Approval of Agenda-Moved by Gregory, 2nd by Lucy

Officer's Reports

Secretary's Report – Approval of October 2025 minutes. Moved by Gregory, 2nd by Linda

Treasurer's Report- General Fund (Misc.Exp): \$ 589.05
Savings (Compound Cleanup): \$ 2,388.50
Building: \$ 36,936.44
Neighborhood Watch: \$ 1,680.00

Correspondence-None

President's Report-Filed 2026 Community Assistance Program Application. Will write resolution to Borough re: Compound for community recreation. Deck to be considered this year.

Special Presentations

1. Healthy Riparian Presentation – Elise Blocker & MSB Project Mgr. Paul Clark, Long Range Planner

Healthy Watershed Initiative- Keeping rivers etc. healthy. Copies of slide show were distributed to members present.

2. Mat Peak Trailhead – Michelle Heun-57 home addition, presented plan for vault toilet at trailhead. Will supply resolution to be voted on next month.

Motion to table until Feb. Moved by Gregory, 2nd Taylor

Committee Reports (2 minutes each)

Neighborhood Watch- 4 calls referred to appropriate departments

Community Patrol-None

Little Angels Playground-will be writing grant requests to finish playground.

Butte Community Sign-None

Community Reports (3 minutes each)

Butte Fire Department-Chief Shipton participated in "Shop with a Hero" for Christmas. Nearly 3000 contacts were made. Held Monthly Fire Drill at Butte Elementary School and gave yearly public education. Also gave report of Incidents, Personnel, Training, Public Education and Current Status.

Road Service (RSA No. 26)-Lucy Kelbesadel-Sunrise Trails 14 lots approved. Phase 2 awaiting turn lane etc. Areawide board meeting Station 71 on 1/15/2026

Assembly-Summary sent by Michael Bowles and read by Ron.

School District-None

Legislature-Forrest Musselman gave short update for Senator Tilton

Old Business-None

New Business

Approve 2026 Council Calendar-2nd Wednesday of month except July and December. November is election only-no business meeting. Moved Gregory, 2nd Lucy. Will set dates for picnic, clean-up and Christmas Party at later meeting.

Discuss Community Issues-Butte Community Center signs for roads. Emergency flooding. Security Cameras.

Set Priorities for 2026-Finish Deck (secure grants). Sound panels- cut baseboard and install. (Mitzi). Check on installing a freeze monitor.

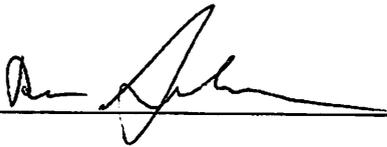
Adjournment -8:42 Gregory

Next Meeting February 11th

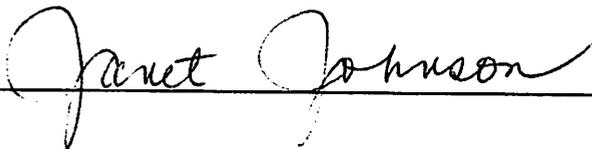
Upcoming Items of Interest:

Start of the 2nd Session of the 34th Legislature January 20th

Mat-Su Transportation Fair February 25th 3:00-7:00 PM Raven Hall



President, February 11, 2026



Secretary, February 11, 2026

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CLERKS OFFICE

Matanuska-Susitna Borough
Butte Fire Service Area Board of Directors

Minutes

Regular Meeting: 11 December 2025

Meeting Time: 10:00 a.m.

Location: Butte Station 21

- I. Call to order: As the meeting was properly noticed and a quorum was present, the meeting was called to order at 10:00 a.m. by Gregory Nilsson, Butte FSA Chair.
- II. Roll Call: Gregory Nilsson, Mitzi Van Asdlan – Present
Fire Department Staff: Chief Michael Shipton, Director Brian Davis — Present
- III. Stood for the Pledge of Allegiance
- IV. Minutes of the 9 October 2025 meeting were read and approved.
- V. Reports/Correspondence: The November meeting was an abbreviated one to go over the budget for possible last minute changes or updates. Chief Shipton did report his recruitment efforts have resulted in several new-hire interviews and six new hires. Training continues with ice rescue for later in November and seven personnel beginning firefighter I academy in January 2026.
- VI. Financial: The present budget is within parameters with no un-budgeted expenses. Looking forward to the 2027 budget some funding has been reallocated for training, equipment purchase and travel. We are looking at funding of Phase II of the Maud Road fill station, design of the Station 21 remodel and the Station 22 fill site upgrade.
- VII. Director's Report: Director Davis stated there were eight structure fires during the recent wind storms. Some were electrical in origin.

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och

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DEC 11 2025

CLERKS OFFICE

Butte Fire Service Area Board of Directors

Regular Meeting 11 December 2025

Minutes

VIII. Other Business: Ms Van Asdlan informed the board members her appointment to the board for a further three years has been confirmed.

IX. Adjournment: 11:02 a.m.

Respectfully Submitted,



Mitzi Van Asdlan

Assistant to the Chair

38

Central Mat-Su FSA Board of Supervisors Meeting

Station 61 – 101 W. Swanson Ave. Wasilla, AK

Chairman: D. Eller
Vice Chairman: J. Steele

Board Members: B. Davis
L. Szipszky
C. Robinson

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FEB 10 2026

CLERKS OFFICE

Jan 12, 2026 – 6 P.M.

REGULAR MEETING MINUTES

I. CALL TO ORDER

The meeting of the Central Mat-Su Fire Service Area Board of Supervisors was called to order at 6:00 p.m. at 101 W. Swanson Ave. Wasilla, AK on Jan 12, 2026.

II. ROLL CALL & DETERMINATION OF QUORUM

Board Members present and establish a quorum for the Central Mat-Su FSA:

Vice Chairman James Steele, Brian Davis, Craig Robinson and Luke Szipszky.

Also present: Michael Keenan, Chief, Central Mat-Su Fire Department (CMSFD) and Shari Lamz, Emergency Support Specialist, CMSFD and Ken Barkly, Director, Emergency Services.

III. PLEDGE OF ALLEGIANCE

Mr. Szipszky led the "Pledge of Allegiance."

IV. APPROVAL OF AGENDA

MOTION: Mr. Davis moved, and Mr. Szipszky seconded, to approve the meeting agenda as presented.

VOTE: The motion passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

MOTION: Mr. Szipszky moved, and Mr. Davis seconded, to approve the Oct 13, 2025, regular board meeting minutes as presented.

VOTE: The motion passed unanimously.

VI. BOARD REPORTS/CORRESPONDENCE

Public Utility Easement Notice for Station 52 – Chief Keenan has seen the notice

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

Chiefs Report

Budget – looking good and watching overtime

November Stats

- 6 - Structure fires
- 100 - Rescue
- 58 – being medic assists
- 40 – Vehicle accidents
- 2 - extrications

December Stats

- December –total calls – **376 Record month for calls**
- 18 - Structure fires
- 19 – Wildland fires
- 46 – Powerline calls
- 117 - Rescue
- 72 – being medic assists
- 41 – Vehicle accidents
- 2 extrications

2025 Stats - 2496 Run count

Position update – Fire Marshal, 2 – FDOs and we hired a FT FF

Station 52 – on hold awaiting a special assembly meeting on adding a dispatch center to the second floor of the building

Tactical Tender – currently on the barge

Tech Rescue Props – contractor selection process in progress

FY27 Budget - Fiscal Year 27 Capital Improvement Projects \$3,365,000.00

- New Station 52 \$3,00,000.00 Total \$9.5 million for construction
 - We currently have \$7,000,000.00 in the project with requested \$3,000,000.00, we'll have sufficient funds for construction.
 - This station will combine 6-5 and 5-2 into one operational station.
 - 6-5 will keep its number and become DES headquarters. The new station will be number 5-2.
 - Station Features – roughly 15,000 square feet
 - Living quarters for 10 personnel
 - Three 100' drive-through bays
 - Room for a future aerial

- Fill site tank and pump system
 - Replace two CV/SU trucks (Fire Code) \$140,000.00
 - Tractor with attachments \$75,000.00 Additional funding to finish purchasing the needed attachments for the tractor. Total \$150,000.00
 - PPE \$150,000.00
- Operating Budget \$15,258,950.00
- Fire Code \$779,250.00
 - Station 51 \$75,569.00

FY26 with Proposed FY27

Central Mat-Su (250.000.000)	\$	\$	
Budget:	16,188,282.00	15,258,950.00	
Fire Code (250.160.320) Budget	\$	\$	These numbers will auto populate here when the budgets are complete on the related tabs below.
	781,282.00	779,250.00	
Station 61 (250.160.350) Budget	\$	\$	These numbers will auto populate here when the budgets are complete on the related tabs below.
	288,426.00	259,650.00	
Station 51 (250.160.351) Budget	\$	\$	These numbers will auto populate here when the budgets are complete on the related tabs below.
	106,837.30	75,569.00	
Expenditures Total:	\$	\$16,373,419.00	Expenses for all tabs (Central / Fire Code / Stn 51 / Stn 61)
	17,364,827.30		
Estimated Revenue Total:	\$	\$	Using last year's adopted revenue budget amount for next fiscal year.
	13,530,400.00	13,530,400.00	
Net Balance:	\$	\$	Revenue minus Expenses for all tabs (Central / Fire Code / Stn 51 / Stn 61)
	(3,834,427.30)	(2,843,019.00)	
Current/Estimated Reserve Fund Balance:	\$8,582,868.00	\$	Per the "Reconciliation of Fund Balance" in the Borough Approved Budget
		4,748,440.70	
Net fund balance	\$4,748,440.70	\$1,905,421.70	The project fund balance is an estimate only and is not to be relied upon or attempted to verify 100%

Mentioned last year, Mr. Steele would like to know whether the borough has met to discuss the increase in commercial property values, to help offset the cost of lowering last year's mill rate. Director Barkley stated he would follow up on this matter. Mr. Steele is concerned that if commercial prices don't increase and the mill rate keeps getting lower it will be a major concern for the fire department.

The board will wait till next month to vote on the budget to allow time to look at the proposed budget and obtain additional information:

1. Commercial Property Evaluation – whether commercial property values have increased.
2. Status of the MSB Finance Audit
3. Split personnel wages breakdown
4. Admin & Audit 443.100 - Explanation of the significant increase cost

Director Barkley expressed concerns regarding the two CVs and the additional funding required for the tractor. Chief Keenan stated that if the additional funding for the tractor isn't approved, he will explore alternative options, including contracting out the work typically performed by a tractor.

IX. OTHER BUSINESS (other items of discussion not listed on agenda)

X. AUDIENCE PARTICIPATION & BOARD COMMENTS

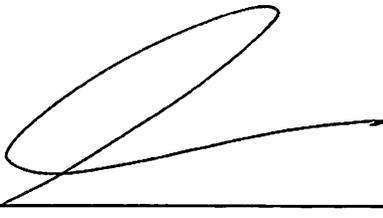
XI. ADJOURNMENT

Meeting adjourned the board meeting at approximately 6:59 p.m.



DAVE ELLER, Chairman, Central Mat-Su FSA B.O.S.

ATTEST:



~~Maria Worrell, Administrative Assistant, Central Mat-Su FSA~~

SHARE CAM 2

Minutes approved on: Oct 6 2026

MATANUSKA-SUSITNA BOROUGH
Enhanced 911 ADVISORY BOARD MINUTES

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December 9, 2025

The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m. by Chairman, Casey Cook.

Advisory Board members in attendance establishing a quorum were:

Michelle Hoyt, MSB IT
Casey Cook, MSB EM
Lori Criqui, MatCom

Luke Szipszky, Palmer Police
Andrew Gorn, AST
Aleeha Travis, MTA

Also in attendance were: Kenneth Kleewein, MSB GIS; Zack McRae, MSB Telecom; Donny Lane and Erica Bishop, DPS; Whitney Daw, Palmer Dispatch; Christine O'Connor, Alaska TeleCo; Kid Chan, AST; Mary Buchman and Dee Enoch, MatCom; and Christian Hartley, City of Houston.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: Mr. Szipszky asked that the first paragraph under Discussion Summary on page 3 be clarified by removing the words "The dispatch centers" and replacing with "MatCom". There was no objection to the approval of the October 14, 2025, minutes as amended.

PERSONS TO BE HEARD

None

REPORTS

GIS

Mr. Kleewein stated:

1. They are concluding their 3-year aerial imagery contract this month. They finally received the Hatcher Pass portion delivered to them and will work to get the info over to dispatch.
2. They had their kickoff meeting for the next three-year aerial imagery acquisition. This will include Willow and Talkeetna along the Parks Highway.

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ocl*

OLD BUSINESS

Telecommunication Service Priority Program (TSP)

Ms. Hoyt stated: They were able to get information from MTA on how to put the phones into a TSP program. There is a cost of \$5 per line per month and we can move forward with it when we know what the board's priority is. Mr. Cook stated that at this point, we wanted information on costs and what the program looks like. We will need to have an internal discussion at the borough since it will need to be budgeted for but will not be an expense coming from the E-911 budget. Ms. Travis stated that MTA currently has priority support setup for any 911 circuit. Ms. Daw stated that Palmer Dispatch currently has TSP in place. Ms. Hoyt stated she would reach out to MTA to see how many circuits we have and get clarification on whether the \$5 per line is per phone line or per circuit. Mr. Cook asked Ms. Buchman to review if TSP is something we need to do if MatCom's lines/circuits are already high priority.

NEW BUSINESS

Absentee Member

Ms. Laughlin stated: The Clerk's office has advised that as per borough code, if an appointed member fails to return their oath of office or does not attend meetings on a regular basis, the board has the option to remove the member. If the board wishes to remove the member, they must vote on the action and legislation would need to go before the assembly requesting removal.

Mr. Cook stated that we have a member who meets the parameters for removal. He asked Mr. Hartley to speak to his failure to return his Oath for the past year. Ms. Laughlin stated that she reviewed the attendance records and that Mr. Hartley had only attended one meeting in the past three years and did not communicate in any way with her regarding his lack of attendance. Mr. Hartley stated that he was instructed by his administration to re-prioritize his time and that attending the board meeting wasn't part of that re-prioritization. He said he would turn in his Oath after the meeting and would regularly attend meetings. Mr. Cook advised Mr. Hartley that he was on notice for removal if he did not attend future meetings.

Election of Chairperson

Ms. Laughlin stated: The Chairperson seat is up for election and she did not receive any nominations via email. She asked for nominations from the floor and Mr. Cook was nominated twice to remain the Chairperson. No other nominations were heard. Mr. Cook accepted the nomination, and all members were in favor of his continuing another term as Chairperson, with none opposed.

FY27 Budget Prep

Ms. Laughlin stated: She has provided the proposed FY27 E-911 budget for review and approval. The only item of significant change would be the dispatch contract as the amount increases a bit each year. In addition to the annual increase for the contract, we will need to budget for the increase of two dispatchers that was approved for FY26. After group discussion

regarding the costs and additional positions for the FY27 dispatch contract, it was agreed that we are moving forward into FY27 with budgeting only for the already approved two additional dispatch positions. If it is determined that the borough wishes to request additional positions beyond that, it will be done separately from this budget process. All were in favor, and none were opposed to the proposed FY27 E-911 Budget as follows:

Expenditures: Proposed FY27 expenses that were reviewed and approved by the board:

• 411.100 - 411.400 Salaries & Wages	\$ 86,987.00
• 412.100 - 412.990 Benefits	\$ 62,044.00
• 414.100 - 414.400 Expenses Outside Borough	\$ 22,320.00
• 421.100 - Communications	\$ 11,500.00
• 421.200 – Postage	\$ 1,300.00
• 426.300 - Dues & Fees	\$ 2,500.00
• 426.600 - Computer Software	\$ 75,000.00
• 427.100 - 427.500 Property/Liability Insurance	\$ 1,198.00
• 429.200 - Training Reimb/Conf Fees	\$ 16,000.00
• 429.210 - Training/Instructor Fees	\$ 10,000.00
• 429.900 - Other Contractual	\$1,595,640.00*
• 433.300 - Books/Subscriptions	\$ 250.00
• 442.210 – Administration Admin/Audit	<u>\$ 86,687.00</u>
Total expenses	<u>\$1,971,426.00</u>

*429.900 – this increase reflects the FY27 contractual increase as well as the increase for the additional two dispatchers as approved in FY26.

Technology Projects

Mr. Cook asked for updates on the new VESTA telephone system upgrades:

- Mr. Szipszky stated: There were some parts that were broken during unloading, so as soon as those parts are in, installation can begin.
- Ms. Criqui stated: The racks are installed and they are working on the circuits.
 - The circuits are costly and she would like to enter into discussions regarding Next Gen Core Services. Once they get a multi-year contract signed with MTA, she will be approaching the board for reimbursement.

INFORMATIONAL ITEMS

- A. MSB/MatCom Dispatch Contract Change
 - Mr. Cook stated: In addition to approving the added positions under the contract, there were some language changes to clean up and clarify some information.
- B. FY25 Surcharge Revenue Chart – No questions heard.
- C. FY25 E-911 Budget Performance Report – No questions heard.
- D. 911 Quarterly Dispatch Call Reports (Mat-Com and Palmer).

COMMENTS

Ms. Criqui asked if there was any consideration about increasing the 911 surcharge. Ms. Laughlin advised that the borough manager had requested some financial information regarding future expenses and funding of the E-911 budget so that does appear to be on his radar. This board could make a recommendation to increase it after taking a look at the financial needs, but ultimately it would be up to the assembly.

Mr. Hartley asked Ms. Criqui if the 911 calls really went down 16% in 2024. Ms. Criqui stated that it could be related to the large number of admin calls that come in on the 911 line.

Ms. Criqui stated: Comtech has been very non-responsive and appears to be getting out of the 911 call handling world. They were able to get the session border controllers set up but haven't done the text to 911. They have sold their business so MatCom will most likely be pulling their contract with them and going with another carrier.

NEXT MEETING DATE

Chairman Cook announced the next regularly scheduled board meeting would be February 10, 2026 at 9:00 a.m.

ADJOURNMENT



Casey Cook, Chairman

ATTEST:



Casey Laughlin, Secretary

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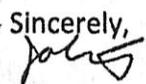
CLERKS OFFICE

Greater Talkeetna Road Service Board of Supervisors
Minutes of Regular Meeting
January 8, 2026

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held via Zoom at 6:30 pm on January 8, 2026. Board members John Strassenburgh and Robert Gerlach attended, as did Wade Lyndaker, Borough Road Superintendent, and Bill Stearns of D&S Road Services.

- I. There was a quorum, and the meeting was called to order at 6:32 pm.
- II. Minutes of the December 11, 2025 meeting were approved as written.
- III. This being the first meeting of the year, the Board held its election. John was re-elected Primary Supervisor.
- IV. Further discussion occurred regarding the non-RSA funds available to improve the Chase Trailhead (\$25,000) and Freedom Hills (\$30,000). Funding for the Chase Trailhead improvements may be available from the Borough Parks and Rec department; Freedom Hills from an account related to a past court award. John suggested that Freedom Hills residents be noticed and offered a chance to provide input. Bill explained that the biggest need is to provide better drainage on the big hill.
- V. Wade reported that up until the recent big snow event, it has been a relatively easy winter. This snow event (16") was the first significant storm of the season and brought up some scheduling and allocation of resource problems that resulted in delays in clearing berms and some streets. All were satisfactorily resolved.
- VI. Wade also reported on Public Construction and RIP list projects. Design is progressing on the combined repair and recoating of Yoder bridge over Montana Creek. General discussion ensued regarding Public Construction projects. Bill suggested that a rock crushing project of Lovely Lane is needed. After discussion Lovely Lane was added to the list of possible Public Construction projects .
- VII. Reminder of the community meeting at the Sheldon Arts Hanger at 6:00 PM on January 13th to discuss closing Main Street to vehicle traffic on Saturdays during the summer tourist season.
- VIII. Bill asked that next month's RSA 29 agenda include a discussion of striping downtown.
- IX. There being no further business, the meeting was adjourned at 7:20.

Attested to by Board member
Robert Gerlach at February
12, 2026 meeting of RSA 29
Board of Supervisors held
via Zoom

Sincerely,

John Strassenburgh
Primary Supervisor



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**NORTH LAKES COMMUNITY COUNCIL RESOLUTION 24-002
RECOMMENDATIONS TO THE MAT-SU BOROUGH PLANNING COMMISSION
& STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
REGARDING
PROPOSED CONDITIONAL USE PERMIT FOR EARTH MATERIALS EXTRACTION
BY CENTRAL GRAVEL PRODUCTS (MSB RESOLUTION 24-31)
24-002
RESOLUTION DATED: OCTOBER 28, 2024**

The undersigned President and Secretary, on behalf of the NORTH LAKES COMMUNITY COUNCIL (NLCC) hereby sign the following resolutions:

WHEREAS, The residents of the NLCC area appreciate the current beauty of the farmland and acreage of the Havemeister and Kircher property owners and appreciate their many years of contribution to the livelihood and economy of our area; and

WHEREAS, the NLCC acknowledges that hundreds of people (many of whom are assumed residents in the North Lakes Community Council boundaries) have objected to proposed development and have signed an on-line petition to "Halt the Bogard Gravel Pit" and have put forward written objections which will be submitted to the Planning Commission; and

WHEREAS, the NLCC has received additional written and verbal feedback from community members expressing similar concerns as those within the petition and has also received written and verbal feedback from community members that support the proposed Central Gravel Products development.

WHEREAS, the NLCC acknowledges the right of the property owners to develop their property as they see fit and to provide financial stability for themselves and their heirs; as long as any development complies with State and Borough code; and

WHEREAS, there is no public or governmental process to force a landowner into putting their property into the Alaska Farmland Trust; and

WHEREAS, there are no zoning or land use restrictions in the Mat-Su Borough (MSB) that would prevent the development of an earth material extraction operation (gravel pit) in this area; and

WHEREAS, Central Gravel Products has established a positive reputation with many in our community as a responsible and community-focused and cost-competitive gravel pit operator and has attended two NLCC Membership meetings to address concerns; and

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WHEREAS, the most significant public safety concern of the NLCC community is the over-capacity level of vehicle traffic on both Engstrom and Bogard Roads, particularly in the vicinity of the Bogard / Engstrom intersection; and

WHEREAS, this section of Bogard has the highest traffic volume of any section in the corridor estimated in 2023 by the State DOT as 12,600 AADT; and

WHEREAS, community concerns are further magnified when considering the safety impacts of commercial gravel truck traffic turning on and off of Bogard or Engstrom in that particular area; and

WHEREAS, this section of road serves several schools and sees a high level of young high-school age drivers and parents delivering children to and from school; and

WHEREAS, a number of recently approved subdivisions to the north on Engstrom road will simply add more traffic to this area over time; and

WHEREAS, the State of Alaska DOT is proceeding with a major re-design and construction of a roundabout intersection at Bogard / Engstrom / Green Forest that is currently not scheduled for construction until 2026 or 2027; and

WHEREAS, the State DOT and MSB are well aware of community concerns and have recently launched a Bogard - Seldon Corridor Access Management Plan (CAMP) that specifically identifies design principles to be implemented along the Bogard - Seldon Corridor; and

WHEREAS, one of key principles documented in the CAMP is "No New Access" along the particular stretch of Bogard from Trunk Road to Seldon Road; and

WHEREAS, the MSB has also launched another planning effort called Safe Streets for All, which has confirmed the high density of crashes on this stretch of Bogard and has confirmed through community survey the high degree of concern with the Engstrom and Bogard area, and has identified that area for priority focus for safety improvement projects; and

WHEREAS, we understand the Havemeister and Kircher property owners have previously indicated to the MSB a willingness to work quickly and negotiate a sale of the necessary ROW to the MSB to construct a new South Alternative connector road between Engstrom and Trunk Road; and

WHEREAS, the owners of Central Gravel Products have indicated a willingness to actually construct the roadway to MSB standards (except for paving and a bridge across Wasilla Creek) at no charge to the Borough, and therefore at no cost to the taxpayers; and

WHEREAS, the NLCC has met with the Lohmann-Olson family who would be required to sell ROW to the MSB for the North Alternative connector road between Engstrom and Trunk Road and are strongly opposed to doing so; and

WHEREAS, Alaska State DOT prohibited any driveway access to Bogard Road from the nearby Winter Rose Phase 2 commercial property and also indicated they were going to make the intersection of nearby Stringfield and Bogard a "right turn only" intersection; and

WHEREAS, the area proposed for development is in a well-known and documented high-wind zone with significant snow drifting occurring regularly across Engstrom; and

WHEREAS, in addition to traffic safety related concerns, area residents have additional concerns about the negative impacts to property values, personal health, and quality of life due to visual impacts, blowing dust, noise, and blowing snow as a result of earth materials extraction (gravel pit) operations; and

WHEREAS, additional community concerns exist regarding potential negative impact to the water table and/or waterbodies as a result of earth materials extraction (gravel pit) operations; and

WHEREAS, Central Gravel Products owners have identified a number of "self-imposed" operational plans and measures to address Community concerns.

Now therefore, be it RESOLVED that the NORTH LAKES COMMUNITY COUNCIL strongly recommends the following actions by the MSB Planning Commission and Assembly and by the State of Alaska DOT:

- 1. Immediate selection of the South Alternative for the new Engstrom Road to Trunk Road Connector. We recommend the MSB move forward aggressively, in partnership with the property owners and gravel pit operator, to finalize design, procure ROW, and complete construction. The new road design should have a center turn lane associated with a major driveway into the proposed Central Gravel Products operation. ROW procurement and road design should anticipate traffic levels and expected commercial or residential development 20 years into the future.**
- 2. The MSB should set a schedule target for all parties (MSB staff, landowners, engineers, contractors, and lawyers) to commission this project prior to the DOT construction activity planned for the Bogard / Engstrom intersection. This would substantially alleviate traffic congestion by providing a detour route during DOT construction of the Bogard / Engstrom roundabout. (Copy of TIP21 Project No.: 35472-1811 attached).**

3. **The State of Alaska DOT, consistent with prior decisions (example: Winter Rose Subdivision Phase 2), and consistent with the Bogard-Seldon Access Management Plan, should deny application for a new commercial driveway access (or the upgrade of an existing residential driveway) to Bogard Road between the Trunk Road intersection and the Engstrom Road intersection.**
4. **The State of Alaska DOT, also consistent with prior communications during the Winter Rose Subdivision Phase 2 approval, should take immediate action to make the Bogard and Stringfield intersection a right-turn only intersection. This can be accomplished through the use of signage and jersey barriers and does not need to wait for a more comprehensive redesign of this dangerous section of Bogard Road.**
5. **The MSB and the State of Alaska should establish regular oversight inspections to assure and enforce all of the environmental protection, noise mitigation, dust mitigation, visual impact mitigation, and snow drifting mitigation measures noted in the development plan submitted by Central Gravel Products.**

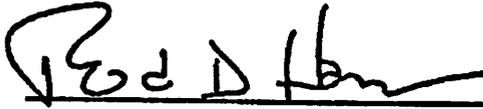
Now therefore, be it further RESOLVED that the NORTH LAKES COMMUNITY COUNCIL enacts this Resolution in SUPPORT of the proposed earth extraction development upon the submission of a revised development plan and in reciprocal consideration for the guarantees from the developer, Central Gravel Products and agreement to the following changes, some of which are specific self-imposed limitations:

6. **Commercial driveway access to the proposed development should be off of the new Engstrom Road to Trunk Road Connector (South Alternative). Until such time as this new road is constructed, temporary driveway access for truck traffic should be along the ROW established for this new road. Community preference is that the temporary driveway should come off of Trunk Road at the intersection with North Old Homestead Road. A new bridge (temporary or permanent) would need to be engineered, permitted, and installed across Wasilla Creek.**
7. **No permanent commercial driveway access for Central Gravel Products directly to Bogard Road (DOT) and/or Engstrom Road (MSB).**
8. **The first phase of development should be the earthwork necessary for the developer to construct the new Engstrom to Trunk Road Connector (South Alternative) less paving.**
9. **Future phases of development for the Central Gravel Products operation should be a maximum of 10-acres each and restricted to the area South of the new Engstrom to Trunk Connector until such time as that area is fully developed and reclaimed.**

- 10. Establish more robust reclamation plans designed to reduce the impacts of dust from sections of property after the gravel extraction has been completed. Where possible, require organics and vegetative seeding on the floor of the excavated area (similar to existing requirements for slopes). Where floor space is necessary for material storage or drive lanes, cap those areas with a layer of 3/4 inch NFS material to reduce the potential for fine dusty material to be picked up by high winds.**
- 11. Require the construction of a visual vegetative buffer screen / berm on the western side of the property parallel with Engstrom Road rather than relying on topography to restrict the view of gravel extraction activities as proposed in the existing development plan.**
- 12. Engineer, locate and construct visual vegetative buffer screens / berms in a manner similar in function to a "snow fence" - that causes snow drifting to occur just downwind of the berm on Havemeister property and not on Engstrom Road or on the new Engstrom to Trunk Connector road.**
- 13. Several self-imposed provisions by Central Gravel Products to provide additional risk mitigation measures to protect the environment and reduce impacts of noise, dust, vibration, snow drifting, etc.). Many of these mitigation measures go above and beyond those required by code. These provisions should be documented in the final approved development plan:**
 - a. Operating season restricted from May 1st through November 1st annually.**
 - b. Operating hours restricted from 8:00 am to 5:30 pm Monday through Saturday.**
 - c. No gravel screening on Saturdays.**
 - d. Dust control as described in recommendation #10 above.**
 - e. Visual vegetative buffer screens / berms constructed as described in recommendations 11 and 12 above.**
 - f. No rock washing and therefore no settling ponds.**
 - g. No excavation of gravel within 20-feet of the groundwater table.**
 - h. Protection of Wasilla creek by restricting any operations within 300-feet and not disturbing vegetation within this setback. as operational requirements as part of any final Conditional Use Permit.**

WE THE UNDERSIGNED PRESIDENT AND SECRETARY DO CERTIFY THIS RESOLUTION WAS APPROVED THROUGH BOARD MOTION AND UNANIMOUS VOTE, ON BEHALF OF THE NORTH LAKES COMMUNITY COUNCIL AND RESIDENTS HEREIN.

Signed this 28th day of October, 2024.



**President, Rod Hanson
North Lakes Community Council**



**Secretary, Nichole Smith
North Lakes Community Council**

Attachment (link): [MSB TIP21 Project 35472-1811 Project Data Sheet](#)

Engstrom Road to Trunk Road Corridor

Project No.: 35472-1811

Assembly District: 6

Road Service Area: Bogard No. 25

Description: The purpose of this project is to increase the capacity of the road network in the Fishhook area by providing an alternate route between Engstrom Road and Trunk Road that ultimately decreases traffic at the Engstrom Road and Bogard Road intersection. The need of the project is to improve connectivity and congestion to meet current and future traffic volumes, which are constricted by the Fishhook area's limited Collector level road network. Two alternative routes are being evaluated. Construction is anticipated to be phased. The construction phasing limits are to be determined.

Length: 1-2 miles

Designer: HDL Engineering Consultants, LLC

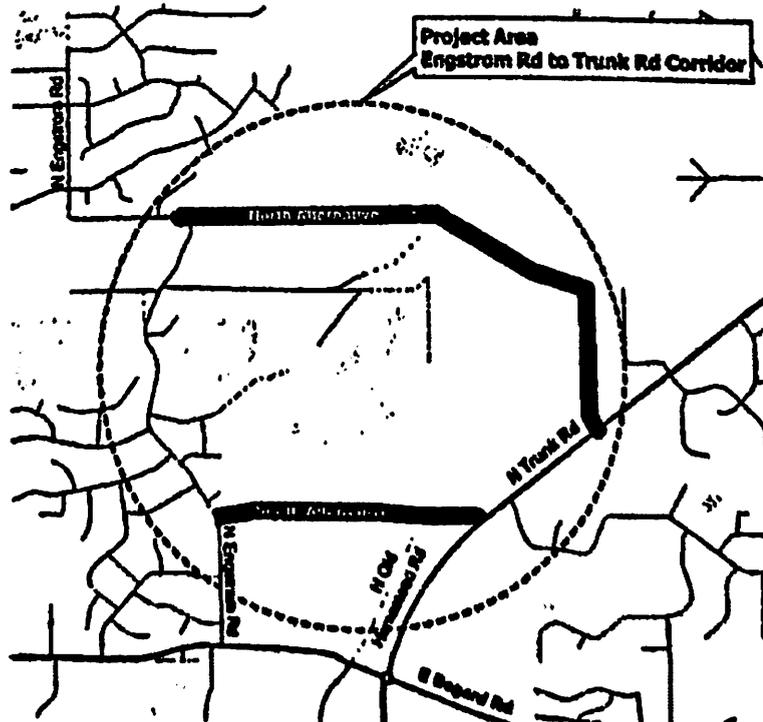
Contractor: TBD

TIP21 Estimate: \$1,868,000

Future Phase(s) Estimate: \$11,587,000

Estimated Total Cost: \$13,530,000

Phase	TIP21				Future Phase(s)
	2022	2023	2024	2025	After 2025
Preliminary Engineering		\$68,000	\$100,000		
Design		\$60,000	\$303,000	\$545,000	
Right-of-Way			\$432,000	\$335,000	
Utilities				\$25,000	\$75,000
Construction					\$11,587,000
Year Totals:		\$128,000	\$835,000	\$905,000	\$11,662,000



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

²⁵⁻⁰⁰¹
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 ²⁴⁻⁰⁰¹~~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;

Cut out

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

²⁵⁻⁰⁰¹
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).

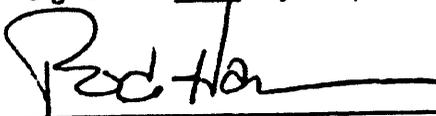
Now THEREFORE, be it resolved that the North Lakes Community Council make the following recommendations to the Matanuska-Susitna Borough for continuation of transit in the Matanuska-Susitna Borough:

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

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

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SHAW ELEMENTARY ACCESS PROJECT

FEB 13 2026

~~25-004~~
RESOLUTION ~~24881~~ DATED MAY 29, 2025

CLERKS OFFICE

25-002

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

WHEREAS, it is imperative that there is safe vehicular access to all schools in the Matanuska-Susitna Borough, particularly for buses and parents delivering school children to the schools and picking them up after school; and

WHEREAS, Shaw Elementary School is located on Paradise Lane and there are already significant community safety concerns with the intersection of Paradise Lane and Wasilla Fishhook Road due to the Shaw Elementary traffic, and

WHEREAS, even though many Shaw Elementary students ride buses, the existing parking lots and queueing lanes for personal vehicles (drop off and pick up) at Shaw Elementary are currently inadequate and result in vehicle queueing on Paradise Lane; and

WHEREAS, a decision seems to have been made (without consultation with or input from the North Lakes Community Council) to construct new facilities for relocation of the Birchtree Charter School adjacent to Shaw Elementary on Paradise Lane; and

WHEREAS, the Birchtree charter school provides only minimal busing (2 buses) for over 425 students and the level of personal vehicle (drop off and pick up) traffic associated with the charter school and will add an estimated 2,100 vehicles to the AADT for Paradise Lane (based on the project team's analysis completed by Dowl Engineering; and

WHEREAS, the Shaw Elementary Access Project appropriately includes design and construction of a controlled intersection at Paradise Lane and Wasilla Fishhook, but does not dictate a traffic light controlled intersection design (versus a round-a-bout), and that a traffic controlled intersection is more appropriate for such a major multiple-school access intersection; and

WHEREAS, the design of on-site parking areas and queuing lanes is preliminary and unknown to the NLCC residents, but there remain significant concerns about vehicle queueing on Paradise Lane; and

WHEREAS, the current project scope considers a new connection to Foxtrot Avenue and that approximately one-half of the 2,100 AADT traffic load will use Foxtrot Avenue to access Shaw Elementary and Birchtree Charter Schools; and

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

SHAW ELEMENTARY ACCESS PROJECT

~~25-001~~
RESOLUTION 25-002 DATED MAY 29, 2025

25-002

WHEREAS, according to the School District Deputy Superintendent, there are no plans for Shaw Elementary to change their school boundaries to incorporate any of the Shaw's Tri Lakes neighborhoods located to the East of the school, including those residents along Foxtrot; and

WHEREAS, the significant increase in traffic loads on Foxtrot would also need to use the current Bogard-Caribou-Charley-Foxtrot corridor; and

WHEREAS, the Caribou-Charley-Mariah corridor connecting Bogard Road to Wasilla Fishhook Road already experiences traffic in excess of its design criteria, constant documented violations of speed limits, a lack of safe bicycle or pedestrian pathways, multiple hidden driveways and is therefore presenting significant hazards to neighborhood residents; and

WHEREAS, the Caribou / Bogard intersection is already problematic and under-designed, and that an increase of 1,050 AADT would put the Caribou / Bogard intersection near the same traffic load as the highly dangerous Engstrom / Bogard intersection; and

WHEREAS, since the last traffic analysis, an additional 31 new residential units have been constructed on Caribou between Charley and Bogard; and

WHEREAS, the 3-mile stretch of Bogard Road between Trunk Road and Seldon Road has been clearly identified as under-capacity for current and projected traffic loads by the recently completed Bogard-Seldon Corridor Access Management Plan (CAMP) and requires major improvements that are not expected to be completed for several years; and

WHEREAS, within the CAMP, it is identified that "with 12 schools located on, or very close, to the Bogard-Seldon Road corridor, traffic during the school year can be significantly impacted at morning drop-off and afternoon pick-up times"; and

WHEREAS, encouraging additional school-related traffic onto this particularly problematic section of Bogard Road is counter to public safety until such time as Bogard is upgraded; and

WHEREAS, existing and planned improvements to the Palmer-Wasilla Highway, Seward Mendian Parkway, Seldon Road, and Wasilla Fishhook make these roads a much safer primary travel corridor than the Bogard-Caribou-Charley-Foxtrot route for traffic going to and from Shaw Elementary and Birchtree Charter Schools; and

**NORTH LAKES COMMUNITY COUNCIL
RESOLUTION FOR A COMPREHENSIVE PLAN**

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**RESOLUTION ~~25-005~~ DATED JUNE 24, 2025
25-003**

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The undersigned President and Vice President on behalf of the North Lakes Community Council hereby present the following:

WHEREAS, the purpose of a Comprehensive Plan is to set goals and policies to guide development in a manner that will enhance the quality of life and the public health, safety and welfare of the North Lakes Community Council, (NLCC); and

WHEREAS the goals and policies set by the NLCC Comprehensive Plan will provide local input regarding public and private decisions about land use and infrastructure within the NLCC boundaries; and

WHEREAS the NLCC boundaries were expanded in 2020 to allow residents in unrepresented areas participation in and representation by a community council. see attached map; and

WHEREAS the the formal public participation and review process of the Matanuska-Susitna Borough "begins with a review by the affected community council(s) and area residents" *Matanuska-Susitna Borough Core Area Comprehensive Plan (2007 update)*, 1.5, p4; and

WHEREAS the borough has a matrix of goals and policies which include "coordinate with borough and community plans." *Matanuska-Susitna Borough Core Area Comprehensive Plan (2007 update) Table 15. 1-P, p57*; and

WHEREAS the NLCC does not have a comprehensive plan; and

WHEREAS there are currently in process a Long Range Transportation Plan, school site plans, and a proposed "Long Trail", all of which will, partially or in full, occur within the NLCC boundaries.

Now THEREFORE, be it resolved, the NLCC is requesting the Matanuska Susitna Borough Assembly's consideration and assistance with the development of a NLCC Comprehensive Plan, as referenced in the Matanuska-Susitna Borough Core Area Comprehensive Plan, (2007 Update).

END

**NORTH LAKES COMMUNITY COUNCIL
RESOLUTION FOR A COMPREHENSIVE PLAN**

RESOLUTION ~~24-005~~ DATED JUNE 24, 2025

25-003

We the undersigned President & Vice President do certify, based on a vote amongst the NLCC membership on May 29, 2025, this resolution is hereby approved.

Signed this 24th day of June, 2025.



Rod Hanson, President



Colleen Vague, Vice President

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NORTH LAKES COMMUNITY COUNCIL RESOLUTION 26-001

**RECOMMENDATIONS FOR PRIORITY
PROJECTS FUNDED THROUGH MAT-SU VALLEY PLANNING ORGANIZATION /
METROPOLITAN PLANNING ORGANIZATION**

DATED: January 20, 2026

The undersigned President and Secretary on behalf of the NORTH LAKES COMMUNITY COUNCIL hereby sign the following resolution:

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

WHEREAS, the North Lakes Community Council area in the Matanuska-Susitna Borough has experienced a significant increase in residential subdivisions and corresponding increase in traffic;

WHEREAS, area subdivision roads and new connector roads have experienced an increase in traffic as a result of the increase in population and homes;

WHEREAS, the North Lakes Community Council area residents have experienced an increase in road accidents, speeding in residential neighborhoods, and difficulty safely accessing and egressing Bogard road and Wasilla Fishhook road;

WHEREAS, there is additional pedestrian traffic on adjacent roads as a result of the increase in population and adjacent schools;

WHEREAS, Birchwood Charter school is in the process of relocation on the same site as the Shaw Elementary;

WHEREAS, there is an expectation that once the Birchwood Charter School opens, there will be an additional increase in road and pedestrian traffic;

WHEREAS the Matanuska-Susitna Borough Assembly has approved the Bogard-Seldon Corridor Access Management Plan in 2025 and many of the same concerns as expressed by the North Lakes Community Council are included in this plan;

WHEREAS the residents of the North Lakes Community Council have simply seen these concerns grow in magnitude;

And WHEREAS, the North Lakes Community Council area residents deserve safe roads and neighborhoods to raise our families, drive to work & school, and access area resources;

And WHEREAS, the North Lakes Community Council understands that DOT projects are not seeking funding through the MVP / MPO organization, but that MSB projects may involve the DOT and be constructed within DOT road rights of way;

Now therefore, be it RESOLVED that the NORTH LAKES COMMUNITY COUNCIL make the following recommendations to the Matanuska-Susitna Valley Planning Organization for priority funding for MSB transportation projects within the North Lakes Community Council area. Projects are listed in order of priority for the community:

1. (MSB) Intersection of Caribou and Bogard Road. Tied to item 3 below, but much more urgent, is the need for intersection improvements at Caribou and Bogard. This particular intersection is already a major safety concern because there are no provisions for safe left turns onto or off of Bogard Road. Eventually (perhaps 8 years from now), this intersection will be addressed as part of a major DOT project along the Bogard Corridor, but an interim solution is very important. The intersection should be immediately modified to provide left turn capabilities, or make it a right-in, right-out only intersection. This will require relatively simple solutions on Bogard and on Caribou. The intersection will see a major percentage increase in traffic upon the opening of the new Birchtree Charter school.
2. (MSB) Engstrom to Trunk Connection. The NLCC strongly supports a connector link between Engstrom and Trunk Road. The project route selection report is nearing completion. The purpose of the project is to relieve congestion in the "Fishhook Triangle". Depending on the route selected, it may also offer a significant safety benefit by allowing an alternative access for Central Gravel Products and relieving loaded gravel truck operations on the busiest section of Bogard Road. This project should be prioritized with the MVP / MPO organization;
3. (MSB) Caribou - Charley - Mariah Corridor. There is no current MSB project in the works to address the shortcomings (inadequate shoulders, no pedestrian pathway, excessive speeding) of this major "short-cut" corridor between Bogard and Wasilla Fishhook. With anticipated increase in traffic due to the new Birchtree Charter School and two new large subdivisions in the immediate vicinity of the schools on Foxtrot, the NLCC considers it a priority for funding through the MVP / MPO organization;
4. (MSB) Larson Elementary Pedestrian Improvements. As described in the CSAP, add a lighted multi-use path along the west side of Larson Elementary Road from Seldon to the school
5. (MSB) Engstrom North to Tex AI project and Tex AI to Tex AI project. The NLCC fully supports timely execution of these two projects, which will provide significant relief to the Engstrom area. These projects are partially funded and moving forward. The MSB Public Works department indicated that federal funding may slow these projects down. If that position changes, the NLCC would suggest additional construction funding with the MVP / MPO organization;
6. (MSB) Green Forest Drive project. This project is not just a pedestrian improvement project, it must also address road design, condition, and traffic calming measures. This project is in the early design stages. The NLCC supports this project. This project is not fully funded. This project should be prioritized for additional funding with the MVP / MPO organization;

7. (MSB) Cottonwood Loop & Fir Improvements: This project involves an extension of Fir to Finger Lake Elementary and a pedestrian path along Fir and N. Cottonwood Loop to Bogard. The CAMP properly identified a safety problem with bus, vehicle, and pedestrian traffic to Finger Lake Elementary and along Earl Drive. The CAMP recommended extending E. Fir Street to connect with the school property. A project should be initiated to make this happen, along with street improvements and pedestrian walkways along Fir Street and N. Cottonwood Loop to Bogard. This project should be prioritized for funding with the MVP / MPO.
8. (MSB): Intersection of Bogard / Cottonwood Loop / Moose. This is directly related to the Cottonwood Loop & Fir Improvements mentioned above. These two projects will provide much safer vehicle and pedestrian routes to and from Finger Lake School and will relieve problematic congestion at Bogard and Earl. The Cottonwood Loop / Bogard / Moose intersection is already a safety concern because there are no provisions for safe left turns onto or off of Bogard Road. Eventually (perhaps 8 years from now), this intersection will be addressed as part of a major DOT project along the Bogard Corridor, but an interim solution is very important. The intersection should be modified to provide left turn capabilities, pending the major roundabout or signalized intersection envisioned in the DOT Bogard project.
9. (MSB) Bogard Frontage Roads (Caribou to Grayling). The CAMP identified frontage road projects designed to provide much safer alternatives to numerous driveways that currently connect directly to Bogard Road. There needs to be close coordination between the MSB and DOT to determine what scope of work is outside the federally funded Bogard Road improvement projects, and therefore needs funding by the MSB. Once this scope of work is delineated, federal funding through the MVP / MPO is suggested for the MSB scope elements.
10. (MSB) Engstrom Road Reconstruction. After the North Engstrom Extension, The Tex Al Connection, and the Engstrom to Trunk connection road projects are complete, the MSB should advance a project to improve Engstrom Road, adding shoulders, a pathway, and straightening where possible.
11. (MSB) E. Tambert Drive Pedestrian Improvements. As identified in the CSAP, add pedestrian improvements to E. Tambert Drive for the entire length.

WE, THE UNDERSIGNED PRESIDENT AND SECRETARY DO CERTIFY THROUGH BOARD MOTION, ON BEHALF OF THE NORTH LAKES COMMUNITY COUNCIL AND RESIDENTS HEREIN, THIS RESOLUTION IS APPROVED.

Signed by:	<i>Rod Hanson</i> Rod Hanson, President	Date Signed:	2026-01-19
Attested by:	<i>Nichole Smith</i> Nicole Smith, Secretary	Date Signed:	2026-01-19

Audit trail

Details

FILE NAME 20260120 NORTH LAKES COMMUNITY COUNCIL RESOLUTION 26-001 - 1/19/26, 3:52 PM

STATUS  Signed

STATUS TIMESTAMP 2026/01/20
05:10:22 UTC

Activity

 SENT	rod@nlakes.cc sent a signature request to: <ul style="list-style-type: none">• Rod Hanson (rod@nlakes.cc)• Nichole Smith (nichole@nlakes.cc)	2026/01/20 00:52:30 UTC
 SIGNED	Signed by Rod Hanson (rod@nlakes.cc)	2026/01/20 00:53:08 UTC
 SIGNED	Signed by Nichole Smith (nichole@nlakes.cc)	2026/01/20 05:10:22 UTC
 COMPLETED	This document has been signed by all signers and is complete	2026/01/20 05:10:22 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.

NORTH LAKES COMMUNITY COUNCIL RESOLUTION 26-002

SUPPORTING MATANUSKA PEAK TRAILHEAD IMPROVEMENTS
TO INCLUDE EXPANDED PARKING CAPACITY,
TRASH SERVICE & CXT VAULT TOILET

RECEIVED
FEB 13 2026
CLERKS OFFICE

DATED: January 21, 2026

The undersigned President and Secretary on behalf of the NORTH LAKES COMMUNITY COUNCIL hereby sign the following resolution:

WHEREAS, the Health, Safety and Enjoyment of Residents and Visitors is a priority in the Matanuska Susitna Valley; and

WHEREAS, the Matanuska Peak Trailhead, located at the end of E Smith Road in Palmer, Alaska, serves as a gateway to one of Southcentral Alaska's most popular and challenging hikes, attracting a growing number of local and visiting outdoor enthusiasts; and

WHEREAS, the current trailhead infrastructure is insufficient to safely accommodate the volume of users, resulting in hazardous roadside parking along residential streets, which poses risks to pedestrians, drivers, and emergency responders; and

WHEREAS, the lack of adequate sanitation facilities and trash service has led to diminished user experience, impacting both trail users and neighboring residents; and

WHEREAS, the North Lakes Community Council agrees there is the need for a vault toilet, expanded parking, and regular trash service as part of its Fiscal Year 2027 (FY27) Capital Improvement Program (CIP) proposal; and

WHEREAS, the proposed improvements align with the Borough's goals to promote high quality outdoor recreation offerings, and support sustainable tourism;

NOW, THEREFORE, BE IT RESOLVED that the NORTH LAKES COMMUNITY COUNCIL hereby supports the development of the Matanuska Peak Trailhead to include:

1. Expanded parking capacity to alleviate roadside congestion and improve safety;
2. Installation of a vault toilet to provide essential sanitation services;
3. 3. Implementation of regular trash service to maintain cleanliness;

BE IT FURTHER RESOLVED, that the NORTH LAKES COMMUNITY COUNCIL encourages continued collaboration with the Alaska Department of Natural Resources, Eklutna, Inc., and other stakeholders to secure land access and funding for the project; and

BE IT FURTHER RESOLVED, that the NORTH LAKES COMMUNITY COUNCIL invites letters of support from other community councils and residents to strengthen the case for inclusion in the Borough's FY27 budget and future CIP cycles.

WE, THE UNDERSIGNED PRESIDENT AND SECRETARY DO CERTIFY THROUGH BOARD MOTION, ON BEHALF OF THE NORTH LAKES COMMUNITY COUNCIL AND RESIDENTS HEREIN, THIS RESOLUTION 2026-02 IS HEREBY APPROVED.

Signed by: *Rod D Hanson* Date Signed: 2026-01-19
Rod Hanson, President

Attested by: *Nichole Smith* Date Signed: 2026-01-19
Nicole Smith, Secretary

Audit trail

Details

FILE NAME	20260121 NORTH LAKES COMMUNITY COUNCIL RESOLUTION 26-002 - 1/19/26, 3:45 PM
STATUS	🔒 Signed
STATUS TIMESTAMP	2026/01/20 05:09:39 UTC

Activity

 SENT	rod@nlakes.cc sent a signature request to: <ul style="list-style-type: none">• Nichole Smith (nichole@nlakes.cc)• Rod D Hanson (rod@nlakes.cc)	2026/01/20 00:46:12 UTC
 SIGNED	Signed by Rod D Hanson (rod@nlakes.cc)	2026/01/20 00:47:09 UTC
 SIGNED	Signed by Nichole Smith (nichole@nlakes.cc)	2026/01/20 05:09:39 UTC
 COMPLETED	This document has been signed by all signers and is complete	2026/01/20 05:09:39 UTC

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FEB 06 2026

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

CLERKS OFFICE

**REGULAR MEETING
January 15, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 15, 2026, at the Matanuska-Susitna Borough, 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

- Mr. Michael Liebing, District Seat #2
- Mr. Michael Gillson, District Seat #3
- Ms. Michelle Traxler, District Seat #5
- Ms. Sandra Kreger, District Seat #6
- Ms. Karla McBride, Alternate
- Mr. Chris Chiavetta, District Seat #1
- Mr. Sidney Bertz, District Seat #7

Platting Board members absent were:

- Ms. Amanda Salmon, District Seat #4

Staff in attendance:

- Mr. Fred Wagner, Planning and Land Use Director
- Ms. Lacie Olivieri, Temporary Platting Board Clerk
- Ms. Kayla Smith, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Kreger led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Liebing moved to approve the Agenda. The motion was seconded by Platting Member Kreger.

VOTE: The Agenda was approved without objection.

2. APPROVAL OF MINUTES

- December 18, 2025.

MOTION: Platting Member Liebing moved to approve the minutes. The motion was seconded by Platting Member Kreger.

VOTE: The motion was approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

*CMW
OCK*

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

(None)

4. UNFINISHED BUSINESS

VANDA VALLEY: The request is to create 43 lots from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as **Vanda Valley**, containing 49.29 acres +/- . The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1. (*Petitioner/Owner: KOV'S LLC, Staff: Chris Curlin, Case # 2025-128*)

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

Lacie Olivieri provided the mailing report:

- Stating that 91 public hearing notices were mailed out on October 14, 2025.

Staff gave an overview of the case:

- Staff recommended continuation to the February 5, 2026, meeting.

Chair Traxler inquired if board members had any questions for staff.

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

Chair Traxler opened the public hearing for public testimony

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

MOTION: Platting Member Liebing made a motion to approve continuation to the February 5, 2026, meeting. The motion was seconded by Platting Member Kreger.

VOTE: The main motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **LAKE LOUISE SNOW:** The request is to create 2 lots from U.S. SURVEY 3483 LOT 5, to be known as **Lake Louise Snow**, containing 17.68 acres +/- . The property is located directly south of Lake Louise, and west of East Moose Run Circle; within the NE ¼ Section 28, Township 06 North, Range 07 West, Seward Meridian, Alaska. In the Louise, Susitna & Tyone Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Matanuska-Susitna Borough, Staff: Cayman Reynolds, Case # 2025-167*)

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

Lacie Olivieri provided the mailing report:

- Stating that 29 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

- Staff recommended approval with five findings of fact and six recommendations for conditions of approval.

Chair Traxler inquired if board members had any questions for staff.

Platting Member Liebing asked questions of staff. / *Abstained from voting.*

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

The petitioner's representative, Lisa Gray, spoke.

Chair Traxler opened the public hearing for public testimony

Gary Loruso
Eileen Probasco
Robert Teel
Gary Swan
Harry Holt
Jean Holt

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

The petitioner's representative spoke.

Platting Member Traxler asked questions.

Platting member Kreger asked questions.

Platting member McBride asked questions.

MOTION: Platting Member Kreger made a motion to approve, contingent on staff recommendations one through six. The motion was seconded by Platting Member Chiavetta.

VOTE: The main motion passed without objection.

- B. CHOPPER INDUSTRIAL PARK:** The request is to create 10 lots and from Parcel 117N01E04C030, to be known as **Chopper Industrial Park**, containing 15.2 acres +/- . The proposed Chopper Circle is to serve as a private road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. (*Petitioner/Owner: Whiskey Romeo LLC, Staff: Cayman Reynolds, Case # 2025-157*)

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

Lacie Olivieri provided the mailing report:

- Stating that 119 public hearing notices were mailed out on December 22, 2025.

Staff gave an overview of the case:

- Staff recommended continuation to February 19, 2026

Chair Traxler inquired if board members had any questions for staff.

Platting Members had no questions for staff

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

The petitioner's representative Craig Bennett spoke.

Chair Traxler opened the public hearing for public testimony.

Jean Holt

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

MOTION: Platting Member Liebing moved the continuation to February 18. The motion was seconded by Platting Member McBride.

VOTE: The main motion passed without objection.

- C. RESOLUTION 26-01:** A Resolution Of The Matanuska-Susitna Borough Platting Board Recommending Approval Of An Ordinance Amending Chapter 43.20 Subdivision

Development Standards To Allow Lots To Be Reduced To 30,000 Square Feet Within Single-Family Residential Land Use Districts. (Staff: Alex Strawn, Planning and Land Use Director)

Chair Traxler read the Resolution title into the record.

Staff, Mr. Alex Strawn, Planning and Land Use Director, gave a staff report.

Chair Traxler inquired if board members had any questions for staff.

Board members asked questions of staff.

Chair Traxler opened the public hearing.

Gary Loruso
Jean Holt
Max Sumner
Joel Stefanski
Kevin Swanson

15-minute recess

Curtis Haller

There being no one else to be heard, Chair Traxler closed the public hearing

MOTION: Platting Member Chiavetta made a motion to approve 26-01. The motion was seconded by Platting Member Liebing.

Discussion ensued.

MOTION: Platting Member Liebing moved an amendment to postpone action on this item until February 4 at 1 p.m. The motion was seconded by Platting member ~~McBride~~ *Chiavetta*.

VOTE: The main motion passed as amended without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Elections

MOTION: Platting Member Liebing nominated Platting Member Traxler to be chair. The nomination was seconded by Platting Member Chiavetta.

VOTE: The nomination passed without objection. Platting Member Traxler nominated Platting Member Liebing for Vice Chair. The nomination was seconded by Platting Member ~~Gilson~~ *McBride*.

VOTE: The Nomination passed without objection.

8. PLATTING STAFF & OFFICER COMMENTS

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

Platting Officer Fred Wagner clarified that Resolution 26-01 is a legislative item, and board members can reach out to staff with questions.

9. BOARD COMMENTS.

- Platting Member Liebing – No comment
- Platting Member Kreger – No comment
- Platting Member Traxler – I think the meeting went well. It went better than I thought it would, honestly.
- Platting Member Gillson – I appreciate everybody's work on the board here, its fun to learn.
- Platting member Bertz – This is my last time here. Thank you for working with me. I have learned a tremendous amount. I've enjoyed it. My assemblyman requested that I seek out my replacement, and I have found a young man in Willow who is in Real estate he is very intelligent and has a good level head. Thank you for all that you have taught me. I just have too much on my plate, the community of Willow needs me.
- Platting Member McBride – No comment
- Platting Member Chiavetta – Are we allowed to create a working document that we can comment on and update between now and the special meeting?

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **3:33 PM**.


MICHELLE TRAXLER
Platting Board Chair

ATTEST:


LACIE OLIVIERI
Temporary Platting Board Clerk

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**MATANUSKA-SUSITNA BOROUGH
Transportation Advisory Board (TAB)
MINUTES**

Edna DeVries, Mayor

Randy Durham - Chair
Charles Van Ravenswaay
Kristina Whitman
Jesse Petterson
Tim Alley

Bianca Zibrat – Staff Support



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Deputy Director of Planning
Bianca Zibrat, Long-range Planner

Location:
MSB DSJ BLDG.
Room 203
350 E. Dahlia Ave. Palmer, AK

**October 24th,
2025
REGULAR
MEETING
10:00 a.m.**

I. CALL TO ORDER – 10:01 AM

II. ROLL CALL – DETERMINATION OF QUORUM

Quorum established. Members Present: Randy Durham, Jesse Peterson.

Members Present Online: Tim Alley, Charles Van Ravensway, Kristina Whitman.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Jesse Peterson made the motion. Charles Van Ravensway seconded it. The agenda was approved without objection.

CW

V. APPROVAL OF MINUTES

- Draft Minutes from 4/25/2025: Randy Durham made the motion to approve.
Charles Van Ravensway seconded it.

VI. AUDIENCE PARTICIPATION: Michele Heun said she has been trying to go to all the board meetings and was there to hear and learn. Anjie Goulding, from the MVP, shared the Metropolitan Transportation Plan graphic with their vision, goals, objectives and strategies. She will share the plan link by email later. Jesse asked how they work with different entities in the borough. Anjie responded that the MVP is the new MPO that makes all entities talk and references all borough plans. She informed the TAB members that MVP would host an open house on December 3rd. Jesse then asked about local plans and agencies. Anjie answered that they will make everybody get at the same table and talk about the processes and coordinate the plans. Alex Strawn gave a handout of the Community Growth Solutions and a brief introduction of it. He suggested that the topic be added to the next meeting, so he can do a full presentation

VII. STAFF/ AGENCY REPORTS & PRESENTATIONS

- No reports or presentations.

VIII. UNFINISHED BUSINESS

- Transit update: Bianca Zibrat informed that the Borough signed a contract with the transit provider and applied for the FTA 5307 grant, but the grant application result might be severely delayed because of the federal shut-down. If necessary, the Borough might consider asking for DOT to help.

IX. NEW BUSINESS: none

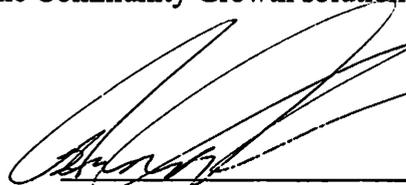
X. MEMBER COMMENTS: Tim Alley asked what Anjie represents and Alex explains she represents MVP, because and MPO needed to be created as a result of the UZA designation by 2020 Census. Charles apologize for not being able to be present in the previous meeting. Jesse said that in January 2026 they will have clarity on the future of transportation in the borough.

XI. NEXT MEETING DATES: Next meeting scheduled for February 13th.

XII. ADJOURNMENT: 10:34 am

PACKET ATTACHMENTS:

- A handout of the Community Growth solutions study was given at the meeting.


Randy Durham, Chair 02/18/2026
Date

ATTEST:


MSB Staff 02/13/2026
Date