Minutes of the Chase Community Council Board of Directors Meeting

Date/Time: April 15, 2026 6:00 PM

Location: Gravel Pit, AK RR 232

The meeting was called to order at ____6____PM

A quorum was established with the following board members present

(minimum of 3)

Dylan Cox, Sara Hogan, Donnie Billington, Jonathan Durr, Tim Cox

Chase Community council members present: Beth Pike, Patricia Cox,

Kip Boers

Agenda

Discuss Trail maintenance for the upcoming season. Donnie Billington made

A motion to approve the agenda, Tim Cox second the motion.

Minutes

The minutes from the January 2026 meeting were read by Beth Pike, Jonathan Durr

Made a motion to approve, Tim Cox second the motion.

All approved: Y

Correspondence:

None to report

Susitna River Dame Committee

No new Dam information at this time.

Old Business

Trail maintenance for upcoming summer to get completed.

OW
BCR

New Business

Trail maintenance between the 2 bridges discussed, prevention of flooding from Breakup discussed. New board members voted Dylan Cox - Chairperson, Donnie Billington – Co-chairperson, Sara Hogan – Treasurer, Tim Cox – Secretary, Jonathan Durr – Member at Large.

Tim Cox made a motion to approve, Sare Hogan second the motion.

Persons to be Heard

None to report

Adjourn

Donnie Billington moved to adjourn the meeting and Patricia Cox second. The motion passed unanimously. The meeting adjourned at 6:25 PM.

Minutes respectfully submitted by ______Tim Cox_______(acting secretary)

Minutes Approved

Signature: Dylan Cox (Jul 15, 2026 16:47:42 AKDT) ______________, Chairperson

Date: Jul 15, 2026

Attested: Tim Cox ______________, Secretary

Date: 7-15-26

Mail with Agenda to :

Clerks office Deb Wetherhorn

Mat-Su Borough

350 E Dahlia Ave

Palmer, AK 99645

Minutes of the Chase Community Council Board of Directors Special Meeting

Date/Time: **June-10-2026**

Location: **Gravel Pit, AK RR 232**

The meeting was called to order at ___6_____PM

A quorum was established with the following Board members present (minimum of 3):

Dylan Cox, Donnie Billington, Jonathan Durr, Sara Hogn, Tim Cox

Chase Community Members present: Beth Pike, Kevin Foster, Kip Boers, Patricia Cox, Mike Woods, Molly Woods

Trail Maintenance. Donnie Billington made a motion to approve the agenda.

Tim Cox second the motion.

All approved Y

Agenda

Donnie Billington made a motion to approve the agenda. Tim Cox seconded the motion.

All approved Y

Special Meeting Topic to be Addressed

Trail maintenance for the upcoming summer/fall.

Sara Hogan reached out to the Alaska Railroad regarding new gravel, will be waiting for a response. Discussed if there was enough gravel in between the two bridges to spread and possible help with the flooding that is occurring.

Adjourn

Patricia Cox moved to adjourn the meeting and Jonathan Durr seconded.

The motion passed.

The meeting adjourned at 6:30 PM

Minutes respectfully submitted by ______Tim Cox (acting secretary)

Minutes Approved

Signature: Dylan Cox (Jul 14, 2026 19:52:09 AKDT)__________________, Chairperson

Date: 7-14-26

Attested: Tim Cox________________________, Secretary

Date: 7-14-26

Mail with agenda to:

Clerks Office: Deb Weatherhorn

Mat-Su Borough

350 E Dahlia Ave.

Palmer, AK 99645

Or via email debra.weatherhorn@matsugov.us

RECEIVED

JUL 30 2026

CLERKS OFFICE

Joint

NORTH LAKES COMMUNITY COUNCIL RESOLUTION NLCC-26-003

&

FISHHOOK COMMUNITY COUNCIL RESOLUTION FHCC-026-04

TO THE MSB PLANNING COMMISSION

DATED JULY 24, 2026

SUPPORTING THE ENGSTROM ROAD TO TRUNK ROAD CORRIDOR PROJECT AND RECOMMENDING THE SOUTHERN ROUTE AS THE PREFERRED ALIGNMENT AT THIS TIME.

WHEREAS, the North Lakes Community Council (NLCC) and the Fishhook Community Council (FHCC) together represent approximately 15,000 to 20,000 residents within our respective boundaries (including the "Fishhook Triangle"), and continue to advocate for timely and cost effective improvements to the transportation infrastructure to improve road & traffic safety in our communities; and,

WHEREAS, in November of 2021, MSB residents voted and approved the TIP21 road bond package, including $2,500,000 for an Engstrom Road to Trunk Road Corridor. The Information Memo supporting the TIP21 package approved by the Assembly stated the "*Project would provide connection from Engstrom to Trunk Road connecting to a segment of Homestead Road north of the Trunk-Bogard roundabout reducing heavy traffic on Engstrom Road*". This statement describes what is now referred to as the "Southern Route"; and,

WHEREAS, the Assembly-adopted 2022 Official Streets & Highways Plan (OSHP) calls for <u>both</u> the Southern (minor collector) and a Northern Route (major collector) connections as necessary to serve the long-term needs for transportation infrastructure; and,

WHEREAS, the OSHP also calls for major collector connections from Tex-Al to Tex-Al and from Engstrom to Engstrom North, both directly serving the Northern portion of the Fishhook Triangle, and both of which are currently underway; and,

WHEREAS, upon completion, the Tex-Al and Engstrom North connections will provide substantial congestion relief, improved safety, and alternative access for emergency response vehicles to the northern part of the Fishhook Triangle; and,

CW BCR

WHEREAS, In August, 2025, the MSB adopted the Bogard-Seldon Corridor Access Management Plan (CAMP). Section 3.2 of the CAMP outlines key strategies, including: "main goal ... is to reduce the number of conflict points ..." and "The use of frontage and backage roads will effectively consolidate access points ... reducing conflict points and improving safety." A new Southern Route would, by definition, provide a backage road consistent with the Bogard-Seldon CAMP; and,

WHEREAS, In July, 2026, MSB Public Works completed a Final Route Selection Report (RSR), exploring multiple options for locating a connector road, and with the stated project objective to "provide congestion relief, safety improvements, and alternative access along Engstrom Road." (reference: RSR Section 1.1); and,

WHEREAS, a very significant transportation infrastructure concern of our respective Community Councils is the safety along the Bogard from Trunk Road to Seldon and, in particular, the most heavily trafficked section between Trunk Road and Engstrom Road (2025 ADT 13,100), which is almost as high as Palmer-Wasilla Highway (2025 ADT 15,000); and,

WHEREAS, Central Gravel Products (CGP), operating to the North-East of the Engstrom Bogard intersection over the next 30 years, uses Bogard Road (right turn only) and Engstrom Road (left or right turn) for driveway access, and all trucks (except those heading north on Engstrom) will pass through the Engstrom-Bogard intersection; and,

WHEREAS, construction of the Southern Route connector between Trunk Road and Engstrom would provide an alternative primary access to CGP, remove the vast majority of CGP truck traffic from using the section of Bogard Road between Trunk and Engstrom, and from using the Engstrom-Bogard intersection, thereby addressing the primary safety-related concern of our respective Community Councils, and;

WHEREAS, a decision to move forward with the Southern Route at this time would still meet project objectives by providing additional congestion relief, safety improvements, and alternative access to Engstrom Road (2025 ADT 4,440); and,

WHEREAS, there are several other sound government policy reasons why the Southern Route connector be chosen for advancement at this time, including:

- Reducing the tax burden for Borough residents. As reflected in the Final RSR, the estimated cost of the Southern Route is $9,100,000. The same report shows the estimated cost of the Northern Route at $21,575,000. A more recent standardized estimate developed for the Northern Route as part of the MPO / MTP shows $31,450,000. The Southern Route is therefore estimated at

29% to 42% the cost of the Northern Route - even before factoring in the potential cost savings associated with ROW procurement and road construction in collaboration with the owner of CGP, who has offered such cooperation and savings.

- Respecting the rights of existing property owners: Major property owners along the Northern Route have expressed (directly and publicly) very strong opposition to negotiating ROW for a major road along and through their undeveloped and historical homestead properties. In contrast, the primary property owner impacted by the Southern Route has gone on record expressing his willingness to provide ROW. In addition to respecting property owner rights, this could drive the cost premium of a Northern Route even higher and add significant schedule delays involved with condemnation / eminent domain proceedings.

- Basing the final decision on unbiased technical information: The NLCC and FHCC believe the Final Route Selection Report (RSR) narrative is unfairly biased toward a Northern Route recommendation. Examples include:

    - Intersection Spacing: Language in Section 4.1 Southern Route describes minimum intersection spacing standards of ½ mile for major collectors and suggests that ¼ mile spacing is problematic. This seems to imply that the Southern Route is too close to the Bogard / Trunk intersection. This is not the case. The distance from the Bogard / Trunk intersection to the proposed Southern Route is 3,517-ft (0.65 miles). All potential routes exceed the ½ mile design criteria.

    - Engstrom Traffic Volumes: As described in Section 8.2 of the Traffic Analysis Report, "*Traffic volumes on Engstrom Road and Bogard Road are most significantly decreased by selection of the Southern Route.*"

    - Route Traffic Volumes: The Traffic Analysis Report, Section 8.2 also describes how a new Northern Route would attract a higher volume of traffic overall than the Southern Route. This metric shouldn't be a factor in deciding on a route, because the new connector road (Northern or Southern) will be designed for the anticipated traffic levels. Regardless, the difference is less than 3% between the Northern and Southern Routes. It is not an important criteria.

- Intersection Level of Service: Section 2.3 and Table 1 provide a good explanation of the Level of Service (LOS) for major intersections and how grades (A through F) are established based on expected traffic delays. It indicates that the current LOS for the Bogard-Engstrom Intersection is poorly graded as E to F LOS and will degrade further to LOS F by 2050. Section 2.4.7 indicates that the LOS is expected to improve to D in the AM peak hours and to C in the PM peak hours after the new roundabout is completed. In Section 3.2 there is a discussion about the Southern Route, its proximity to Bogard Road, and "*limited added benefit in reducing congestion, i.e., improving LOS and increasing connectivity.*" There is however no similar statement about how the Northern Route options would also have limited benefit in improving LOS. Associating limited benefit only to the Southern Route is misleading. In fact, the detailed Traffic Analysis in Appendix A, Table 3 shows no difference in LOS grades at the Bogard-Engstrom intersection and, in fact, shows an increase in expected delay time for all Northern Routes when compared to the Southern Route. In Section 8.1 of the Traffic Analysis, the last sentence concludes with "*... the Southern Route provides the greatest reduction in traffic delay overall for this intersection.*" Similarly, in Section 8.3 the discussion points out that the Southern Route actually reduces queue length at the Engstrom-Trunk intersection when compared to the Northern Route; and,

WHEREAS, in summary, a decision to move forward with the Southern Route at this time would meet project objectives; address a very significant safety related concern of both the NLCC and FHCC regarding gravel truck operations on the busiest section of Bogard Road; minimize the financial impacts to Borough taxpayers; honor the rights of property owners; and represent an unbiased and sound government policy decision.

NOW, THEREFORE, BE IT RESOLVED, that the NORTH LAKES COMMUNITY COUNCIL and the FISHHOOK COMMUNITY COUNCIL hereby recommend the MSB PLANNING COMMISSION endorse final design and construction of the Southern Route at this time for the Engstrom to Trunk Connection project in their Resolution to the MSB Assembly, reserving the possibility that Northern Route #1 may also be an appropriate connection in the years to come.

END

We the undersigned President & Attesting Board Member of the NORTH LAKES COMMUNITY COUNCIL do, in accordance with our bylaws, certify this resolution is hereby approved.

Signed this 24th day of July, 2026.

Rod Hanson
NLCC President

David Crawford
NLCC Board Member

&

The undersigned President of the FISHHOOK COMMUNITY COUNCIL, in accordance with FHCC bylaws, certifies this resolution is hereby approved.

Signed this 24th day of July, 2026.

Joe Irvine
FHCC President

Knik-Fairview Community Council
Board Meeting Minutes
Date: April 15, 2026
Location: Knik-Fairview Community Council Meeting Room
Time Called to Order: 6:30 PM

1. Roll Call / Attendance

Officers & Board Members Present:

- **Bill Wm. Kendig – President**
- **Berkley H. Tilton – Treasurer**
- **Barbara Redington – Board Member**
- **Amanda Mount – Member**
- **Ellen Redington – Member**

2. Call to Order

President Bill Wm. Kendig called the meeting to order at 6:30 PM.

3. Treasury Report

Treasurer Berkley H. Tilton delivered the financial report:

- **2026 grant funds: 100% expended**
- **Undedicated funds:**
  - **Current balance: $27,249.48**
  - **Interest earned: $8.14**
  - **Transfer fee:($18.00) charged for moving funds from savings to checking**

4. Correspondence

The Council reviewed incoming mail:

- **Mail from Embracing Sobriety**
- **Subdivision notice dated April 1 – determined null and void**
- **Subdivision notice dated March – also null and void**
- **Thank-you card was read aloud**

5. Historical Discussion / Community Support

The Council continued its historical support for youth mushers, providing $200 per child.

Members discussed past community efforts to establish a shooting range, including reference to an 80-acre parcel previously evaluated for that purpose.

6. Board Motion

President Bill Wm. Kendig made a motion to appoint Amanda Mount as Secretary of the Knik-Fairview Community Council. Barbara Redington seconded the motion. The motion passed, and Amanda Mount is now the Secretary.

8. Adjournment 6:50 pm

Bill Kendig / B.H. Tilton / Barbara Redington

KNIK FAIRVIEW COMMUNITY COUNCIL
SETTLERS BAY LODGE

BOARD MEETING **6:30PM** **May 20, 2026**

MINUTES

I. CALL TO ORDER

Meeting was called to order at 6:31 PM.

II. ROLL CALL: Bill Kendig, Berkley Tilton, Barbara Redington, Amanda Mount

III. ESTABLISH QUORUM: Quorum established.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF AGENDA

VI. MINUTES OF PRECEDING BOARD MEETING: Minutes of April 15, 2026, Board Meeting, Motion to approve previous meeting minutes by Berkely Tilton, Second by Barbara Remmington. Approved as presented.

VII. REPORTS / CORRESPONDENCE

A. OFFICERS
   1. PRESDENT: None
   2. TREASURER:
      Council Funds: $23,727.48 Grant Funds: $0.00
      Cap Funds: $0.00 Total Funds: $23,727.48
B. COMMITTEE: None
C. LEGISLATIVE:
   1.State: None
   2.Borough: None
   3. City: None
D. CORRESPONDANCE
   1. Platting:
   2. License:
   3. Other:
      - Renewal of lease for the Iditarod Facility, Knik. Wasilla Historical Society lease renewal for 15 years.
      - Subdivision – District Three: Discussion held, Motion by Berkley Tilton to not respond, Second by Bill Kendig, Motion passed unanimously.
      - Mail key was provided to Amanda Mount.

VIII. NEW BUSINESS

A. Trail Hardening Discussion

- Board discussed inviting Brian (engineer) and Ray to the next meeting to discuss trail hardening.
- Board noted the need for a map for the discussion.
- Barbara Redington will send or extend invitations to both individuals.

IX. UNFINISHED BUSINESS

Bill Kendig Amanda Mount
Ella Redington Barbara Redington B Tilton

am

KNIK FAIRVIEW COMMUNITY COUNCIL
SETTLERS BAY LODGE

BOARD MEETING **6:30PM** **May 20, 2026**

MINUTES

None.

X. MINUTES OF PRECEDING MEETING

XI. ADJOURNMENT: Meeting adjourned at 6:51 PM

______________________________ AL

Bill Kendig, President

Signed on Page 7

Attest:

______________________________ AL Date Approved: 6-17-2026 AL

Amanda Mount, Secretary

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KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING **Wednesday June 17, 2026**
6:30pm

Meeting Minutes

I. Call to Order

President Bill Wm. Kendig called the meeting to order at 6:30 PM.

II. Roll Call

Officers & Board Members Present:

- Bill Wm. Kendig – President
- Berkley H. Tilton – Treasurer
- Barbara Redington – Board Member
- Ellen Redington – Member
- Amanda Mount – Secretary
- Ray Redington – ~~Member~~ guest AL

Guests:

- Carter Dabach – Guest (New Member)
- Adam Crum – Guest, Candidate for Governor

III. Establish Quorum

Quorum was established.

IV. Pledge of Allegiance

The Pledge of Allegiance was recited.

V. Approval of Agenda

Motion to add Bullet A (new member) and move Trail Hardening Project to Item B under New Business.

- Motion by: Berkley
- Second by: Ellen
- Motion passed unanimously.

VI. Approval of Minutes

Approval of minutes from the May 20, 2026 Board Meeting.

- First by: Bill
- Second by: Berkley
- Motion passed.

VII. Reports / Correspondence

A. Officers

1. President – Bill Kendig

AM
BCK

Bill provided updates on regional transportation and development:

- Rail Extension: Borough planning 7 miles of new rail.
- Railroad Expansion: AIDEA project expanding up to 34 miles; smaller portion expected to be completed within two years.
- Cost: Approximately $190 million.
- ANWR Development: Awaiting permits to drill; expected within months.

2. Treasurer – Berkley Tilton

Treasury Report:

- Balance: $23,280.00
- Interest Earned: $2.11

C. Legislative

1. State – Adam C. & Berkley

- House Bill 381: Session scheduled; discussed.
- Borough publishing meeting notices.

D. Correspondence

- Discussion of platting items.
- Matanuska Valley Federal Credit Union correspondence acknowledged.

VIII. Persons to Be Heard

A. Brian (Engineer) – Trail Hardening Discussion

Brian absent.

B. Ray – Trail Hardening Discussion

Ray provided additional trail insights:

- Identified two wet spots requiring attention.
- Suggested laying trees first, then laying fabric.
- Reviewed project scope and long-term stabilization.
- Emphasized hiking and bicycling access to the bridge.
- Bill: Shared desire for full access, including all-terrain vehicles.
- Long-term vision includes connection toward Big Lake.
- Bill: Noted $10K BLM funding available; phases to be reviewed once Phase 1 is complete.

C. Adam Crum – Candidate for Governor

KNIK-FAIRVIEW COMMUNITY COUNCIL
Settlers Bay Lodge

BOARD MEETING **Wednesday June 17, 2026**

Meeting Minutes **6:30pm**

Adam Crum held a meet-and-greet:

- Shared background as an Alaskan resident in the district.
- Married and father of two daughters.
- Values trail access, quality of life improvements, and SPUD partnerships.

IX. Unfinished Business

None.

X. New Business

A. Board Appointment

- Motion by: Berkley to elect Carter Dabach to the Board.
- Second by: Ellen
- Motion passed.

Ellen discussed her work at the animal shelter, noting she is not permitted to make decisions regarding animals or shelter operations.

B. Trail Hardening Project

- Motion by: Berkley to continue the 2024 design work using $10K of KFCC funds.
- Second by: Barbara
- Motion passed; check to be written tonight.

XI. Public Comments / Announcements

- Next Board Meeting: July 15, 2026
- Next General Meeting: August 5, 2026 at 7:00 PM

XII. Adjournment

- Motion to adjourn at 7:05 PM by Bill.
- Second by: Ellen
- Meeting adjourned.

Signatures

Bill Kendig

Bill Wm. Kendig, President

July 15, 2026

Amanda Mount, Secretary

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD

James Jones - Chair – At Large 1
Ruth Wood – Vice Chair – District 7
Ky Friedman – District 1
Steve Menard – At Large 2
John Spaulding – District 3
Vacant – District 4
Michael Rovito – District 2
Harry Hillman – At Large 4
Vacant – District 5
Maksim Revutskiy – District 6
Cachet Garrett – At Large 3

MEETING MINUTES

Lower-Level Conference Room and Teams
Meeting ID:258 440 394 545 55 Passcode: eb3AH9aG
350 EAST DAHLIA AVE, PALMER

REGULAR MEETING **6:00 PM** **April 27, 2026**

I. CALL TO ORDER
A. Called to order at 6:06 pm.

II. ROLL CALL
A. Present: James Jones, Ruth Wood, Ky Friedman, Steve Menard, John Spaulding, Cachet Garrett & Maksim Revutskiy @ 6:19 pm.
B. Absent: Michael Rovito & Harry Hillman.

III. AGENDA APPROVAL
A. Mr. Menard motioned to approve, unanimous consent.

IV. PLEDGE OF ALLEGIANCE
A. Pledge of Allegiance conducted.

V. MINUTES OF PRECEDING MEETING
A. March 23, 2026 – Ms. Garrett made a correction to the minutes. Ms. Wood motioned to approve the amended minutes, unanimous consent.

VI. STAFF REPORTS
A. Andy Mergens – Parks, Recreation & Libraries Division Manager
1. Updated the board on grant applications for Mat River Park and Big Lake Lions Rec Center. Also the Trails Passport book that will be coming out by Memorial Day.

B. Hugh Leslie – Operational Branch Manager – Outdoor Recreation
1. Updated the board on campgrounds and staff onboarding. Jim Creek Cleanup is May 9, lake gates will be opened May 15, Wildwood Playground is closed for EWF replacement and all the signs at Borough Trails & Parks are being updated this summer.

C. Adam Madson – Operational Branch Manager – Recreation Facilities
1. Updated the board on pool and rink operations. The Brett will be closed May 3 – 31 for floor replacements.

VII. PERSONS TO BE HEARD/AUDIENCE PARTICIPATION – (3 Minutes Per Person)
A. Michelle Huen – Spoke about Matanuska Peak Trail.
B. John Miller – Spoke about Wolf Lake Park.

VIII. UNFINISHED BUSINESS
A. Electric Motorbikes
1. No update

B. Possible letter of support for Denali Nordic Ski Club for proposed G-Loop Nordic ski trail at Talkeetna Lakes Park.
1. Denali Nordic Ski Club gave a presentation about the proposed G-Loop ski trail. Ms. Wood motioned to support the Denali Nordic Ski Club's proposal with a resolution, Mr. Jones seconded. Unanimous consent.

IX. NEW BUSINESS
A. None

X. VOLUNTEER NOMINATIONS
A. None

XI. CORRESPONDENCE
A. None

XII. MEMBER COMMENTS
A. James Jones – Be aware of bears and get outside.
B. Ruth Wood – Invited everyone to come enjoy Talkeetna trails.
C. Ky Freidman – Butte traffic is increasing, be mindful of pedestrians and bicyclists.
D. Steve Menard – Thanked staff, remarked on Cottonwood and Wasilla Lake.
E. Maksim Revutskiy – Apologized for being late.
F. Cachet Garrett – Excited about the passport and getting outside.
G. John Spaulding – Introduced himself as the new board member for District 3. Enjoyed his first meeting.

XIII. NEXT MEETING
A. May 18, 2026

XIV. ADJOURNMENT
A. Adjourned at 7:20 pm

Mike Rovito: Acting chair | 7-27-26 Date

ATTEST: Sarah Thomas, Staff Support | 7/27/2026

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD
RESOLUTION SERIAL NO. 26-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD IN SUPPORT OF DENALI NORDIC SKI CLUB'S "G" LOOP TRAIL PROPOSAL IN TALKEETNA LAKES PARK.

WHEREAS, Talkeetna Lakes Park is a much-desired destination for Nordic Skiing in the northern Matanuska Susitna Borough, drawing both local ski enthusiasts as well visitors from around the world; and

WHEREAS, the Nordic Skiing community has recognized a need for additional Nordic Ski trails to support with the increased usage in recent years; and

WHEREAS, the Denali Ski Club has also recognized the need for more trails to diversify and expand skiing opportunities for Nordic Ski enthusiasts; and

WHEREAS, additional Nordic Ski trails would support more Nordic Ski competitions but require a minimum of 15km and Talkeetna Lakes Park currently only has 6 km available; and

WHEREAS, the Talkeetna Lakes Master Plan identifies adding an additional 9 km of trail notated as the "G" Loop; and

WHEREAS, the Denali Nordic Ski Club wishes to pursue grant funding opportunities to expand the existing Nordic Ski trails known as the 9 km "G" Loop to support increased opportunities for both recreational and competitive skiers; and

CN

WHEREAS, additional ski competitions and recreational use will generate revenue income to the area businesses and Borough.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board supports the design and construction of the "G" Loop Trail in Talkeetna Lakes Park.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 27 day of July, 2026.

Mike Rovito, Interim Chair

ATTEST:

Sarah Thomas - Staff Support

Matanuska-Susitna Borough

Planning Commission Meeting Minutes

Meeting Date: June 15, 2026
Meeting Time: 6:00 PM

Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building
350 E. Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen

Vice-Chair: Doug Glenn

Commissioners:
- Brendan Carpenter
- Michael Collins
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

Meeting Agenda

1. Call to Order, Roll Call, and Determination of Quorum

   The Matanuska-Susitna Borough Planning Commission's regular meeting was held on June 15, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Glenn called the meeting to order at 6:00 p.m.

   Attendance:
   (*) Next to a name indicates telephonic participation.

   Present: Commissioner McCabe
   Commissioner Fonov
   Commissioner Carpenter
   Commissioner Glenn

   Absent: Commissioner Scoggin

CM

Commissioner Allen

Staff Present: Mr. Alex Strawn, Planning and Land Use Director
Ms. Lacie Olivieri, Planning Department Admin
Mr. Alex Lowe, Assistant Borough Attorney

2. Approval of Agenda

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

GENERAL CONSENT: The Agenda was approved without objection.

3. Pledge of Allegiance

Commissioner McCabe led the Pledge of Allegiance.

4. Consent Agenda

   A. Meeting Minutes – June 1, 2026

   B. Introduction for Public Hearing: Quasi-Judicial Matters

   Resolution 26-10 A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverage Uses To Expand Operations For A Pre-Existing Alcoholic Beverage Dispensary (Bar), Located At 10204 S. Knik Goose Bay Road (Tax ID# 7186000L001), Within Township 16 North, Range 03 West, Section 24, Seward Meridian.
   Staff: Wade Long, Development Services Manager
   Public Hearing Date: July 20, 2026

   C. Introduction for Public Hearing: Legislative Matters

Chair Glenn read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

5. Committee Reports *(There were no Committee reports)*

6. Agency/Staff Reports *(There were no Agency/Staff reports)*

7. Land Use Classifications *(There were no Land Use Classifications)*

8. Audience Participation

There being no persons to be heard, audience participation was closed without objection.

9. Public Hearing: Quasi-Judicial Matters *(There were no Quasi-Judicial public hearings)*

10. Public Hearing: Legislative Matters

Resolution 26-09	A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 Multifamily Development Design Standards To Align Permitting And Design Standards With The Scale And Complexity Of Development Projects. **Staff:** Alex Strawn, Planning Director

Chair Glenn read the resolution title into the record.

Mr. Alex Strawn presented his staff report.

Chair Glenn inquired if commissioners had any questions for staff.

Commissioner Carpenter asked questions of Mr. Strawn.

Chair Glenn opened the public hearing.

Colleen Vague spoke on behalf of the North Lakes Community Council about their suggestions.

There being no other persons to be heard, Chair Glenn closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-09. The motion was seconded by Commissioner Carpenter.

MOTION: Commissioner McCabe made an amendment to accept the clerical changes. The motion was seconded by Commissioner Carpenter

Discussion ensued.

VOTE: The main motion was passed without objection.

11. Correspondence and Information *(There was no Correspondence and information)*

12. Unfinished Business *(There was no unfinished business)*

13. New Business *(There was no new business)*

14. Commission Business

    A. Upcoming Planning Commission Agenda Items

Chair Glenn asked whether Commissioners had any questions about the list of upcoming agenda items in their folders.

Commissioner Carpenter inquired about adding Ken McCarty to the next agenda. He asked that we have a Resolution prepared to be able to send to the Assembly.

15. Director and Commissioner Comments

    Commissioner Fonov: No Comment.

    Commissioner Carpenter: No Comment.

    Commissioner McCabe: Hello, and enjoy the nice weather this week.

    Alex Strawn: No Comment.

    Commissioner Glenn: No Comment.

16. Adjournment

    The regular meeting adjourned at 6:31 p.m.

RICHARD ALLEN

Planning Commission Chair

ATTEST:

for Lacie Olivieri

LACIE OLIVIERI

Planning Commission Clerk

Minutes approved: July 20, 2026

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By: P. Burton
Public Hearing: July 20,2026
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-15

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF 27N05W18A001 AS RESERVED USE LAND FOR THE PURPOSE OF A SHOOTING RANGE (MSB008307).

WHEREAS, a portion of tax parcel 27N05W18A001, lying west of Parks Hwy is proposed for land classification for purpose of reserving land for a future shooting range site; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, land classification, map, and public comments; and

WHEREAS, a Borough inter-departmental review was conducted, along with a 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval.

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

cm
gck

land classification for a portion of tax parcel 27N05W18A001, lying west of Parks Hwy as "Reserved Use Lands - Shooting Range" for purpose of future shooting range facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this - day of -, 2026.
20 July

Richard Allen, Chair

ATTEST:

for Lacie Olivieri

Lacie Olivieri, Planning Clerk

(SEAL)

YES: Allen, McCabe, Fonov, Carpenter

NO: None

By: P. Burton
Public Hearing: July 20,2026
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-16

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF 20N04W08A001 AS RESERVED USE LAND FOR THE PURPOSE OF A SHOOTING RANGE (MSB008308).

WHEREAS, a portion of tax parcel 20N04W08A001, is proposed for land classification for purpose of reserving land for a future shooting range site; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, land classification, map, and public comments; and

WHEREAS, a Borough inter-departmental review was conducted, along with a 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval.

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

OM

land classification for a portion of tax parcel 20N04W08A001, as "Reserved Use Lands - Shooting Range" for purpose of future shooting range facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this - day of -, 2026.
20 July

Richard Allen, Chair

ATTEST:

for Lacie Olivieri

Lacie Olivieri, Planning Clerk

(SEAL)

YES: Allen, McCabe, Fanov, Carpenter

NO: None

RECEIVED

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CLERKS OFFICE

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 18, 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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Steve Kevan, District seat #6
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
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 McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- June 4, 2026

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BCL

MOTION: Platting Member Liebing made motion to approve the Minutes presented. Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

4. UNFINISHED BUSINESS

A. **ASLS 2019-69**: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031)*

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

Kayla Smith provided the mailing report:

- Stating that 60 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends continuation to the July 2, 2026 Platting Board hearing.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,

There being no one 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.

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to continue the vacation of PUE and road dedication of the preliminary plat of ASLS 2019-69. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **KHANG ESTATES**: The request is to create 2 lots from Tax Parcels B1 & C1, non-conforming splits from US Patent #1136931, to be known as Khang Estates, containing 28.81 acres +/-. A variance from legal and physical access is being requested due to limited existing legal access to the parcels. The property is located east of N Callison Street, west of N Jonesville Mine Road, and north of N Glenn Highway. (Tax ID #19N03E27B001 & 19N03E22C001); within the NW ¼ Section 27, Township 19 North, Range 03 East, & SW ¼ Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In Community Council #2 Sutton and in Assembly District #1. *(Petitioner/Owner: Khang & James Kindseth, Staff: Matthew Goddard, Case # 2026-045)*

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

Kayla Smith provided the mailing report:

- Stating that 88 public hearing notices were mailed out on May 26, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 7 findings of facts.

Platting Member Liebing had questions for staff.

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Barrett Wall

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/petitioner's representative was not present.

MOTION: Platting Member Liebing made a motion to approve the variance and the preliminary plat of Khang Estates. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

B. **LILLIANS LANDING**: The request is to create 2 lots from Government Lots 5 & 17 (Tax Parcel A4), to be known as Lillian's Landing, containing 3.95 acres +/-. Access for the proposed subdivision is from Hourglass Lake. The property is located west of S. Horeshoe Lake Road, south of West Lake, and directly north of Hourglass Lake (Tax ID #17N04W14A004); within the NE ¼ Section 14, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5. *(Petitioner/Owner: David & Deborah Karp, Staff: Matthew Goddard, Case # 2026-048)*

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

Kayla Smith provided the mailing report:

- Stating that 36 public hearing notices were mailed out on May 26, 2026.

Staff gave an overview of the case:

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

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

The petitioner/petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner/petitioner's representative was not present.

Platting Members Traxler had questions.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Lillians Landing. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

C. **TENAKEE COVE**: The request is to create 5 lots from Parcel 1, MSB Waiver #85-5, recorded as 89-10w, to be known as Tenakee Cove, containing 10.44 acres +/-. A variance to usable area requirements is being requested to allow for regrading prior to final recordation (Tax ID #17N03W29C009); within the SW ¼ Section 29, Township 17 North, Range 03 West, Seward Meridian, Alaska. In Community Council #4 Big Lake and in Assembly District #5. *(Petitioner/Owner: Daniel & Haley Talbert, Staff: Matthew Goddard, Case # 2026-049)*

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

Kayla Smith provided the mailing report:

- Stating that 67 public hearing notices were mailed out on May 26, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 7 findings of facts.

Platting Members Gillson and Chiavetta had questions for staff.

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

The petitioner's representative, Dayna Rumfelt and Dan Talbert spoke.

Platting Members Traxler, Carney and Chiavetta had questions for the petitioner's representative.

Recess at 1:50PM
Reconvened at 2:03PM

Platting Member Chiavetta had questions for Borough Attorney Nicholas Spiropoulos.

Discussion ensued.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Fred Wagner

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 the variance and the preliminary plat of Tenakee Cove. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young mentioned some new dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 5 cases for July 2, 2026 Platting Board.
  - ASLS 2019-69
  - Sunshine Meadows Phase 2
  - Shadow Mountain PUE
  - Treasure Trove
  - Shadow Mountain Estates

9. BOARD COMMENTS.

- Platting Member Traxler – Welcomes new platting member

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:15** PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 2, 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. Chris Chiavetta, District Seat #1
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Liebing, District Seat #2
Mr. Steve Kevan, District seat #6
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Chiavetta made motion to approve the Agenda. Platting Member McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- June 18, 2026

MOTION: Platting Member McBride made motion to approve the Minutes presented. Platting Member Carney seconded.

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VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **ASLS 2019-69**: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031)*

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

Kayla Smith provided the mailing report:

- Stating that 60 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:

- Staff recommends approval with findings and conditions as written.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner's representative Rick Wentworth spoke.

Platting Member Carney had questions.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:

- Gary LoRusso

Discussion ensued

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.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of ASLS 2019-69. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

MOTION: Platting Member Chiavetta made a motion to approve the vacation of Public Use Easements of the preliminary plat of ASLS 2019-69. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS
(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS
A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young mentioned some new dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 9 cases for July 16, 2026 Platting Board.
  - Primrose Point Phase 4
  - Alaska Sunrise
  - Fairview Parks MSP
  - Montana Sunshine
  - Starlight
  - Sunshine Meadows Phase 2
  - Shadow Mountain PUE
  - Treasure Trove
  - Shadow Mountain Estates

9. BOARD COMMENTS.
(None)

10. ADJOURNMENT
With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:59** PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

Sutton Community Council
August 27, 2025
Sutton Public Library - 7 p.m.
Minutes

1. **Call to Order/Pledge:** Meeting was called to order at 7:06 p.m.

2. **Establish Quorum:** Ezra Walls, Earl Houser, Garret Nelson, Nancy Bertels, Juli Buzby, Julie Morgan, James Bodolosky

3. **Changes to Agenda:** Add Ball field backstop to New Business.

4. **Announcements:** None

5. **Guest Presentations:**
Justin Archuletta - Sutton Food Bank/Sutton Baptist Fellowship - September 26th will be the last food distribution at the Food Bank until November. Reopening in November with new policies and procedures.

6. Borough & State Reports:

a. Tim Hale - MSB Assembly District 1

b. Emily Jordan - Sutton Elementary School - Ms. Jordan is celebrating her 8th year at Sutton Elementary. 63 children currently enrolled. X-Country is currently in session with district meet on Sept. 24 and a Sutton meet on Sept. 23.

Leo Carollo has made a proposition to construct a Gaga pit behind the playground as his Eagle Scout project. There is currently $2,700 left in the 5th Grade Field Trip account. Ezra Walls makes a motion to reappropriate $2,000 for the Gaga pit project. Julie Morgan seconds the motion. Motion passes.

c. Representative George Rauscher - State House District 29 - A "technical" session of the legislature was held on the 19th of August to discuss education and the agriculture. No progress was made.

d. Senator Mike Shower - State Senate District O - no report.

e. Juli Buzby - Sutton Librarian - School year programming to begin the first week in September. Programs include: Lego Club, Afterschool Program, Teens. Sept. 11 Community Harvest Potluck - 5-7 p.m.

f. Donna Anthony - Chickaloon Tribal Police Department - Dispatch contract with the City of Palmer was approved. 3 Officers completing DEA training. Worked with MSB Planning Dept. to clean up junk cars along easement on a section of All Elks Road. Check Facebook for current events.

7. Officer Reports:

a. Chair - no report.

b. Secretary

Approval of Minutes: Juli Buzby makes a motion to approve the July 2025 Minutes as submitted. Earl Houser seconds the motion. Motion passes.

Communication Secretary Report: Michell Huen (Assembly Candidate) requests being added to the September Agenda. Rachel Christensen from the MSHF will be doing interviews with local individuals experiencing financial hardship at the Sutton Library on Sept. 17 from 12:30 - 7 p.m. More Information at **https://tinyurl.com/yrnt3vve**

CW
Berk

c. Treasurer's Report:

Approval of Treasurer's Report:

Discussion of Community Assistance Program: Current Applications from the Sutton Library and the Recycling Program. FY24 Balance: $3,989, FY 25 Balance: $15,789.

8. Committee Reports: None

9. Old Business:

a. Welcome to Sutton Signs: Discussion of DOT application and approval of sign location (occurred between 2008-2012). Quote from Viking Ironworks - $3,100 per sign. Consensus from group on asking Chickaloon Tribe to participate with Dene' Language for Bottom of sign.

10. New Business:

a Crimestopper Signs -

b. Raising Ball Field Backstop at Sutton Elementary School to 20 feet using Community Assistance Funds.

11. Call for the Good of the Order:

Michael Bowles - Assembly Candidate for District 1 spoke.

Discussion of having Garret Nelson contact Joe Metzger to give Jonesville report for next meeting,

Barb Leppanen - Well Coordinator for Chickaloon Tribe spoke about wellness activities and services that are open to all community members.

12. Meeting Adjourned: Meeting adjourned at 8:27 p.m.

Larry Bartels 1/28/26

Earl J Hauser

Sutton Community Council
September 24, 2025
Sutton Public Library - 7 p.m.
Minutes

1. Call to Order/Pledge: The meeting was called to order at 7:03 p.m.

2. Establish Quorum: Ezra Walls, James Bodolosky, Garret Nelson, Nancy Bertels, River Charles, Juli Buzby

3. Changes to and Approval of the Agenda: River Charles makes a motion to approve the agenda with the addition of prayer at the beginning of the meeting under New Business. James Bodolosky seconds the motion. Motion passes.

4. Announcements: None

5. Guest Presentations:

a. Michelle Heun - Assembly Candidate District 1 - Ms. Heun stated her platform and answered questions from the public.

b. Michael Bowles - Assembly Candidate District 1 - Mr. Bowles stated his platform and answered questions from the public.

c. Joe Metzger- MSB Land Manager - Matanuska-Susitna Borough - Jonesville P&D Engineering has been hired to do a master plan (conceptual) of the proposed shooting range in the Jonesville Public Use Area. Field work has begun with wetlands and environmental inventories being done, Public meetings (3) on the shooting range proposal to begin around mid-October. Wrap-up of the plan will be done in March with proposed construction in the summer of 2026.

6. Borough, State and Local Reports:

a. Tim Hale - MSB Assembly District 1 - None

b. Emily Jordan - Sutton Elementary School - Current enrollment is 64. 10 of Sutton's students competed in the district XC meet. Basketball will be beginning soon for 3-5th graders. All school trip to the Reindeer Farm and climbing the Butte will occur in October. Leo Carollo will be working on his Eagle Scout Project (Gaga Pit) on Saturday, October 4.

c. George Rauscher - State House District 29- no report.

d. Mike Shower State Senate District O - no report

e. Juli Buzby - New on-call employee. Members of the public invited to participate in local Friends of the Sutton Library. Matanuska-Susitna Library Board to meet at the Sutton Library on October 14 at 1 p.m. - public is invited to attend.

f. Donna Anthony - Chickaloon Tribal Police - Introduction of new lieutenant. The tribal police department will be moving to the Transportation Building off of Callison Way. Have added Starlink to improve officers communication. Body Cameras have been ordered. For more information, see the Chickaloon Tribal Police Facebook page.

7. Officer Reports:

a. Chair - None

b. Secretary - Minutes from August 2025 were submitted. Juli Buzby makes a motion to accept the August 2025 minutes as submitted. River Charles seconds the motion. The motion passes.

Communication Secretary Report - Ezra Walls shared a Hazard Mitigation Plan e-mail as well as a notice a Dene' Subdivision request to the borough platting board.

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c. Treasurer's Report - Juli Buzby submitted the August 2025 Treasurer's Report. Nancy Bertels moves to accept the July and August 2025 Treasurer's Report as submitted. River Charles seconded the motion. Motion passes. Juli indicated the Community Assistance Funds are still available. Applications are available on the Sutton Community Council website or at the library,

8. Committee Reports: none

9. Old Business:

a. Welcome to Sutton Sign - Original application to DOT was located. It expired in 2019. Garret Nelson has the application for the SCC to reapply for the sign. George Rauscher will show Garret where the locations were and the current property owners will be approached. Chickaloon Tribe will participate and provide wording for Dene' Language place identification for additional placard at bottom of sign. Juli Buzby made a motion to set aside the remaining $3,989 from the FY24 CAP funds and $4,011 from FY25 CAP funds to cover the cost of the sign, application and installation. Ezra Walls seconded the motion. Motion passes.

b. Crimestopper Signs - George Rauscher will check with Claudia to see if she may know where the signs are.

10. New Business:

a. Proposal to begin Sutton Community Council Meeting with prayer/invocation by Board member James Bodolosky. Discussion on electing a board member to be responsible for the invocation at each meeting and putting a survey out to the public before the next board meeting. May require a change to the Bylaws or an amendment to the Bylaws. James Bodolosky made a motion to put a survey out to the public (solicit public comment) on the proposal to begin SCC meetings with a prayer/invocation. Ezra Walls seconded the motion. Motion passes.

11. Call for the Good of the Order:

Juli Buzby reminded the group that October is our annual meeting with election of 4 board members. Garret Nelson will do a "year in review" presentation at next month's meeting. Juli Buzby will do advertising for the meeting.

Juli Buzby gave the group a thank you card from the Teen Arts and Wellness group.

12. Adjournment -James Bodolosky makes a motion to adjourn the meeting at 9:20 p.m. Ezra seconds.

Nancy Bertels 11/19/2025

G. Garret Nelson

11/19/25

Sutton Community Council
Annual Meeting Minutes - October 29, 2025
Sutton Public Library

1. Call to Order: Meeting was called to order at 7:05 p.m.

2. Establish Quorum: Juli Buzby, Nancy Bertels, Garret Nelson, Mark Bertels, Earl Houser, Shane LaCroix, Julie Morgan, James Bodolosky.

3. Additions/Changes to the Agenda: James Bodolosky makes a motion to accept the agenda with changes. River seconds the motion. Motion passes.

4. Election Results and Officer Nominations:
Voting results reported by Elizabeth Samuel: Ezra Walls, Garret Nelson, Nancy Bertels and River Charles were re-elected to the Council. Shane LaCroix and Mark Bertels will remain as alternates. Nancy Bertels makes a motion to accept the election results as submitted. Earl Houser second the motion. Motion passes.

Juli Buzby makes a motion that all officers remain in their current offices. James Bodolosky seconds the motion. Motion passes.

5. Annual Year in Review: Garret Nelson will present at November's meeting.

6. Audience Participation/Persons to Be Heard:
Candidates for Matanuska Susitna Borough Assembly District 1 Michelle Huen and Michael Bowles spoke.

Larry Lynn - Hatcher Pass Avalanche Center- Spoke about HPAC's mission and submitted CAP request for an entry level forecaster position. CAP request will be discussed at November meeting.

7. Borough, State and Local Reports:
a. Tim Hale - MSB Assembly District 1 - Thanked the community for their support during his term in office. Will be introducing a large lot ordinance on November 18.
From the MSB Informational Memorandum: The Large Lot District (Chapter 17.77) serves to establish specific areas within the borough to maintain the character, integrity, and value of large lot neighborhoods. This ordinance aims to protect the public health, safety, and welfare, and to avoid overcrowding and excessive traffic in areas designated as large lot communities.
The regulations and procedures outlined in this chapter provide a framework for the designation of large lot districts in accordance with the borough's comprehensive plan. This ordinance allows property owners to request designation of their area as a large lot district with a minimum five-acre lot size. Lots that existed prior to establishment of

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the district, and do not meet the minimum requirement will retain legalnonconforming status, but cannot be further subdivided.

b. Emily Jordan - Sutton Elementary School - Quarter 1 Report cards are out and parent/teacher conferences are scheduled for the first two Monday's in November. Leo Carollo's Gaga Pit Eagle Scout Project is complete and is being used by students and the community.

c. George Rauscher - State House District 29 - The Commissioner of DNR has been replaced. Glenfarne is the lead developer for the Alaska LNG Project. Meeting with DNR and MSB on November 10 to discuss management and regulations for the Jonesville area. Public Meeting on Jonesville Shooting Range Plan on November 6 at Sutton Elementary School - 5:00 - 7:30 p.m.

d. Senator Mike Shower - State Senate District O - no report.

e. Juli Buzby - Sutton Librarian - Trunk or Treat - October 31 at 4:30 p.m., Fall Basket Auction - November 4-22. Mat-Su Orchestra/Friends of the Sutton Library Fundraiser - November 16 - 3 p.m.

f. Donna Anthony - Chickaloon Tribal Police - no report.

8. Officer Reports:

a. Chair - none

b. Recording Secretary - Approval of September 2025 minutes. River Charles makes a motion to accept the September 2025 minutes as submitted. Earl Houser seconds the motion. Motion passes.

c. Communications Secretary - none

d. Treasurer's Report - will be submitted next month.

9. Old Business:

a. Welcome to Sutton Sign - Viking will be the contractor for the sign construction. Garret Nelson is completing the DOT online application for the sign.

b. Crimestopper/Community Watch - Chickaloon operates a community watch program. Garret Nelson will contact them and ask if they can do a short presentation at next month's meeting,

10. New Business: None

11. Call for the Good of the Order/Member Comments:
Nancy Bertels makes a motion to move the November meeting of the Sutton Community Council to the 19th to alleviate conflict with the Thanksgiving holiday. Earl Houser seconded the motion. Motion passes.

12. Meeting Adjournment: Earl Houser makes a motion to adjourn the meeting at 8:30 p.m.

Nancy Bertels
11/19/2025
G. Garrett Nelson
11/19/25

Sutton Community Council
November 19, 2025
Sutton Public Library - 7 p.m.
Minutes

1. **Call to Order/Pledge:** The meeting was called to order at 7:01 p.m.
2. **Establish Quorum:** Nancy Bertels, Juli Buzby, Julie Morgan, Earl Houser, Ezra Walls, River Charles, Garret Nelson, Shayne La Croix, Mark Bertels
3. **Additions/Changes to the Agenda:** Change Tim Hale to Michael Bowles under Borough, State and Local Reports. River Charles makes a motion to accept the agenda with changes. Julie Morgan seconds the motion. Motion passes.
4. **Annual Year in Review** - Garret Nelson
5. **Persons to be Heard/Audience Participation:** None
6. **Guests:** None
7. **Borough, State and Local Reports:**

a. Michael Bowles, MSB Assembly District 1- Large Lot Ordinance introduced by Tim Hale failed. Assembly Meetings in December on 2nd, 9th and 16th. Working on two ordinances: introduction of helicopter rotor noise to the existing noise ordinance and eliminating property taxes in favor of a borough wide sales tax (7%).

b. Emily Jordan, Sutton Elementary School - The Gaga Pit was completed with money to spare. Remaining money will be spent on a skate sharpener. Winter Concert - December 17 at 6 p.m.

c. Representative George Rauscher - State House District 29 - Senator Showers has resigned to run for Lt. Governor. Representative Rauscher's name has been submitted along to Kevin McCabe and Ryan Sheldon to replace the senator.

d. Senator Mike Shower - State Senate District O - No report.

e. Juli Buzby - Sutton Librarian - Silent Auction Ends - Friday, November 21, Holiday Bazaar - December 6 - 11-4, Cookies and Carols - December 18 - 6 p.m.

f. Donna Anthony - Chickaloon Tribal Police - December 1 - Dispatch contract signed, attending FBI conference in Anchorage, hiring 3 positions: Program Coordinator, Tribal Coordinator, Victim Advocate.

8. Officer Reports

a. Chairman - Garett Nelson presents the year in review. Presentation available on Sutton Community Council Facebook page.

b. Recording Secretary - Juli Buzby makes a motion to approve the Sutton Community Council minutes from October 2025 as submitted. River Charles seconds the motion. Motion passes.

Juli Buzby makes a motion to maintain the current meeting dates for 2026. (Last Wednesday of each month.) and to cancel the December 2025 meeting. Ezra Walls seconds the motion. Motion passes

c. Communications Secretary - discussion of Ezra Walls resignation of this position at the January 2026 meeting.

d. Treasuer's Report - Nancy Bertels makes a motion to approve the September and October 2025 treasurer's reports as submitted. Julie Morgan seconds the motion. Motion passes.

9. Old Business

a. Welcome to Sutton Sign - Letters mailed to Ron Jones, Sierra Alicantra and Justin Ward on placement of sign. Viking Ironworks will be making sign.

b. Crimestopper/Community Watch - Garett Nelson spoke with Kalee Bowen from Chickaloon and someone from the Butte. Chickaloon has signs but no actual program. $1,740. available for this "program." Jess Dean Rogers can provide data on what issues people in

ajk

Sutton are concerned with. Will present at January meeting. Nancy Bertels will bring original Crime Watch Community Sign to the January Meeting.

10. New Business

a. Prayer/Invocation to Open Sutton Community Council - move to January 2026 meeting. Discussion of survey results at the January 2026 meeting.

b. Chickaloon Tribal Police Jurisdiction survey results - see meeting recording on Facebook for a discussion of this.

c. CAP Request from Hatcher Pass Avalanche Center (HPAC) - Nancy Bertels makes a motion to disperse $3,000 to HPAC to help fund a 10 hour a week position for an additional avalanche observation forecaster. Ezra Walls seconds the motion. Motion passes.

11. Call for the Good of the Order:

12. Adjournment: Ezra Walls makes a motion to adjourn the meeting at 9:50 pm. Julie Morgan seconded the motion.

Nancy Bertels 1/28/26

Earl L Hauser

MATANUSKA-SUSITNA BOROUGH
Transportation Advisory Board (TAB)
MINUTES

Edna DeVries, Mayor

Jesse Peterson - Chair
Terry Gorlick – Vice Chair
Randy Durham
Kristina Whitman
Tim Alley
Pierce Schwalb

Julie Spackman – Staff Support

Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Tyler Young, Platting Officer

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

May 29, 2026
SPECIAL MEETING
10:00 a.m.

Ways to participate in Transportation Advisory Board meetings:

1. IN-PERSON
2. REMOTE PARTICIPATION VIA MICROSOFT TEAMS:

Join on your computer:	**Dial in by phone:**
Click here to join the meeting	+1 907-290-7880,,204582180#
Meeting ID: 254 148 081 021 89	(844) 643-2217,,204582180#
Passcode: AS6nQ7yS	Phone conference ID: 204 582 180#

I. CALL TO ORDER: 10:01 a.m.

ROLL CALL – DETERMINATION OF QUORUM. Present: Peterson, Alley, Schwalb.
Online: Whitman and Gorlick arrived at 11:51 a.m. Quorum established.
Absent: Durham.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

A. Add Approval of Minutes after Approval of Agenda
B. Add audience participation after NLCC presentation for testimony about Engstrom-Trunk Route Selection

Motion to approve agenda as amended: Schwalb.
Second: Alley. None opposed. Motion passed unanimously.

IV. APPROVAL OF MINUTES

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A. April 10, 2026.

Motion to approve minutes: Alley. Second: Schwalb. None opposed. Motion passed unanimously.

V. AUDIENCE PARTICIPATION (*three minutes per person*) – None.

VI. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Engstrom/Trunk Connector – Rod Hanson, North Lakes Community Council. Opposed to Northern Routes for Engstrom to Trunk Connector.

i. AUDIENCE PARTICIPATION:

1. Opposed to Northern Routes for Engstrom to Trunk Connector:

a. Gregory Sindt
b. Adam Jenski
c. John Miller
d. Mark Saddler
e. Ty Havemeister
f. Simon Gilliland
g. Sharon Johnson

2. MSB Public Works Director, Tom Adams, addressed items raised in audience participation and the Route Selection Report.

ii. Discussion. No action taken at this time.

B. Metropolitan Planning Organization DRAFT Complete Streets Policy – Anjie Goulding and Carrie Cecil, MatSu Valley Planning for Transportation. Description of the proposed policy. Invitation to provide comment on the Unified Planning Work Program (Public Comment period closes June 28, 2026). High level overview of Metropolitan Planning Organization funding.

C. MSB Limited Road Powers – Alex Strawn, Planning & Land Use Director. Current limitations on MSB due to status as a Second Class Borough. If the MSB were to adopt Limited Road Powers and allocate annual funding there would be opportunities for advanced purchase of rights-of-way and pre-design engineering.

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

IX. MEMBER COMMENTS

A. Alley – none
B. Schwalb – none
C. Whitman – none
D. Gorlick – none
E. Peterson – I expect that we'll have lots of these engaging conversations moving forward because the borough is growing and that's a good thing. This is a public process and giving the opportunity for you guys to speak and get in front of us. Like

I said before, we are just an advisory board. We advise the Assembly. There's another opportunity for you guys and they're the decision makers, not us. And so we're looking at, from an engineering and construction user standpoint for the entire borough, so that's our mission here.

X. NEXT MEETING DATE: 10:00 a.m., Friday, July 24, 2026

XI. ADJOURNMENT – 11:55 a.m.

Jesse Peterson - Chair

ATTEST:

Julie Spackman - Staff Support

Minutes approved: 7/24/26

Trapper Creek Community Council
Minutes
May 28, 2026 Meeting

1. Call to Order 6:33 PM
2. Pledge of Allegiance
3. Determine of Quorum yes 6 in attendance
4. Board members in attendance Jason Kresge, Mike Volin, Jeff Spots, Tom Amalfitano, Stephen Strong jr., Dave Rittenburg
5. Others in attendance Jennie Goetsch, Emitt Garland, Freda Clauser, Amanda Dyjak, Cadence Garrett, Lon McCullough, Captain Kid Chan Commander AST, Lieutenant Ryan Anderson Deputy Commander AST, Jennifer Stankowitz, Vicky Watson, Sahara Brentor, Bianca Nelson, Victor Badillo, Becky Badillo. Via telephone conference, Jenny Willowoughby, Hal Morgan, Tammy Morrill, Sen Rausher, Rep McCabe, Amanda Garland.
6. Approval Of May Agenda
7. Troopers addressed the meeting outlined what is needed for a post, questions were asked about the criteria such as does it require a holding cell? Answer was no; a suggestion was made to place it on community center grounds this was dismissed. LT. Anderson stated A trooper must live within 59 miles of his post, another question was why does it seem that sometimes there is no response LT Anderson responded that any calls that arrive at 911 Matcom dispatch whether they get dispatched always goes out over the radio. What was gotten out of the conversation is there is no money for a Trooper Post. Mike brought up the fact about the closing of the Trooper Post at 3 bears Pittman which serves Trapper Creek and moving it to Palmer would only increase the distance and response time they agreed. Business cards were left and LT Anderson wrote the non-emergency number on his card.
8. Borough Assembly report None nobody called in or represented
9. Treasurer report read by Steve, Jeff motioned to accept Steve seconded bottom line is $22,872.97
10. TCCSA Water Committee Jason read the report
11. Trapper Creek Volunteer Fire Department no report
12. CERT Team Mike mentioned team was dispatched for a welfare check individual was ok
13. Cap Funding FY 2026 votes were tallied by Sahara TCCSA was awarded $7,000, Upper Susitna Food Pantry $4,000, Elementary School $2,289, Library $1,500. Jennie Goetsch suggested a voting committee be formed.
14. By-Laws amendment changes enough signatures were gathered and the proposal will now return to the Library and Post Office for another 30 days and voted on at the next meeting in June.

cw

15. Jeff motioned to Adjourn, Steve Second, meeting adjourned at 7:53pm

16. Next meeting will be held on June 18, 2026

Jason Kresge Chairman

~~Shawn McConell Secretary~~

Jessica Guthart