

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 15, 2023, at the Matanuska-Susitna Borough, Conference Room 110, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Assistant

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NOV 17 2023

CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **SUNSET 2023:** The request is to create four lots from Lot 4, Sunset, Plat No. 71-5, to be known as **Sunset 2023**, containing 9.27 acres +/- . Parcel is located west of N. Meadow Lakes Loop and east of Seymour Lake (Tax ID# 6295000L004); lying within Section 32, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Thomas T. Anderson and Thomas R. Anderson, Staff: Amy Otto-Buchanan, Case # 2023-123*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 20 public hearing notices were mailed out on October 24, 2023.

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

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

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

Wayne Whaley the petitioner's representative agrees with the conditions.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 11 findings of fact.

**4. ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:32 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Assistant

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 22, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

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NOV 22 2023

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **LAZY BEAR:** The request is to create two lots from Tax Parcel C1 and Tax Parcel C4, NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , to be known as Lazy Bear, containing 20 acres +/- . Parcel is located east of N. Koppenburg Road and south of E. T & T Lane (Tax ID#s 18N02E25C001/C004); lying within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. (Petitioner/Owner: Barbara Hunt, Staff: Amy Otto-Buchanan, Case # 2023-125)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 16 public hearing notices were mailed out on October 31, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- B. **WINDSONG RSB B2 L7-8, B11 L1-2, B10 L45-46:** The request is to create three lots from Lots 1, & 2, Block 11, Lots 7 & 8, Block 2, Lots 45 & 46, Block 10, Windsong, Plat No. 76-110 to be known as **WINDSONG LOT 1A, BLOCK 11, LOT 45A, BLOCK 10, & LOT 7A, BLOCK 2**, containing 2.91 acres +/- . The property is located south of Knik River, west of Goat Creek, and north of S Old Glenn Highway (Tax ID # 1169B02L007 / L008, 1169B10L045 / L046, 1169B11L001 / L002); within the SE  $\frac{1}{4}$  Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community

Council and in Assembly District #1. (*Petitioner/Owner: MSB Land Management, Staff: Matthew Goddard, Case # 2023-128*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 51 public hearing notices were mailed out on October 31, 2023.

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

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

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

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

Discussion moved to the motion.

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

- C. **MOUNTAIN GLORY RSB B4 L2 & L3:** The request is to create one lot from Lots 2 and 3, Block 4, Mountain Glory Heights Phase 4, Plat 2022-86, to be known as Mountain Glory Heights Lot 2A, Block 4, containing 2.66 acres +/- . The plat is located east of N. Glorious View Street and directly north of E. Arkose Peak Drive (Tax ID 8293B04L002 and 8293B04L003); located within the SE ¼ Section 1, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Robert Kennerson, Staff: Chris Curlin, Case #2023-132*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 16 public hearing notices were mailed out on October 31, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- D. **KUANG GLOBAL:** The request is to create two lots from Tax Parcel A16 and Lot 3, T.D. Office Park, Plat No. 2017- 20, to be known as KUANG GLOBAL, containing 8.53 acres+/- . The property is located directly north of E. Steam Commons Avenue, west of S. Roberts Street, and south of E. Horvath Drive (Tax ID #7622000L003 & 17N01W10A016); within the



NE¼ SW 1/4 Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. (*Petitioner/Owner: Sasikan Keawyom, Staff: Chris Curlin, Case #2023-119*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 17 public hearing notices were mailed out on October 10, 2023.

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

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

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

The petitioner/petitioner's representative was not present.


Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 6 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:35 a.m.

ATTEST:

  
\_\_\_\_\_  
THERESA TARANTO,  
Platting Administrative Specialist  
\_\_\_\_\_  
FRED WAGNER, PLS  
Platting Officer

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 29, 2023, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **MOOSEBERRY:** The request is to create three lots from Government Lot 59, to be known as **Mooseberry**, containing 5.84 acres +/- . The property is located south and west of W. Parks Highway, east of N. Nancy Lake Parkway, and directly east of N. Buckingham Palace Road (Tax ID # 19N04W33D005); within the SE ¼ Section 33, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Damon & Margit Brooks, Staff: Matthew Goddard, Case #2023-133)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 29 public hearing notices were mailed out on November 7, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- B. **ASLS NO. 76-163 RSB TRACT B:** The request is to create two lots from Tract B, ASLS No. 76-163, Plat No. 1980-90 to be known as **Tract B-1 & B-2**, containing 4.27 acres +/- . The property is located east and south of Susitna River, and east of Kroto Slough (Tax ID # 1983000T00B); within the SW ¼ Section 15, Township 18 North, Range 06 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Thomas Ferris, Staff: Matthew Goddard, Case #2023-134)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 8 public hearing notices were mailed out on November 7, 2023.

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

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

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

Brad Rinckey, the petitioner's representative agrees with the conditions.

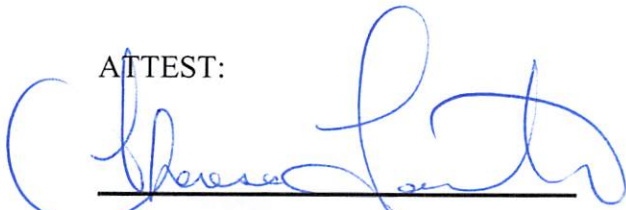
Discussion moved to the motion.

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

#### 4. ADJOURNMENT

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

ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer



**Big Lake RSA #21 Meeting Minutes**  
**Monday, October 9, 2023**  
**Big Lake Lions Center, 6:30pm**

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NOV 14 2023

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Primary Supervisor Pat Daniels called the meeting to order at 6:35pm. Supervisors Jill Parson, Pat Daniels, Bill Haller, Andrew Traxler, and Garland Morrison were present, representing a quorum.

Meeting notice was published timely in the Frontiersman and in the MSB calendar.

Agenda was approved as presented. Minutes for September 11 meeting were approved as presented.

No community members present. No staff present.

PERSONS TO BE HEARD: none

**UNFINISHED BUSINESS**

\*Calcium chloride storage cost is unknown. No staff present to address.

**NEW BUSINESS**

\*Road matrix/road inventory by zone reported to being done by Public Works. Expect to see results at next meeting.

\*Draft 2024 RIP list received from Dustin Spidal just before the meeting was briefly discussed and Supervisors agreed to review and respond at the next RSA21 meeting, addressing projects within their specific assigned zones.

\*Road maintenance contract reported to being reviewed by Public Works. Discussion followed on current road maintenance issues.

\*Twin Papoose road issues and status of repairs was discussed.

Discussion followed on Jolly Creek project and its priority on the RIP list. Additional comments followed on other draft RIP list projects. RIP list to be addressed in next meeting.

Supervisors discussed recommending road repairs be done on segments of roads now, as \$50,000 or less road maintenance repairs per segment instead of a costly full road project requiring engineering, meeting subdivision standards, and the delay in accomplishing repairs needed now.

BOARD ANNOUNCEMENTS: none

BOARD COMMENTS: none

Next meeting Monday, November 13, 2023, 6:30pm, Big Lake Lions. Meeting adjourned at 7:55pm.

Respectfully submitted, Pat Daniels, Primary

Jill Parson, Acting Secretary



Matanuska-Susitna Borough  
Caswell Lakes Road Service Area #15  
Board of Supervisors  
April 10th, 2023  
Meeting Minutes

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I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:33 PM at Sheep Creek Lodge by Chairperson, DJ McBride.

II. ROLL CALL – DETERMINATION OF QUORUM

Board of Supervisors in attendance: DJ McBride, Sheena Fort and Tam Boeve. Roll was called, a quorum was established, and due notice was published.

Also present: Cole Branham, MSB Project Manager; Morgan McCammon, Dowl Public Involvement; Scott Pulice, Lounsbury; Cheyenne Heindel, MSB Finance Director; Clark Smith, Susitna Community Council; Stacy Johnson, Secretary. Resident(s): Dan Noethlich, Shawn McBride, Linda Cline, Sandi Eggleston, Kenneth Eggleston and Brian Scott.

III. APPROVAL OF MINUTES

Minutes of the January 9th, January 30th and February 22nd, 2023 meetings were reviewed and approved with no changes.

MOTION: Tam Boeve moved to approve the minutes. DJ McBride seconded the motion. All three meeting minutes were approved.

IV. TRAINING - Budget Training

Cheyenne Heindel provided handouts for the new Budget Performance Report and explained how to read them. She will send DJ the Capital Report which then will be sent to the other board members.

V. STAFF REPORTS

Scott Pulice:

- Road Project Budget was \$5M and is now \$7.6M. Phase II & III have not been funded yet. They are still working on Geotech analysis.
- A new culvert was put in at the second fish passage. Hopefully, the first fish passage and Phase I will be done this summer, but depending on the fish, it may be next summer. Lounsbury has completed all designs.

Cole Branham:

- Road Project Phase I and TIP21 will be put out to bid this summer. Borough Assembly Members have made it a priority to find funding for future phases.
- A survey was done for Susitna Landing to find the ROW. The funds for this ROW will come out of our RSA fund.

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Matanuska-Susitna Borough  
Caswell Lakes Road Service Area #15  
Board of Supervisors  
April 10th, 2023  
Meeting Minutes

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Alex Forkner:

- Maintenance for RSA 15 has been good. He has only had to call on only a few issues that were overlooked by operators, but responses to those issues were always solved in a timely manner.
- McKenna has done a lot of snow blowing to keep the snow storage open and the roads to full winter width.
- He is continually monitoring roads for any mud mat or flooding issues. As roads are thawing out, potholes are getting created and he is in contact with the internal crew to resolve these issues.
- Road weight restrictions are going into effect today.

VI. OFFICER REPORTS

A. Big Board Meeting Report

There is a draft of the Operating Manual for Supervisors. They are looking for member input in this new draft.

B. TAB Report

- No one gave any nominations for TIP23 during their special meeting.
- Chairperson Steve is going to produce a summary for the Sand and Storage for Superintendents to TAB at the next meeting. The Board discussed having a fourth superintendent, but Don Thomas stated that he is not going to approve it.
- There is a 2 hour limit for TAB meetings.
- There is new legislation 23-36. This legislation requires Public Works to implement all the recommendations for the 2022 Task Force that was done.
- The Board did vote to support the TIP23 Projects as they were presented. They added that they wanted the school projects to come in after the road projects. RSA 15 has no projects in TIP23.
- At the next meeting the Board is going to put together a resolution requesting that all TIP21 projects get completed before they start presenting TIP23.
- The Board did a resolution requesting for increased transparency and revisions to the Subdivisions Construction Manual. And also did a resolution for Aviation.

VII. PERSONS TO BE HEARD

Resident Kenneth Eggleston is concerned about the flooding on Dolly Varden and the west side of Middle Caswell Lake . DJ will talk to Alex about draining the flooded areas.

VIII. OLD BUSINESS

A. Hidden Hills Fish Passage #1

There is still trash at this site. The Public Works will be back to pick this up.

**Matanuska-Susitna Borough  
Caswell Lakes Road Service Area #15  
Board of Supervisors  
April 10th, 2023  
Meeting Minutes**

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- B. Hidden Hills Fish Passage #2**  
See Staff Reports

- C. Sand Storage Site**  
Still in a holding pattern because the RSA has not been authorized to spend any money on it.

- D. Time and Materials Contract Taskforce**  
The report is completed and is available on MSB's website.

**MOTION:** DJ moved to take Time and Materials Contract Taskforce off of Old Business. Sheena seconded the motion. Motion has been approved.

- E. Skyland Airpark Condominium**  
The airpark should not adversely affect Caswell Lakes Rd once it's paved. The park at the end of Fishermans Hop is going to be taken care of by the Susitna Community Council and the public will still have access to it.

- F. Willow Creek Airpark**  
The runway will be paved this summer for commercial jets. The lots in the airpark are ready to be sold. Arctic Cat St will have to be opened which means that the RSA will have to have a conversation to accept this road for maintenance.

- G. CaswellLakes/Bendapole/Passthebait Road Project**  
See Staff Reports

- H. Alternate Access Road**  
There is an item on the RIP List for a feasibility study for an alternate access road. Once the feasibility study is done, the RSA can start looking for money for this project.

**IX. NEW BUSINESS**

- A. Gravel Pit/PC23-11 Earth Material Extraction Activities**  
An assembly member put forth an ordinance change called Resolution 23-11. It is a resolution of the Borough Plan Commission amending the conditions pertinent for earth material extraction activities. This resolution comes up for public comment on April 17th, then will go to the Assembly in May. DJ put together draft Resolution 04-23 against Resolution 23-11, and presented it to the Board.

**MOTION:** Tam moved to accept the resolution as written. Sheena seconded the motion. Motion to accept Resolution 04-23 has been approved.



**Matanuska-Susitna Borough  
Caswell Lakes Road Service Area #15  
Board of Supervisors  
April 10th, 2023  
Meeting Minutes**

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**B. Unmaintained Road Funding**

The Borough submitted a grant to improve unmaintained roads throughout the borough. The Borough is asking the RSAs to put together a list of unmaintained roads to be added to this list. Our RSA put together a resolution to submit to the MSB which includes Speedway Rd, Caswell Lakes Rd/Cutthroat Dr and Goodfishin Ave to Record Ave.

MOTION: Tam moved to accept Resolution 05-23 as written. Sheena seconded the motion. Motion to accept the Resolution 05-23 has been approved.

**C. Small Projects to be Submitted to the Borough**  
This was discussed

**D. Susitna Landing Rd Survey Funding**  
See Staff Reports

**E. Hidden Hills Reconstruction**  
See Staff Reports

**X. BOARD COMMENTS**

DJ:

- Thanked the Susitna Community Council who put together two resolutions in support of our RSA. The first resolution was to finish up our TIP21 Road Projects and the second was in support of our Traction Materials Site.
- Will start coordinating with the Fire Service who put out a list of trouble roads.
- Will coordinate with Mike Johnson and resident, Joe Pride, about the trash left on the corner of Cutthroat Dr and Hidden Hills Rd.

**XI. NEXT MEETING**

Next scheduled meeting is July 10th, 2023 at 6:30 PM, place Sheep Creek Lodge, Willow

**XII. ADJOURNMENT**

Meeting was adjourned at 7:35 PM.

  
Chairperson, DJ McBride

  
Secretary, Stacy Johnson

RESOLUTION # 03-23

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**A RESOLUTION FOR ROAD SERVICE AREA #15. CASWELL LAKES  
Hidden Hills Phases II/III, Bendapole, Passthebait, and Lostaspinner**

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

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

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

WHEREAS, Bendapole, Passthebait, Lostaspinner, Hidden Hills Phases II/III projects will not be completed because funding was inadequate. Thus, need to be constructed.

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

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

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

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

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

Date: 3 / 29 / 2023



# Glacier View Community Council

GV  
CC

Big Cabbage Radio 88.3 FM

## Glacier View Community Council Minutes

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DEC 04 2023  
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Revision Date of Agenda 10/22/23 Meeting Date 10/26/23

Meeting 6:00 pm-7:30 pm at the school. **meeting begins 6:03pm**

Zoom link: ID 604 786 8952 passcode 592241 Should be able to just click here or call 309 205 3325

### Call to Order and invitation to the Pledge

Roll Call –sign in sheet and zoom attendees

Review Minutes -September Minutes motion to approve minutes by Lorraine C, seconded by Karl S., minutes approved

Review Treasurer's report-Jamie Schroeder motion to approve treasurer report by Lorraine C., seconded by Sue S., treasurer report approved, treasurer's email is [glacierviewtreasurer@gmail.com](mailto:glacierviewtreasurer@gmail.com)

Community Archives Update-Fred Vic Fisher passed away

Fall Harvest Festival Committee Update: Oct 27 also winter bizarre's

Cert Committee Update Results of training still training

Water Committee Update Lease agreement? Amount of land required? **no update at this time**

Trails Committee Update-Lorraine/Karl Bob Jaro Plaque Completed Pinochle trail request-by Barry Gates Lion Head was surveyed this summer, and is scheduled for public review in November. Update on Pinochle, Update on Purinton Creek Trail to Boulder Creek

Geologic Committee Update Joseph Link to read only folder no update at this time

### Old Business

Topic: LAS 34697 Update Link to list of accumulated questions Setting up virtual town meeting with Los Alamos representative Nick, the deadline to submit questions for him is November 4th, 2023. Please send questions in via email

8 votes to have town hall meeting during the November meeting, 2 votes to have in the meeting December. We will have town hall meeting November 21st at 6pm, council meeting at 6:30pm

Topic:

Topic:

### New Business

Topic: Emergency Committee - discussion on water safety with all the rain, winter prep time - radio batteries, flashlight batteries, water and food, wood for wood stoves, smoke alarms, etc

Topic: Reminder of updating Emergency Phone List contact Joseph 907- 250-5561

Topic: GVCC Comprehensive Land Use and Planning Jaime S. motioned to table topic until Borough has proceeded, Danny A. seconded, vote passed



# Glacier View Community Council

GV  
CC

**Topic:** Big Cabbage Radio funding request *Sue S. motioned to have a discussion on the funding request, discussed, Danny A motioned to table topic until Joseph Davis is present, Sarah K. seconded, vote passed*

**Call for the Good of the Order/Community Announcements:** You are welcome to speak for 3 minutes about your ideas, concerns, etc. not listed on the agenda

[Future Meeting Dates](#) [2023 Amended Bylaws](#) [Emergency Phone List](#) [Membership](#)

Please do not contact the last minute, last day for suggestions to the agenda.

Borough wide cleanup meeting rescheduled for November 14th.

Danny A. motioned to adjourn, meeting ends at 6:40pm

## Attendees- Zoom-

Randi Hirschmann

Bill Billmeier

Patrick Solana Walkinshaw

## In Person-

Delaney Brown

Garry Wolske

Sue Saltmarsh

Fred Hirschmann

Jamie Schroeder

Sandy Lee

Dan Lee

Lorraine Cordova

Cleve Noble

Liz Noble

Danny Allen

Mykaela Lee

Jesse Lee

Jim Tebow

Chelsea Meeuwsen

Amber Allen

Karl Severance

Sarah Kopczynski

Bob Horn

*Delaney Brown*  
*Garry Wolske*



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## Meeting minutes RSA 27 Meadow lakes

Held by Teams on April 4, 2023 at 10:00am

Meeting called to order at 10:00am

Attending was Steve Edwards, Camden Yehle, Mike Fulton, quorum was met. Borough staff Dustin from public works. Public attendees Jim Dault and Rick Novcaski.

Minutes from earlier meeting (November) was read and approved.

A discussion was held regarding issuing contracts for some smaller projects to be completed with funds left over from last year prior to June 30, 2023. The following projects were identified for completion:

1. Remove trees and material as needed to create a functional ditch at Meadow lakes and Meadow Lakes loop and allow the water pooling over pavement to run thru culvert. If grade is insufficient, raise the damaged section of Meadow Lakes Drive as needed to allow drainage.
2. Remove asphalt and repair road prism as needed to remove the large frost dip on Skyview at the base of the hill. Repave as needed.

A discussion was held regarding refining the list of uncertified roads identified by Superintendent to be upgraded or repaired as needed to allow maintenance. This project is dependent on funds from FY2024 special funding initiated by Senator Wilson. The following roads were discussed at length and identified as highest priority for this special funding. The board used the following criteria for evaluation

1. Known maintenance issues
2. How close is the current construction to Borough Standard
3. Number of people served per mile
4. Elders
5. Emergency Access
6. Future development density
7. Missing connections.

After evaluation, the following were chosen for this funding:

1. North Gunflint trail, three sections identified.
2. Prospect Drive
3. Padre Pio road
4. Scarlet circle
5. Shady grove Lane
6. Paradise (lower priority)
7. Powder road (650 feet between Gunflint and Cub only)
8. Copperspike street (lower priority)

Jim Dault and Rick Novcaski presented a proposal for improving the West end of Northshore in the area where the road is out of ROW and cuts down a steep bluff. The lane is very narrow and unsafe. It is not easy for the contractor to maintain and there have been accidents on the hill. They own a long string of parcels in the area and would like to offer donated gravel for the project. The board agreed to ask for an engineer to look at the project and try to find the original Lounsbery cut/fill work done several years ago. Proximity to wetland is a concern. Once the engineer reports back the board agreed to meet and decide if the project could be added to the RIP list. The opportunity to have access to the lots and donated gravel was of interest to some board members and they voted to start the review as described.

Approved:  Approval by all members 11/29/23



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MSB FISH AND WILDLIFE COMMISSION

Regular Meeting: September 28, 2023

Minutes

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

Minutes prepared by Ted Eischeid, Planner

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I. CALL TO ORDER

Meeting called to order at 4:10 PM by vice chair Andy Couch.

II. ROLL CALL – DETERMINATION OF QUORUM/LAND ACKNOWLEDGEMENT

Present:

Andy Couch/AC  
Howard Delo/HD  
Larry Engel/LE  
Tim Hale/TH- left at 5:33 PM  
Gabe Kitter/GK  
Pete Probasco/PP  
Kendra Zamzow/KZ

Absent:

Mokie Tew/MT

Excused:

Jim Sykes/JS

Quorum established.

AC Read the Land Acknowledgement:

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

III. APPROVAL OF AGENDA

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

**Changes? Change lettering on New Business items as "B" is used twice;**

**Motion passed without objection.**

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF MINUTES

a. May 18, 2023 Regular Meeting Minutes.

**Moved by LE second by HD.**

Corrections: None

**Motion passed without objection.**

b. June 1, 2023 Special Meeting Minutes.

**Moved by LE second by HD.**

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CITY OF ESKIMO  
CORRECTIONS: None

**Motion passed without objection.**

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

1. John Wood, Resident: Thanks to Ted for his service; Encourages the FWC to take on a new task, to engage with the AWC data and illustrate historic salmon runs in the MSB and the habitat that remains here for salmon to spawn in.

2. Neil Dewitt

3. Jennifer Dawkins, Public Affairs.

4. Cindy Bettine; Beaver Meadows subdivision proposal for Big Lake area; Meadow Creek, a salmon stream in the area that could be impacted by this development; Would ask this development proposal be placed on the next FWC meeting agenda.

5. Gary Swan, Commercial fisherman, UCI, Northern District Set Netters.

6. Bill Stoltze, MSB Staff, hopes to be heavily involved in BOF.

7. Maija DiSalvo, Staff.

8. Melissa Heuer, Susitna River Coalition.

9. Mike Wood, freshman BOF member, just wants to listen in; concerned about instream flow changes.

10. Marc Lamoreaux, Native Village of Eklutna Environmental Director. Concerned about Eklutna River water flow. Most of the salmon habitat in the Eklutna valley is in the Eklutna Lake, but it would need a free flowing Eklutna River connecting the Lake to the Knik Arm of Cook Inlet for that habitat to be used by future salmon runs.

11. Eric Booton, TU: Thanks to Ted, and welcome to Gabe, happy Kendra is on the Waterbody Setback Advisory Board; referred to a correspondence they – TU - sent to FWC on the Eklutna River water system issue; TU and NVE and others have worked on ensuring that adequate water flows down the Eklutna River to support salmon spawning; would request that FWC write a letter to MEA supporting adequate water releases in the Eklutna supporting a connection between Eklutna Lake, the Eklutna River, and the Knik Arm for salmon spawning.

12. Page Herring, Northern District Set Netters Association.

13. Stephen Braund, Northern District Set Netters Association; would like to make comment later.

14. Kim Sollien, MSB Staff.

VII. STAFF/AGENCY REPORTS

A. Staff Report – Ted gave a report.

B. Vice Chair's Report – Andy gave a report.

- a. On Chair Election: it would be important for an election for both a chair and vice chair.

VIII. UNFINISHED BUSINESS

1. North Pacific Fisheries Management Council/NOAA Fisheries in Cook Inlet

PP: We need to keep this on future agendas so we can potentially respond once the proposed rule guiding salmon management in the Cook Inlet EEZ is published in the Federal Register.

IX. NEW BUSINESS

A. FWC RS 23-04 on State Legislative Priorities: Fisheries Protection

John Wood Comment: suggest you add to resolution ....WHEREAS, a current salmon task force is working on research needs/share our document. RE: John Wood; Alaska Salmon Research Task Force; Will see first draft from this group on Oct. 20, see chair Ed Farley, NOAA;

AC: Let's add this group's report, Alaska Salmon Research Task Force, to the October FWC agenda.

**TH moved to approve FWC RS 23-04; second by HD.**

**Discussion ensued:**

PP: well written

KZ: has the SHP filled in any gaps?

LE: It would be helpful to get the gap analysis online as soon as possible.

**Motion passes unanimously without opposition.**

B. BOF 2024 Planning

PP: saw this year's BOF Proposal Booklet; would ask staff to print out copies;

Bill Stoltze: could John Wood provide any advice to the FWC?

John Wood: strategically you should focus on certain on key BOF proposals and forget all the rest of the proposals; for key proposals, reach out to the opposition and try to find common ground ahead of time; key is to have data to support your positions;

Mike Wood: agrees with what John Wood says; focus on the "precautionary principle", especially in light of great change without much data to guide management;

LE: would also like a paper copy of the BOF proposal booklet; as you go through the paper copy, identify those proposal we should prioritize, support or oppose;

AC: information is on BOF website;

PP: how important is it for FWC members to be there?

JW: very important; it is also crucial to communicate to the chair of BOF of what your priorities are so they can be appropriately placed on the agenda;

LE: all these pieces are important, especially the committee work at the BOF via the "committee of the whole" process;

AC: went over the BOF meeting schedule: work session, hatchery committee...

JW: You can use the RC process to submit comments; AC: the Open Meetings Act ties our hands somewhat on this process.

Neil Dewitt: would like to see more priority on the Susitna basin and UCI rather than giving Kenai first crack at the fish;

C. Special ADFG Fishing Season Summary Meeting Planning

AC: sometimes ADFG feels that the BOF meeting process constrains when they can have this



meeting with us;

LE: maybe we should ask ADFG what months would work for them to have this meeting given the BOF demands placed on them;

**HD: Moved we have staff contact ADFG fisheries when it would work for them to hold our annual MSB fisheries meeting; LE second**

**PP: moved to amend this to have vice chair AC contact ADFG; HD second.**

**Amendment passes;**

**Amended motion passes unanimously.**

AC: How do we want to handle our questions?

PP: maybe we simply ask them our questions at the summary meeting?

LE: some questions you need to ask them ahead of time because it takes some time/data.

HD: maybe AC could add this the earlier ADFG ask covered in the immediate motion above;

AC: I think it would be very important to get questions to ADFG up front ahead of time; ADFGs written responses take time;

PP: I also think we should provide questions ahead of time, but we should also be able to ask whatever questions we see fit for dialogue;

GK: would our knowledge of the BOF proposals, and the FWC positions on them, inform our questions to ADFG? PP: They are a little bit different...

LE: used to hold these meetings at the Wasilla fire station, and we got better public attendance; maybe we should use that facility?

Stefan: we have better technology support in the Assembly Chambers, which allows for better remote participation by the public;

AC: we should look at questions further at the October meeting and approve a meeting agenda.

#### D. Special ADFG Game Season Summary Meeting Planning

HD: Talked to ADFG about any impending game issues the FWC should be aware of; found out GMU 14A moose numbers are reaching a reasonable number; the Talkeetna caribou herd has some potential issues; GMU 16 unit moose is down due to low calf recruitment, presumably from wolf/bear predation, and ADFG is considering adding wolves to their predator control program; Unit 16 bear populations are up and ADFG is concerned about that; 14A the mountain goats are good, but sheep are low - presumably due to weather; asked if there was anything the FWC could do to help ADFG? - money isn't a problem, but their biggest concern is finding qualified employees who have a conservationist versus preservationist bias; small game summary- in this area the upland game bird number is down due to a bad spring/chick survival; hares are also down due to where they are on their 10 year cycle; no major regulatory changes suggested for game; waterfowl populations nationwide are average or slightly below average; asked about game season summary meeting ADFG? - would best be in April;

**PP: moved we plan our ADFG annual game season summary meeting occur in April; LE second;**

**Motion passes unanimously.**

Gary: ADFG is actually running ads asking hunters to provide upland bird wings to them.

#### E. Waterbody Setback Advisory Board

LE: ADN had a article on this board today.

AC: would like to keep this as a reoccurring agenda item.

AC: would like Kendra to keep the FWC appraised of her work and to seek FWC advice on issues as needed;

KZ: how should I do this work for the FWC?

PP: I would think KZ can provide input to this new board without FWC input;

LE: we might want to receive the agenda from this committee as it does its work, along with the minutes of their proceedings;

PP: Our resolution on this issue does provide KZ with some direction.

#### F. FWC Chair Election

LE: are you, AC, willing to serve as chair if nominated? AC: yes, but I would like to see our fisheries managed conservatively; I do have a trip later this year so I would not be physically present for a meeting or two, so a backup would be appropriate.

LE: What others might be interested in serving as chair?

HD: I nominate PP if he would accept it; PP: I would prefer to wait until January if I decide to run;

HD: I would nominate AC as chair, and PP as vice-chair; AC and PP accepts nomination as presented;

PP: Asked for unanimous consent: granted; AC elected as chair; PP elected as vice chair, for the remainder of the 2023 terms.

#### **X. MEMBER COMMENTS**

Ted: I'd like to thank everyone on the FWC for all their excellent work; I would also like to thank former FWC member and chair, Mike Wood, for all of the excellent work he did on the FWC; I will remember you all, and I appreciate you more than I can express. Thank you, thank you, thank you!

PP: thanks for the kind words; thanks for everything.

HD: thank you; we will help Maija as we go along; I've enjoyed my time with Ted; DNR is doing some major stuff up in the Moose Range, and I would request Maija call them and find out about this and share this with FWC;

LE: thank you to everyone;

PP: thank you for all the support, we have a good history with staff support;

GK: I'm very excited to work with the FWC; I have two kids of my own and that's why I'm getting more involved, for them; I have a lot to learn so I'm going to do a lot of listening.

KZ: thanks for everyone; thanks to Andy for taking us out to fish that provided food for Chickaloon elders; and I'll pay attention to the Jonesville Public Use area in the Moose Range;



XI. NEXT MEETING DATE: Thursday, October 19, 4 PM, LLCR.

XII. ADJOURNMENT

Moved by PP; second by LE.

Motion passes unanimously.

*Meeting stands adjourned at 6:41 PM*



Andy Couch, Chair

11-16-2023

Dated

ATTEST:



Maija DiSalvo, Planning Division Staff

11/20/2023

Dated

**North Lakes Community Council Minutes  
Boys and Girls Club Wasilla  
General Membership Meeting October 26, 2023**

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**I. Call to Order/Determination of Quorum:**

- A. Called to order 7:00 pm -0 telephonic members, 3 Board members & 6 members present.
- B. Pledge of Allegiance led by T. Bair, President

**II. Agenda Discussion/Approval:**

- A. Brief discussion of proposed agenda:
  - 1. Changes to Presentations or Speakers added Senator David Wilson
  - 2. Changes to Old Business - None
  - 3. Changes to New Business - None
  - 4. Requests for Audience Participation
- B. Approval of Agenda: Motion to approve by P. Purcell, Seconded by R. Sayen-Lambert, agenda approved unanimously.

**III. Minutes Approval- August 24, 2023:**

- A. Call for Correction: None added.
- B. Approval of minutes: Motion by R. Sayen-Lambert to approve minutes as presented, second by R. Hanson, minutes approved unanimously.

**IV. Correspondence:**

- A. Incoming and outgoing correspondence reported by R. Hanson: Received interest from persons in becoming members. Info received by mail from the Mat-Su Borough regarding a hearing Nov 2, 2023 on Shadowridge development between Finger Lake & Cottonwood Lake wetlands, P. Purcell will attend. Hearing on Precision Homes LLC. R. Hanson will distribute the information to members via email.
- B. Other correspondence: R. Sayen-Lambert received info from the Borough regarding driveway construction. If driveway was installed without permit before Aug 26, 2017 you can get a waiver from the Borough. This information as well as information regarding driveway snow removal will be sent to members via email. Advisory Board meeting regarding water body setback will be held Nov. 1<sup>st</sup>. R. Sayen-Lambert and/or R. Hanson may attend. Workshops for comprehensive plans are set at locations throughout the Borough and available on Borough website. Cleanup issue meeting is Nov. 14<sup>th</sup> at Assembly building, R. Sayen-Lambert will attend.
- C. Comments and questions regarding correspondence: None

**V. Officers/Committee Reports**

- A. President's Report: Nothing new to report.
- B. Treasurer's Report: R. Sayen-Lambert reported normal monthly expenses & monthly rent-a-can service. T. Bair is going to talk to them regarding lack of service. Checking is now \$55,410 and Savings is \$5,686. Treasurer report copy distributed to members.
- C. Committees and Special Working Groups
  - 1. AMCO Liaison Committee: P. Purcell Reported The new online system is now active and both Alcohol and Cannabis licensing is done through the new system. The movement of marijuana product during distribution is well monitored. Mr. Happy Farms is renewing and Creative Confections is moving to a new location.
  - 2. Communications Committee: R. Hanson Info reported under Correspondence. He got an email out to Grant recipients. Also emailed members about need for Board member volunteers.
  - 3. Intergovernmental Liaison Committee: No report. President T. Bair asked for volunteers.
  - 4. Traffic & Road Safety Committee: C. Schnipke reported there is a Bond for capital improvements. Several of the improvement projects fall into our area. Mat Su Transportation Fair will be held Nov. 9<sup>th</sup> at Menard Center.
  - 5. Finance Committee: R. Sayen-Lambert reported there has been no meeting. She received all required information from those organizations receiving NLCC Grants.

**Presentations/Speakers**

- A. Senator David Wilson reported it is important to attend the Transportation fair and stay informed on new transportation development in the Borough. Also explained Borough funded junk vehicle removal program and the Borough Comprehensive plan is being worked on. If anyone has concerns or questions the Legislators will be in the area until January 16, 2024.

**VI. New Business**

- A. MSB Code 17.05 Essential Services Utilities Amendment-NLCC position/involvement: Tabled
- B. MSB Initiative on Derelict Properties/Cleanup Efforts-NLCC involvement: R. Sayen-Lambert is attending meetings representing Willawaw, but would like someone from another area to attend. She will give an update and let us know more at the next meeting.
- C. NLCC Officer Elections Update: Will need 3 new Board members. 2 positions termed out, R. Sayen-

(over) Pg. 1



Lambert, L. Calandri and A. Sayen no longer resides in NLCC area. T. Bair feels that because of lack of public involvement, we should consider changing term limits in By-Laws. R. Hanson reported that Nominating committee met and talked to members willing to run for the Board. It was mentioned by R. Hanson and agreed upon by P. Purcell that an accounting company could be paid to do accounting and Treasurer be the Board position. More discussion regarding term limits. R. Hanson mentioned we need a By-Laws Committee to come up with solutions.

\*\* Motion by R. Hanson to continue meeting to 8:30 pm, seconded by C. Schnipke, approved unanimously.

T. Bair asked for volunteers and R. Hanson, T. Bair, P. Purcell volunteered with A. Sayen agreeing to be advisory member. R. Sayen Lambert moved By-Laws Committee as those volunteer members seconded by

C. Schemki, motion approved unanimously.

There was discussion regarding nominations for this year's Board elections and recommendations for new Board members will be presented at Nov. meeting by Nominating Committee and voted on at Dec. meeting.

- D. NLCC meeting place and engagement: T. Bair talked about the fact that we do not have a centrally located place to meet. Discussion followed regarding purchasing a lot and potentially building a Community Center with potential to serve multiple purposes. Senator Wilson suggested we reach out to the Borough for potential locations or land donations. R. Sayen-Lambert and A. Sayen will look for property and research grants. C. Schnipke will look for potential buildings.

E. Other topics identified under Correspondence: None

F. Discussion of Communications: Previously reported.

## VII. Old Business

A. "Welcome to North Lakes" Signs status update: Nothing to report

B. Membership Strategy/Bylaw Revisions : Committee formed in discussion under New Business

C. Black Sheep Ministry/Williwaw/homelessness issues: A. Sayen reported that they lost their funding and the bus has been removed.

## VIII. Audience Participation

A. Identification of audience members wishing to speak: A. Sayen reported that the Willawaw grant has issues with New Vision Cr. Union and the BBQ. Their reporting may be running late.

B. R. Bon mentioned his concerns in Cottonwood Shores with young 4 wheel drivers riding & speeding on the roads in neighborhoods. It is only a matter of time before someone is hurt or killed. R. Hanson agreed that

NLCC Road Safety Committee may be able to assist with this concern and thanked him.

**Adjournment at 8:26 pm**

Signed by:

Theron Bair, President

Date Signed

Attested by:

Patricia Purcell, Secretary

Date Signed

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 19, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard 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. Ron Johnson, District Seat #1  
Mr. Eric Koan, District Seat #3  
Ms. Michelle Traxler, District #5  
Mr. Sandra Kreger, District Seat #6  
Mr. Alan Leonard, District Seat #7, Chair

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Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Ms. Amanda Salmon, Alternate A  
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Amy Otto-Buchanan, Platting Specialist  
Ms. Theresa Taranto, Platting Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Kreger led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- October 5, 2023, Minutes were approved unanimously.

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

- Kelsey Anderson gave a presentation on the Mat-Su Borough Comprehensive Plan.

**4. UNFINISHED BUSINESS**

(None)

**5. RECONSIDERATIONS/APPEALS**

(No Reconsiderations/Appeals)



**6. PUBLIC HEARINGS**

- A. **ANGUS ACRES:** The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-210, recorded at 2005-029628-0) to be known as **Angus Acres**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Petitioner is applying for a variance from MSB 43.20.060(D) Interconnectivity. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop (Tax ID#s 17N02E09A026/A028/A029) lying within the NE ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (Petitioner/Owner: *Stefan K. & Yvonne L. Marty*, Staff: *Amy Otto-Buchanan*, Case #2023-067)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 177 public hearing notices were mailed out on September 26, 2023.

Staff gave an overview of the case:

- Connex will be moved to clear up setback violation, as per Condition #5.
- Variance Application was submitted.
- Staff recommends approval of the case with findings of fact and conditions of approval.

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

The petitioner/petitioner's representative chose not to speak at this time.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, petitioner's representative gave a brief overview of the case.

Platting Member Kreger had questions for Mr. Hanson.

**VARIANCE**

**MOTION:** Platting Member Johnson made a motion to approve Variance Application. Platting Member Traxler seconded the motion.

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

**MOTION:** Platting Member Koan made a motion to approve with 10 findings of fact and 9 conditions. Platting Member Johnson seconded the motion.

Discussion ensued.

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

**7. OLD BUSINESS**

- A. RIDDLEBURG STATION:** The request is to modify the approved **Riddleburg Station** subdivision containing 10.9 acres +/- . The petitioner is requesting the internal road and cul-de-sac be made private. This case was approved by the Platting Board on October 19, 2022. The property is located west of N. Lucille Street, south of W. Seldon Road, and directly north of W. Spruce Avenue (Tax ID # 18N01W33D008); within the SE ¼ Section 33, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (*Petitioner/Owner: Northwest Land Investment, Staff: Matthew Goddard, Case #2022-042*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 142 public hearing notices were mailed out on September 26, 2023.

Staff gave an overview of the case:

- Staff suggested adding a condition of approval for necessity of added condition for private road maintenance agreement pursuant to MSB 43.20.100(C).
- Board determined added condition not necessary, as it is already covered in previous conditions.
- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting Member Johnson had questions for staff.

Platting Member Kreger had question for staff.

Chair Leonard had questions for staff.

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

Trinity Yundt, the petitioner gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

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

**MOTION:** Platting Member Johnson made a motion to approve with 5 findings of fact and 3 conditions. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

**8. ITEMS OF BUSINESS & MISCELLANEOUS**

*(None)*

**9. PLATTING STAFF & OFFICER COMMENTS**

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

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

- Next meeting will be at MSB Public Safety Building, Station 6-2 (KGB) November 2, 2023. We have three cases on the agenda.
  - Panoramic Preserve
  - Shadowridge
  - Settler's Bay South (SLEV)
- Mr. Wagner informed board that the Platting Board Meeting will be broadcasting live starting with November 16, 2023.

Platting Clerk, Theresa Taranto

- We will be approving the 2024 Platting Board Calendar at our next meeting.
  - We have one Wednesday meeting in July 2024.

**BOARD COMMENTS.**

- Platting Member Traxler – None
- Platting Member Koan – None
- Platting Member Salmon –None
- Platting Member Johnson – appreciates the MSB Comprehensive Plan presentation.
- Chair Leonard – None

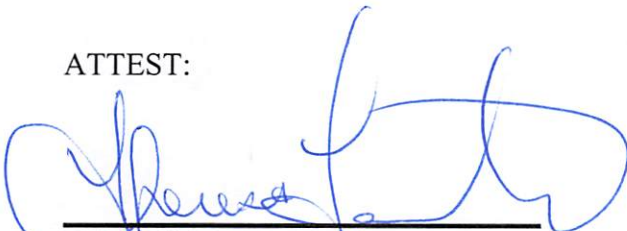
**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:13 P.M.**



\_\_\_\_\_  
ALAN LEONARD  
Platting Board Chair

ATTEST:



\_\_\_\_\_  
THERESA TARANTO  
Platting Board Clerk





The regular meeting of the Matanuska-Susitna Borough Platting Board was held on NOVEMBER 2, 2023, at the MSB Public Safety Building, Station 6-2, 4568 S Knik-Goose Bay Road, Wasilla, Alaska. Chair Leonard 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. Ron Johnson, District Seat #1  
Mr. Eric Koan, District Seat #3  
Ms. Michelle Traxler, District #5  
Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Mr. Sandra Kreger, District Seat #6  
Ms. Amanda Salmon, Alternate A  
Mr. Robert Hallford, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Amy Otto-Buchanan, Platting Specialist  
Ms. Theresa Taranto, Platting Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Traxler led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- October 19, 2023, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

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- A. **PANORAMIC PRESERVE:** The request is to create 20 lots from Tract 1A, The Ranch Phase 7B, Plat No. 2021-14, to be known as **Panoramic Preserve**, containing 80.39 acres +/- . Lots to be served by a community water system. Parcels are located north of E. Nelson Road and south of E. Fetlock Drive. Access will be from dedicated interior streets, with the exception of Tract 1A-1 (Tax ID# 8101000T001A) lying within Sections 20 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. (*Petitioner/Owner: Arctic Devco Inc., Staff: Amy Otto-Buchanan, Case # 2023-107*)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 290 public hearing notices were mailed out on October 11, 2023.

Staff gave an overview of the case:

- Staff recommends continuation to date uncertain.
- Continuation to allow petitioner to redesign of the subdivision.

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

The petitioner/petitioner's representative was not present.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard left the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative was not present.

MOTION:                   Platting Member Traxler made a motion to continue to a date uncertain.  
Platting Member Johnson seconded the motion.

Discussion ensued.

VOTE:                     The motion passed without objection.

- B. **SHADOWRIDGE:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **Shadowridge**, containing 68.81 acres +/- . All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake



Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99) lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **\*\*This case was continued from the November 17, 2022, public hearing.** (Petitioner/Owner: 6R Development Group LLC., Staff: Chris Curlin, Case #2022-052)

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 87 public hearing notices were mailed out on October 11, 2023.

Staff gave an overview of the case:

- Staff recommends this case be continued to January 4, 2024.
- Continuation to give the petitioner time to address issues regarding comments from MSB Public Works Department.

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

The petitioner/petitioner's representative was not present.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Klay Kastning
- Terry Geisinger
- Erick Promenke
- Patricia Purcell
- Ryan Staten

There being no one else to be heard Chair Leonard kept the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative was not present.

**MOTION:** Platting Member Johnson made a motion to continue Shadowridge to January 4, 2024. Platting Member Traxler seconded the motion.

Discussion ensued.

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

- C. SETTLERS BAY SOUTH:** The request is to create 53 lots and one tract from Parcel #3, created by Waiver Resolution #200-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66

acres +/- . The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. *(Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095)*

Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 236 public hearing notices were mailed out on October 11, 2023.

Staff gave an overview of the case:

- Petitioner has applied for a Variance pursuant to MSB 43.15.075.
- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting Member Traxler had questions for staff.

Platting Member Koan had questions for staff.

Chair Leonard had questions for staff.

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

Ellory Gibbs, the petitioner's representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Doug Wilber
- Mike Deuster
- Mary Wilber
- Rebecca Kline

Chair Leonard had questions for Mr. Wilber.

Chair Leonard had questions for Mr. Deuster.

There being no one else to be heard Chair Leonard closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Ellory Gibbs, petitioner's representative gave a further overview of the case.

Platting Member Johnson had questions for Mr. Gibbs, the petitioner's representative.

Chair Leonard had questions for Mr. Gibbs, the petitioner's representative.

Platting Member Traxler had questions for Mr. Gibbs, the petitioner's representative.

**MOTION:** Platting Member Johnson made a motion to approve the Variance request, Vacation of Section Line Easement, and the Preliminary Plat with 10 findings of fact and 11 conditions. Platting Member Koan seconded the motion.

Discussion ensued.

Platting Member Johnson withdraw the motion to approve the Variance request, Vacation of Section Line Easement, and the Preliminary Plat with 10 findings of fact and 11 conditions.

Discussion ensued.

**MOTION:** Platting Member Johnson made a motion for a continuance of Settlers Bay South to a date uncertain. Platting Member Koan seconded the motion.

Discussion ensued.

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

## **7. ITEMS OF BUSINESS & MISCELLANEOUS**

- 2024 Platting Board Meeting Calendar was approved unanimously.

## **8. PLATTING STAFF & OFFICER COMMENTS**

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

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

- Next meeting November 16, 2023. We have one case on the agenda.
  - McKinley View RSB

Platting Board Clerk, Theresa Taranto thanked the board for being there today.

## **BOARD COMMENTS.**

- Platting member Traxler – Have a great day.
- Platting member Koan – Have a great day.
- Platting member Johnson – Have a great day.
- Chair Leonard – Have a great day.

## **9. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 2:35 PM.

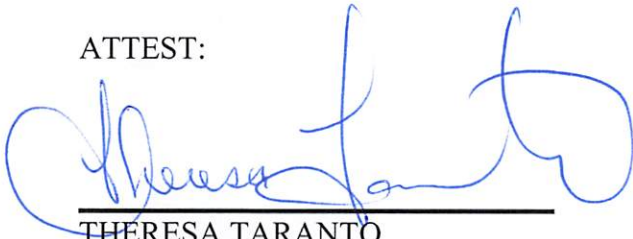




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ALAN LEONARD  
Platting Board Chair

ATTEST:



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THERESA TARANTO  
Platting Board Clerk

**Meeting Minutes**  
**October 5, 2023 7:00pm**  
Upper Susitna Senior & Community Center

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

- I. Call Meeting to Order – 7:10pm
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda
  - a. Motion by: Bryan Kirby
  - b. 2<sup>nd</sup> by: Sheena Fort
- IV. Approval of Meeting Minutes
  - a. Motion by: Bryan Kirby
  - b. 2<sup>nd</sup> by: Clark Smith
  - c. Richard Sayers motioned to approve the correction of July's Minutes.
  - d. 2<sup>nd</sup> by Clark Smith
- V. Treasurer's Report
  - a. Checking Account – \$14,163.32
  - b. Savings Account – \$4,226.74
- VI. Persons to be Heard (suggested 3 minutes each)
  - a.
  - b.
- VII. Correspondence-
  - a. Rasta Farms LLC, Bluff Side Gardens LLC, Royal Mountain Extracts LLC all have submitted renewal notices.
  - b.
- VIII. Committee and Governmental Reports
  - a. Road Service Area (15 & 29) Bill Stearns of RSA29- Getting roads ready for winter and have tried a new product on lower Barge road called permazyne to help with pot holes.



b. Borough, Assembly- Representative Kevin McCabe informed us that the Representative of the North Slope Josiah Patkotak has resigned. He also suggests everyone check out next years preparedness fair expo at the Menard Center, it had lots of vendors and great information.

c. Fire District – They have been monitoring the erosion of the river banks In Talkeetna. The Fire Department had 28 calls in August and 18 in September. The Borough has created an emergency dashboard application for Fire fighters and EMS that can get information out faster and more efficient. They also are looking to purchase land on Comstat to rebuild station 111 that is in the flood zone of Talkeetna. They plan to minimize noise and lights for the neighbors. Any neighbors in a 5 mile radius will also get better coverage and insurance rates.

d. Banka Lake Committee- Forrest Cook gave an update on Banka Lake Access Committee and informed the board of their desire to separate from the Community Council Board. They wanted to thank the board for all of their help and plan to stay in contact.

Bryan Kirby motions to dissolve ourselves from Banka Lake Access Committee ( Friends of Banka Lake) effective October 5th, 2023 and a letter be written them for acknowledgment of dissolution.

#### IX. Old Business-

- a. AK State Trooper update- N/A
- b.

#### X. New Business-

- a. Elections: Richard Sayers, Clark Smith and Bryan Kirby are up for re election. The board still has two alternate positions and 2 open board seats.

Board Comment: Bryan Kirby wanted to thank Banka Lake for their efforts and communication and look forward to updates as times progresses.

#### XII. Adjournment- 7:09pm