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CLERKS OFFICE

RSA 26, Greater Butte

Minutes of Drive-Around Meeting conducted on May 28, 2019

In Attendance: Mike Shields, Supervisor Will Barickman, MSB Superintendent
Roy Nuttal, Supervisor Visitors: none

Call to Order: Meeting started at 10:00 am at the Butte Public Safety Building, and included specific inspection of the following roads, listed in the order visited.

Quorum was met.

Approval of Minutes: Minutes of April 11, 2019, regular meeting approved as written.

Status Report: Bergman et.al. bid opening is today at 10:00 am.

Drive-Around:

Mothershead: Looks good, holding up very well under heavy weekend traffic.

Skipped Triple Crown subdivision; scheduled for paving this summer.

Circle View subdivision: Looks good. Checked Brian for possible drainage problems related to new 2-parcel subdivision, existing cross-pipe will easily handle.

Doc McKinley: Okay; minor spot pumping occurred earlier, but less severe than most years.

Knik View: Had to use mud-mats again this spring at usual section; need to explore subgrade soils and moisture-load source(s) at depth, probably excavate and rebuild base to solve problem.

Nelson Farms subdivision: Discussed elevating and paving first 300^{+/-} feet to coordinate with developer's stated plan to pave all subdivision roads this summer; will agree if we see evidence of developer following through.

Lois Subdivision: Looks good, RAP surface holding up quite well, including driveway aprons and intersections; subdivision scheduled for paving this summer.

Lazenby & Juanita: Looks good, RAP surface holding up very well; scheduled for paving this summer.

Bergman et.al subdivision: Scheduled for reconstruction and paving this summer; looks ready except for boat builder's routine encroachment into and fully across ROW on Melin which could lead to some hot words during the work (noted that Code Compliance has not responded to prior years of complaints).

Julie Marie: 2018 "repairs" through Optional Maintenance have worked very well, and should be extended to the north leg and its lack of driveway culverts; residents are now asking about paving, which should be considered in the near future.

Republican and Our Road: Our Road and east Republican from River View loop okay; Republican west from River View damp and looking fine, but with a silt-rich surface will be dusty when dry (we've spent \$4875 in extra maintenance this spring on this section in response to one resident's complaint about dust). West Republican eventually needs full base + surface reconstruction before any surfacing can be effective, but it's *not* currently competitive with other higher-priority roads.

River View subdivision: Right now looks very good, with more houses being built (hope we don't soon get a super-wet spring).

Reich subdivision: Tempra and Reich okay (though longitudinal cracking was visible earlier), Blueberry better than expected except for the unreconstructed cul-de-sac.

Ivanhoe and Ben Hur: Look okay, some washboarding near Ivanhoe start; **Nightmare** and **Snowball bridges** okay.

Witherspoon subdivision: Looks as expected for roads “surface-built” on silts; in future consider pavement overlays on Three Sisters and Brimar as “bandaids” to get us to the full reconstruction point in funding.

Lombardo: Came through spring break-up in better shape than usual. Still worried about the minimal cul-de-sac drainage and considering a cut-through of the resident-created soil ridge apparently *within the ROW* and adding more cross-piping.


Backacres: As usual, soft with deep early-season rutting and pumping; needs a full reconstruction to provide a stable base section and surface elevation plus adequate drainage.

Drive-around concluded at roughly 1:00 pm at the Butte Public Safety Building.

Next regular scheduled meeting is July 11, 2019, 6:00 pm at the O&M Building.

Approved on July 25, 2019 (rescheduled meeting)


Mike Shields, Primary


Lucy Klebesadel, 1st Alternate


Roy Nuttal, 2nd Alternate

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on July 15, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice Chair
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Chris Elder, Assembly District #5
Mr. Stafford Glashan, Assembly District #6
Mr. Sassan Mossanen, Assembly District #7

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Planning Commission members absent and excused were:
VACANT, Assembly District #2

Staff in attendance:

Ms. Eileen Probasco, Planning and Land Use Department Director
Ms. Susie Lemon, Assistant Borough Attorney
Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Eugene Carl Haberman, a member of the audience.

IV. CONSENT AGENDA

A. Minutes

1. June 3, 2019, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 19-18**, a conditional use permit in accordance with MSB 17.30, Conditional Use Permit for Earth Material Extraction, located at 56218 S. Parks Highway (Tax ID# 22N04W06B003); within Township 22 North, Range 4 West, Section 6, Seward Meridian. A CUP would allow for the removal of approximately 1,000,000 cubic yards of earth materials through 2029. Public Hearing: August 5, 2019. (*Applicant: Emily McDonald on behalf of Don Jean Pit, Staff: Joe Metzger*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

(There were no introductions for legislative matters.)

Chair Vague read the consent agenda into the record.

Chair Vague inquired if there were any changes to the consent agenda.

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding concerns with public process with the Governor and legislature:
Mr. Eugene Carl Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearings not to begin before 6:15 P.M.)*

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

(There were no quasi-judicial public hearings.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no legislative public hearings.)

XI. CORRESPONDENCE AND INFORMATION

(There was no correspondence and information.)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

A. Borough Comprehensive Development Plan Update and Discussion *(Staff: Eileen Probasco)*

Ms. Probasco provided updates on the Comprehensive Plan Process, Title 17 Reorganization, Lake Management Plan Process, and the Subdivision Construction Manual.

Commissioners questioned Ms. Probasco regarding:

- whether lake management plans address float planes;
- whether a lake is restriction free if there is no lake management plan in place; and
- clarification of whether there will be public meetings associated with the proposed new lake management plan process.

XIV. COMMISSION BUSINESS

- A. Adjudicatory (*if needed*)
- B. Upcoming Planning Commission Agenda Items

Ms. Probasco provided a brief update on projects that will be coming before the Planning Commission.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Ms. Probasco:

- stated that as part of the FY2020 Budget process, the Assembly added some things back into the budget and then left it up to the discretion of the Borough Manager as to where the cuts will come;
- noted that the Planning Department currently has two staff vacancies and could potentially loose one position;
- stated that Mark Whisenhunt is still doing an awesome job as the Acting Planning Services Manager; and
- she hopes to get that position finalized and posted.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:49 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: August 5, 2019

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By: Joe Metzger
Introduced: July 15, 2019
Public Hearing: August 5, 2019
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 19-21**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION SUPPORTING DENIAL OF A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF 1,000,000 CUBIC YARDS OF EARTH MATERIAL FROM A 23.5 ACRE SITE WITHIN A 41.2 ACRE PARCEL AT 56218 SOUTH PARKS HIGHWAY (TAX ID# 22N04W06B003); WITHIN TOWNSHIP 22 NORTH, RANGE 4 WEST, SECTION 6, SEWARD MERIDIAN.

WHEREAS, an application has been received from Emily McDonald on behalf of Don Jean Pit for a conditional use permit for the extraction of earth material at 56218 S. Parks Highway, (Tax ID# 22N04W06B003); within Township 22 North, Range 4 West, Section 6, Seward Meridian; and

WHEREAS, MSB 17.30.060(A) requires the commission to make the following finding when granting a conditional use permit:

- (1) That the use is not inconsistent with the applicable comprehensive plan; and

WHEREAS, three of the commissioners found that the resolution was not consistent with the comprehensive plan, specifically Goal 2 and Goal 4; and

WHEREAS, three of the commissioners found that the use does not preserve the value, spirit, character, and integrity of the

surrounding area, as the surrounding areas are undeveloped, residential or recreational properties; and

WHEREAS, it is the intent of the MSB to recognize the value and importance of promoting the utilization of natural resources within its boundaries; and

WHEREAS, it is the purpose of MSB Chapter 17.30 to allow resource extraction activities while promoting the public health, safety, and general welfare of the Borough through the regulation of land uses to reduce the adverse impacts of lands uses and development between and among property owners; and

WHEREAS, it is further the purpose of MSB 17.30 to promote orderly and compatible development; and

WHEREAS, MSB 17.30.020(E) requires a conditional use permit for the annual extraction of more than 2,000 cubic yards of earth materials; and

WHEREAS, an Alaska State Department of Revenue mining license is not required for this application because Alaska law was amended in 2012 and rock, sand and gravel quarries are now exempt from the requirement; and

WHEREAS, an Alaska State Department of Natural Resources (ADNR) mining permit is not required for this application because the extraction activities will not take place on state land; and

WHEREAS, a reclamation plan has been developed as required by Alaska State Department of Natural Resources (ADNR), pursuant to

A.S. 27.19, and has been submitted as part of this application;
and

WHEREAS, the application material indicates a qualified person has determined a storm water pollution prevention plan (SWPPP) is not required as there is no reasonable potential to cause a discharge of storm water into any water of the United States; and

WHEREAS, a United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act is not required for this application, as the applicant is not proposing any extraction activity to take place within any identified wetlands, lakes, streams, or other waterbodies; and

WHEREAS, this property is located within the Susitna (formerly Y) Community Council planning area. The Y Community Council Area Comprehensive Plan was adopted in 2007; and

WHEREAS, according to the application material, a vegetative buffer of 50-feet will remain to the north and east, while a vegetative buffer of 100-feet will remain between the conditional use and the neighboring Falcon's Ridge subdivision to the south and a 210-foot buffer shall remain intact to the west; and

WHEREAS, the application material indicates 10-foot tall earthen berms will be constructed and maintained on the north, south, and east side of the mining area; and

WHEREAS, according to the application material, water trucks will be used as needed during operations as a dust control measure; and

WHEREAS, earthen berms and vegetative buffers have been incorporated into the operation plan as visual and sound mitigation measures; and

WHEREAS, the applicant is not proposing to mine below or within four feet of the seasonal high water table; and

WHEREAS, according to the application material, reclamation slopes will be no steeper than 3:1 (H:V) slope, which meets the standards of MSB code 17.28.067(D) that requires a maximum 50 percent (2:1) slope or the natural stabilized angle of repose of the existing earth material; and

WHEREAS, three of the commissioners found that the use is not consistent with Goal Two of the Y Comprehensive plan: "Protect the scenic quality and environmental quality of land along the Parks Highway and Spur Roads, by encouraging future commercial development to locate in clustered centers, and screening development along the highway. Large scale commercial and heavy industrial uses are discouraged along these highways and in rural residential areas; home-based business, small scale residential-compatible commercial, and established commercial businesses are encouraged"; and

WHEREAS, three of the commissioners found that the use is not consistent with Goal Four of the Y Comprehensive plan: "Guide location and character of development with significant off-site impacts to minimize impacts on environmental and community quality, particularly industrial activities and natural resource development, e.g. coal-bed methane, logging, gravel extraction, etc. Encourage forms of development that create economic opportunity and help sustain the area's rural character, including agriculture and timber harvesting"; and

WHEREAS, land uses within one-half mile of the site contain a mixture of undeveloped, recreational, and residential uses; and

WHEREAS, the application material indicates that reclamation will occur immediately after the resource has been mined out and is expected to be completed by June 2029; and

WHEREAS, parcels in the surrounding area range from .9 to 45 acres in size; and

WHEREAS, according to the application material and depicted on the site plan, up to two access points are proposed for the use. Option #1 would access directly to the Parks Highway, while option #2 would access Falcon Road before accessing the Parks Highway; and

WHEREAS, the application material indicates if a batch plant, rock crusher and/or screening plant is used for the operation, it will occur in the proposed primary equipment staging area or the

proposed secondary equipment staging area as depicted in the site plan; and

WHEREAS, the proposed locations of the batch plant, rock crusher and/or screening plant is located approximately 500 feet from the closest residential structure; and

WHEREAS, the proposed hours of operation are 7:00 AM to 7:00 PM, Monday through Saturday, unless construction requirements necessitate work outside these times; and

WHEREAS, the application material indicates if illumination devices are needed, they shall not be greater than 20 feet in height and will utilize downward directional shielding devices; and

WHEREAS, according to the site development plan, permanent and semi-permanent structures associated with the proposed use meet setback requirements; and

WHEREAS, according to the site plan, earth material extraction activities will not take place within 100-feet of any identified wetlands or waterbodies; and

WHEREAS, maps are included in the record identifying surrounding property ownership, existing land uses, wetlands, and waterbodies within ½ mile of the proposed site; and

WHEREAS, a site plan is included in the record showing the location of the earth materials extraction site, including phases of mining within the subject parcel; and

WHEREAS, a topographic contour map, bare earth map, and aerial photography are included in the record. These items show topographic features and vegetation of the subject property and adjacent properties; and

WHEREAS, the application material indicates that during high activity within the pit, the maximum number of truck trips during a 12-hour workday is estimated to be 250; and

WHEREAS, noise levels exceeding the levels in MSB 17.28.060 are prohibited; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.30 and MSB 17.28; and

WHEREAS, the Planning Commission conducted a public hearing on August 5, 2019 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting denial of Planning Commission Resolution 19-18:

1. All of the requirements to demonstrate compliance with state and federal laws have been met (MSB 17.30.055(A)).
2. The proposed use, with conditions, is not consistent with the applicable comprehensive plan (MSB 17.30.60(A)(1)).

3. The proposed use, with conditions, will detract from the value, character and integrity of the surrounding area (MSB 17.30.060(A)(2)).
4. The application material has met all of the requirements of this chapter (MSB 17.30.060(A)(3)).
5. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.30.060(A)(4)).
6. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.30.60(A)(5)).
7. The surrounding property ownership, existing land uses, and wetlands and water bodies within the notification area have been identified (MSB 17.28.060(A)(1)).
8. The area to be mined, description of the topography and vegetation, and approximate time sequence for the duration of the mining activity have been determined. No permanent, semi-permanent, or portable equipment are anticipated to be located within the required setbacks (MSB 17.28.60(A)(2)).
9. The proposed traffic route and traffic volumes have been identified. Traffic generated from the proposed use will not exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles a day, as specified

in MSB 17.61.090, Traffic Standards (MSB 17.28.60(A)(3)).

10. Existing vegetation and earthen berms will be used to meet the visual screening measures (MSB 17.28.60(A)(4)).
11. Noise mitigation measures include retaining vegetative buffers and constructing earthen berms to ensure that sounds generated from earth material extraction activities do not exceed sound levels set forth in MSB 17.28.060(A)(5)(a). Noise levels exceeding the levels in 17.28.060(A)(5)(a) are prohibited.
12. The proposed use meets lighting standards in accordance with MSB 17.28.060(A)(6).
13. The operation will not conduct earth material extraction activities within 100 linear feet of any identified wetland, stream, river or other waterbody and the operation will not mine below or within four feet of the seasonal high water table (MSB 17.28.60(A)(7)(a - b)).

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 5th day of August, 2019.

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COLLEEN VAGUE, Chair

ATTEST


MARY BRODIGAN, Planning Clerk
(SEAL)

PASSED UNANIMOUSLY: Vague, Anderson, Chesbro, Elder, Glashan, and
Mossanen

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JUNE 6, 2019**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 6, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2
Mr. Gregory Pugh, Assembly District #3, Vice Chair
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. George Thompson, Assembly District #7
Mr. John Shadrach, Alternate #2

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Platting Board members absent and excused were:

VACANT, Assembly District #6
VACANT, Alternate #1

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Cheryl Scott, Platting Technician
Ms. Peggy Horton, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member George Thompson.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for May 2, 2019.

GENERAL CONSENT: The minutes for May 2, 2019 were approved without objection.

3. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. THE RANCH MASTER PLAN: The request is to modify **The Ranch Master Plan**, removing 88 lots within Phase 1 south of E. Nelson Road and all of Phase 2, now that the petitioner sold those tracts of land. The petitioner also requests an adjustment to the phase lines within the westernmost area of the property, known as Phase 5, containing 973.21 acres +/- . The Master Plan is located lying south of the Alaska Railroad and bisected by E. Nelson Road (Tax ID# 7647000TOOC-1-A. 7174000T001, 7812000TOOA.); within Sections 17, 19, 20 & 21, Township 17 North, Range 1 East, Seward Meridian; Community Council is Gateway and Assembly District #3 George McKee (*Owner/Petitioner: Ingeborg Turner, on behalf of Arctic Devco, LLC and Rick Besse, Surveyor; Staff: Peggy Horton*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he knows the engineer & petitioner.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 342 public hearing notices were mailed out on May 15, 2019.

Ms. Horton provided a staff report.

- Gave an overview of the case, #1984-416.
- Staff recommended approval of the case with findings & conditions.

Platting Board questioned staff regarding multiple accesses to the subdivision, and access to public lands to the south.

Chair Rausa opened the public hearing for public testimony.

(There were no persons to be heard.)

There being no persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments.

Mr. Rick Besse, the Petitioner's Representative, provided a brief description of the changes to the master plan.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add recommendation #12.

Chair Rausa closed the applicants comments and discussion moved to the Platting Board.

MOTION: Platting Member Pugh moved to approve the revision of The Ranch Master Plan, removing Phase 1 south of E. Nelson Road and Phase 2 and changing the phasing plan with Phase 5, with 12 recommendations. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add #12: Adjust phase lines and phase 5 as requested by DPW engineer.

VOTE: The main motion passed with all in favor. There are 7 findings.

TIME: 1:26 P.M.

CD: 0:26:02

5. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. BERRY'S BLUFF:** The request is to divide Tax Parcel C7 into 27 lots to be known as **Berry's Bluff**, containing 39.95 acres +/- . The petitioner is constructing interior streets to borough standards. Access to the subdivision will be constructed from S. Twin Peaks Drive and W. Bluff View Drive. The plat is located southeast of E. Fairview Loop, east of S. Coleman Drive and west of S. Well Site Road (Tax ID #17N01W28C007); within the SW 1/4 Section 28, Township 17 North, Range 1 West, Seward Meridian; Community Council is Knik-Fairview and Assembly District #3 George McKee. (*Owner/Petitioner: Nugent Properties, LLC; Surveyor: Besse Engineering; Staff: Cheryl Scott*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;

- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he worked for the petitioner & the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 95 public hearing notices were mailed out on May 15, 2019.

Ms. Scott provided a staff report

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Platting Board Members questioned staff regarding:

- Asked about who would do the upgrades to the roads.
- There are two developers working on the same road, asked who will be doing the main work.
- Asked about sub-collector roads and any updates to be done.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on the roadways and traffic count: Mr. Jason Childers.

The following person spoke regarding concerns about the traffic issues and the wildlife in the area: Mr. Neal Ainsworth.

The following person spoke regarding concerns about access and increased traffic count: Mr. Joey Crum.

The following person spoke regarding concerns about the access regarding the selection line and would like to be more involved in the decision process: Mr. Joseph Wilson.

The following person spoke regarding concerns about the traffic increase on the roadways and objection to the connectivity of the roads: Ms. Nicole Marsh.

The following person spoke regarding objections to the road access connection being made; and concerns about traffic safety and future roadways: Mr. Jim Marsh.

The following person spoke regarding concerns about future traffic and their experience on road safety: Ms. Carol Halsey.

The following person spoke regarding concerns about future traffic and safety issues: Ms. Pat Wilson.

The following person spoke regarding concerns about the development of the lots and access: Mr. Craig Mespelt.

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

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements from the audience.

Mr. Howard Nugent, the petitioner, and Mr. Rick Besse, the petitioner's representative, provided a brief description of the development and answered questions regarding the subdivision.

Platting Board Members questioned the petitioner regarding:

- Residential sub-collector roads and upgrades to the roads.
- ADT count and if recommendation #8 & #9 need to be changed.

Staff questioned the petitioner's representative regarding:

- Clarification on the boundary lines and to add finding of facts #17.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Berry's Bluff, with 13 recommendations. The motion was seconded by Platting Member Vau Dell.

Platting Board Member Vau Dell asked if Coleman road can be used for access to the lots.

Discussion followed on the subject of roadways and sub collector roads.

FINDINGS OF FACTS:

- Add #17: Nicolas and Amanda Strickler, owner of Lot 8, Block 4, Sunrise Mountain Estates, Phase 2; Carol Treat, owner of Lot 9, Block 5, Bluff View Acres; Jim & Nicole Marsh, owner of Lot 7, Block 5, Bluff View Acres; Daniel Johnston, owner of Lot 12, Block 5, Bluff View Acres; and one unnamed resident all object to the subdivision for the following reasons: Increased traffic, speed, noise, crime and population. Concern for the

safety of the children playing in the streets. Concerned about street maintenance and repair and the additional traffic deteriorating the roads. Concerned about migratory bird population and the active eagles nest, and suggests that the subdivision should only have one access point.

VOTE: The main motion passed with Platting Member Pugh in objection. There are 17 findings.

TIME: 2:53 P.M.

CD: 01:51:56

BREAK

TIME: 3:01 P.M.

CD: 01:52:07

B. IRON HORSE RUN: The request is to create 31 parcels for the finalization of the Port MacKenzie Rail Extension, to be known as **Iron Horse Run Subdivision**, containing 168.88 acres +/- . Once the plat is recorded, land will be quitclaimed to MSB. The plat is located west of Big Lake, Horseshoe Lake and West Lake; within Sections 01, 02, 10, 11, 15, 16, 20, 21, 29 and 30, Township 17 North, Range 4 West, Seward Meridian.; Community Council is Big Lake and Assembly District #5 Dan Mayfield. (*Owner/Petitioner: Alaska mental Health Trust Land Office; Surveyor: Survbase LLC; Staff: Fred Wagner*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Vau Dell

- Stated that he was approached & had contact with a nonprofit group on the trails.
- He did not share his thoughts or did not speak to them.
- He does not have a substantial interest for this case, and has no financial consequence to his business; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 5 public hearing notices were mailed out on May 15, 2019.

Mr. Wagner provided a staff report:

- Gave an overview of the case, #2019-061.
- Staff recommended approval of the case with findings & conditions.

Chair Rausa opened the public hearing for public testimony.

(There were no persons to be heard.)

There being no persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Ms. Dayna Rumfelt (MSB Capital Projects), the Petitioner's Representative, provided a brief description of the road corridor.

Platting Board Members questioned the petitioner regarding:

- What the road corridor is made of.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Pugh moved to approve the preliminary plat for Iron Horse Run and variances from MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, from MSB 43.20.281 Area, and from MSB 43.20.300 Lot and Block Design, with 5 recommendations. The motion was seconded by Vau Dell.

VOTE: The main motion passed with all in favor. There are 8 findings.

TIME: 3:13 P.M.

CD: 02:03:25

C. CHUNILHA ESTATES AT TALKEETNA LAKES: The request is to create three lots from Lot 67, Paper Subdivision, Plat No. 66-4, to be known as **Chunilna Estates at Talkeetna Lakes**, containing 8.9 acres +/- . Petitioner will be granting a Public Use Easement for one access to all three lots. The plat is located east of S. Talkeetna Spur (Tax ID # 56239000OL067); within the NE ¼ Section 7, Township 25 North, Range 4 West, Seward Meridian; Community Council is Talkeetna and Assembly District #7 Tam Boeve. (*Owner/Petitioner: John Roger & Andrea Kelsey Cashier Lilliland; Surveyor: Gary LoRusso; Staff: Amy Otto-Buchanan*)

Chair Rausa:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;

- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

Platting Board Member Cottini

- Stated that he worked with the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business on this case; and
- Stated that he can be impartial in a decision.

There was an objection by Platting Member Vau Dell.

The Platting Board ruled that there is no conflict of interest with 4 in favor and Platting Member Thompson & Platting Member Shadrach in objection.

Chair Rausa read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 76 public hearing notices were mailed out on May 15, 2019.

Ms. Otto-Buchanan provided a staff report.

- Gave an overview of the case, #2019-050.
- Staff recommended approval of the case with findings & conditions.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding objections to the development of the lots, the placement of the easement and access, and having no green space between her place and the driveway: Pamela Crane.

The following person spoke regarding objections to the development and the platting action being taken on the easement & development. Has concerns about the safety of the area: Ruth Herring.

There being no more persons to be heard, Chair Rausa closed the public hearing.

Chair Rausa invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Mr. Gary LoRusso, the Petitioner's Representative, provided a brief description of the development and answered questions regarding the lots.

Platting Board Members questioned the petitioner regarding:

- The section line easement.
- The placement of the Driveway.

Chair Rausa closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Chunilna Estates at Talkeetna Lakes, with 8 recommendations. The motion was seconded by Platting Member Pugh.

Discussion followed on the subject of changing the road placement.

FINDINGS of FACTS:

- Modify #4: There is one objection from the public in response to the Notice of Public Hearing.

VOTE: The main motion passed with all in favor. There are 8 findings.

TIME: 3:45 P.M.

CD: 02:34:13

D. COLONIAL FIELDS MASTER PLAN: The request is to create 73 lots and two tracts in a four-phased master plan from Lot 4, Block 2, Nelson Farms Phase 2, Plat No. 2014-136 and Lot 4A, Block 1 and Tract A-2, Nelson Farms 2017, Plat No. 2018-81, to be known as **Colonial Fields Master Plan**, containing 143.7 acres +/- . Petitioner will be constructing interior streets to Borough standards. The plat is located south of S. Bodenburg Loop (Tax ID # 57330B02L004/57771B01L004A/57771000T00A-2); within Section 34, Township 17 North, Range 2 East, Seward Meridian; Community Council is Butte and Assembly District #1 Jim Sykes. (Owner/*Petitioner: David J. Miller, Nortake Farms LLC and Colonial Fields LLC; Surveyor: Gary LoRuss; Staff: Amy Otto-Buchanan*)

Platting Chair Rausa

- Stated that he knows the petitioner and has been hired to do the design work on the homes on the lots.
- He does have a substantial interest for this case.

The Platting Board ruled that there is a conflict of interest.

Chair Rausa recused himself from Colonial Fields Master Plan and the Vice Chair Pugh took over Chair's seat for the remainder of the meeting.

Platting Board Member Cottini

- Stated that he knows the petitioner & has worked with the petitioner & the engineer in the past.
- He does not have a substantial interest for this case, and has no financial consequence to his business on this case; and
- Stated that he can be impartial in a decision.

The Platting Board ruled that there is no conflict of interest.

There was no objection noted.

Vice Chair Pugh read the title into the record.

Sloan Von Gunten, Administrative Specialist, provided the mailing report.

- Stated that 54 public hearing notices were mailed out on May 15, 2019.

Amy Otto-Buchanan, Platting Technician, provided a staff report:

- Gave an overview of the case, #2019-058.
- Staff recommended approval of the case with findings & conditions.
- Would like to remove recommendation #7d.

Platting Board Members questioned staff regarding:

- The road placement in the subdivision.

Vice Chair Pugh opened the public hearing for public testimony.

The following person spoke regarding concerns about the development of the subdivision, traffic impacts, wildlife habitat, and well water & septic systems: Ms. Sandy Allen.

The following person spoke regarding objections to the lot size and the number of parcels being developed in the subdivision: Ms. Laura Shones.

The following person spoke regarding concerns about public safety on the road placement in the subdivision, and the increase of wells and drainage: Mr. John Akers.

The following person spoke regarding concerns as a realtor and agrees that the lots are too small on this master plan: Ms. Stephanie Koontz

The following person spoke regarding concerns about public safety regarding EMS/Fire response and support: Ms. Kelsey Akers.

The following person spoke regarding concerns about lot size for the master plan, future traffic, and the roadways for the master plan. The current roadway does not support bike paths: Ms. Kathy Harrington

The following person spoke regarding concerns about health & public safety in the area: Ms. Camilla Potts.

There being no one else to be heard, Vice Chair Pugh closed the public hearing.

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements from the audience.

Mr. David Miller, the petitioner, and Mr. Gary LoRusso, the petitioner's representative, provided a brief overview of the master plan development and answered questions regarding the subdivision.

Platting Board Members questioned the petitioner & the representative regarding:

- The distance on the roads in the design.
- Design function.
- Snow removal.

Vice Chair Pugh closed the petitioners comments and discussion moved to the Platting Board.

MOTION: Platting Member Anderson moved to approve the preliminary plat for Colonial Fields Master Plan, with 9 recommendations and the removal of recommendation #7d. The motion was seconded by Platting Member Shadrach.

RECOMMENDATIONS:

- Remove #7d.

VOTE: The main motion passed with all in favor. There are 9 findings.

TIME: 4:32 P.M.

CD: 03:20:02

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

The following person spoke regarding an update about platting board changes & procedures:
Ms. Eileen Probasco

- We will be trying a new seating arrangement at the next meeting for staff and the platting board.
- Staff will be presenting the cases before the board in a different manner.
- We will be providing a new procedure manual for the platting board.
- The staff report will have some changes made in regards to format and reading.
- Gave an update on planning and more presentations will be brought to the meetings.

The following person spoke asking the board if Berry's Bluff passed or failed, as he was not at the hearing earlier: Mr. Daniel Trent.

6. ITEMS OF BUSINESS & MISCELLANEOUS

A. Special Meeting Session on Title 43 White board List

- The platting board will look at the list at the next meeting.

7. RECONSIDERATIONS/APPEALS

(There were no reconsiderations/appeals.)

8. PLATTING STAFF & OFFICER COMMENTS

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

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board.

Ms. Von Gunten updated the board on changes to the agenda and asked for the board's decision on when the chair would like to close the public hearing on the agenda.

9. BOARD COMMENTS

Platting Board Member Cottini commented on recusals.

Platting Board Member Anderson would like to have law at the next meeting for more information regarding recusals.

Platting Board Member Thompson shared his appreciation for those who served on D-Day.

Platting Board Member Vau Dell updated the board on Mr. Johnson's condition.

Platting Board Member Shadrach commented on the history of recusals.

Platting Board Member Pugh appreciated the boards work done for the day.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Gregory Pugh adjourned the meeting at 5:06 p.m. (CD: 3:52:40)

Jordan Rausa

JORDAN RAUSA, Platting Board Chair

ATTEST:

Sloan Von Gunten

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: July 18, 2019

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on June 20, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Vice Chair Gregory Pugh.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2
Mr. Gregory Pugh, Assembly District #3, Vice Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. John Shadrach, Alternate #2

Platting Board members absent and excused were:

Mr. Jordan Rausa, Assembly District #4, Chair
Mr. George Thompson, Assembly District #7
VACANT, Assembly District #6
VACANT, Alternate #1

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Cheryl Scott, Platting Technician
Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member John Shadrach.

C. APPROVAL OF THE AGENDA

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

- Change the order of the cases to be heard.

GENERAL CONSENT: The agenda was approved with changes without objection.

2. APPROVAL OF MINUTES

Vice Chair Pugh inquired if there were any changes to the minutes for May 16, 2019.

GENERAL CONSENT: The minutes for May 16, 2019 were approved without objection.

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

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(There were no audience participation.)

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

(There is no Unfinished Business.)

5. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. LALLEN LAKE B/3 L/14:** The request is to eliminate a 10' drainage easement on the south boundary of **Lot 14, Block 3, Lallen Lake**, Plat #77-16. A 10' wide replacement drainage easement has been acquired on Lot 15, Block 3, adjacent to an existing 10' wide drainage easement on the north boundary. The Plat is located east of Lallen Lake and west of Seymour Lake directly west of N. Larry Trail (Tax ID # 1270B03L014); within SW ¼ Section 32, Township 18 North, Range 2 West, Seward Meridian; Community Council is Meadow Lakes and Assembly District #7 Tam Boeve. (*Owner/Petitioner: Michael C. & Son H. Dail; Surveyor: MSB; Staff: Cheryl Scott*)

Vice Chair Pugh:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Vice Chair Pugh read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 77 public hearing notices were mailed out on May 30, 2019.

Ms. Scott provided a staff report

- Gave an overview of the case, #2019-069.
- Staff recommended approval of the case with findings of fact & Conditions.

Vice Chair Pugh opened the public hearing for public testimony.

(There were no persons to be heard.)

There being no one else to be heard, Vice Chair Pugh closed the public hearing.

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Ms. Shiela Armstrong, representative from MSB Pre Design Department, provided a brief description of the drainage easement action.

(There were no questions from the Platting Board Members)

Vice Chair Pugh closed the petitioner's comments and discussion moved to the Platting Board.

MOTION: Platting Member Anderson moved to approve the elimination of the 10' wide Drainage Easement granted on Lot 14, Block 3 for Lalen Lake, with 6 recommendations. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with all in favor. There are 6 Findings of Fact.

TIME: 1:10 P.M.

CD: 0:08:22

B. GRANITE RIDGE 2019: The request is to divide Lots 1 & 2, Block 2, Granite Ridge Ph 1, Plat 2016-14, into 4 lots to be known as **Granite Ridge 2019**, containing 4.06 acres +/- . The petitioner is also requesting modification of a drainage easement and elimination of an unused utility easement, both along the north side of Granite Ridge Road. The plat is located west of N. Farm Loop (Tax ID #7507B02L001 & L002); within NW ¼ Section 19, Township 18 North, Range 2 East, Seward Meridian; Assembly District #6 Jesse Sumner. *(Owner/Petitioner: Ken & Beht Kincaid; Surveyor: Gary LoRusso; Staff: Peggy Horton)*

Vice Chair Pugh:

- read the memorandum regarding quasi-judicial actions into the record;
- queried platting board members to determine if any of them have a financial interest in the proposed case;
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed case; and
- if all platting board members are able to be impartial in a decision.

There was no objection noted.

Vice Chair Pugh read the case title into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 46 public hearing notices were mailed out on May 30, 2019.

Ms. Horton provided a staff report:

- Gave an overview of the case, #2019-071/072.
- Staff recommended approval of the case with findings & conditions.

Vice Chair Pugh opened the public hearing for public testimony.

(There were no persons to be heard.)

There being no persons to be heard, Vice Chair Pugh closed the public hearing.

Vice Chair Pugh invited the petitioner or their representative to provide their comments and to respond to questions and statements.

Mr. Gary LoRusso, the Petitioner's Representative, provided a brief description of the case.

Vice Chair Pugh closed the petitioners and the representative comments and discussion moved to the Platting Board.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Granite Ridge 2019 with utility easement elimination and drainage easement modification, with 10 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The main motion passed with all in favor. There are 8 findings.

TIME: 1:16 P.M.

CD: 0:14:07

6. ITEMS OF BUSINESS & MISCELLANEOUS

A. Special Meeting Session on Title 43 White board List

- The platting opened the session on the White Board List.

Item #3: Discussion ensued starting with Item #3.

TIME: 1:47 P.M.

CD: 0:43:10

BREAK

TIME: 1:50 P.M.

CD: 0:43:15

Item #3: Discussion ensued between the platting board members regarding item #3.

MOTION: Platting Member Vau Dell moved to approve the changes to white board list item #3. The motion was seconded by Platting Member Cottini.

VOTE: The main motion passed with all in favor.

Item #4: The Platting Board put item #4 on hold.

Item #5: Discussion ensued between the platting board members regarding item #5.

MOTION: Platting Member Vau Dell moved to approve the changes to white board list item #5. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with all in favor.

Item #6: Discussion ensued between the platting board members regarding item #6.

MOTION: Platting Member Cottini moved to not add white board list item #6. The motion was seconded by Platting Member Shadrach.

VOTE: The main motion passed with 4 in favor and Platting Member Vau Dell in Objection.

Vice Chair Pugh moved the Platting Board to the next agenda item.

TIME: 2:45 P.M.

CD: 01:30:29

BREAK

TIME: 3:00 P.M.

CD: 01:30:34

7. RECONSIDERATIONS/APPEALS

(There were no reconsiderations/appeals.)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

Ms. Sears from the Mat-Su Borough Law Department answered questions regard recusals and ex parte.

B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board. Updated the board on the construction manual.

Ms. Von Gunten updated the board about the changes being made to the agenda procedures and will be giving the board a print out of the Policy & Procedure Manual at the next meeting. Updated the board on the new platting board member who will be starting in July.

9. BOARD COMMENTS

Platting Board Member Anderson thanked staff for inviting Legal to speak at the meeting.

Platting Board Member Vau Dell asked for clarification regarding the white board list.

Platting Board Member Pugh thanked staff for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Gregory Pugh adjourned the meeting at 3:20 p.m. (CD: 1:48:37)

Gregory Pugh

GREGORY PUGH, Platting Board Vice Chair

ATTEST:

Sloan Von Gunten

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: July 18, 2019

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TO: Matanuska Susitna Borough Assembly Members

FROM: Earl Almdale, President, Fishhook Community Council (FHCC)
Sheri Musgrave, Secretary, Fishhook Community Council (FHCC)

DATE: August 6th, 2019

SUBJECT: Resolution on Development of Commercial, Educational, or Non-Profit Outdoor Shooting Facilities

From the Fishhook Community Council *to the Matanuska Susitna Borough Assembly* regarding the development in the Fishhook Community of Commercial, Educational, or Non-Profit Outdoor Shooting Facilities:

[On July 18th, 2019 56 members were at the FHCC General Meeting and adoption of the resolution was passed by vote of 39.]

A RESOLUTION OF THE FISHHOOK COMMUNITY COUNCIL
REGARDING THE DEVELOPMENT OF COMMERCIAL, EDUCATIONAL AND NON PROFIT
OUTDOOR SHOOTING FACILITIES

WHEREAS the By-Laws of the Fishhook Community Council establish that a major purpose of the Council, in accordance with Matanuska Susitna Borough code, is to improve communications between the Borough and citizens of the community; and

WHEREAS the Fishhook Comprehensive Plan was adopted by the Matanuska Susitna Borough Assembly on March 21, 2017; and

WHEREAS the Fishhook Comprehensive Plan states on Page 13, LAND USE GOALS, that Goal #1 is Respect Existing Private Property Rights while Minimizing Impacts to Neighboring Property Owners; and

WHEREAS the Fishhook Comprehensive Plan states on the same page that Strategies to Achieve this Goal include "Encouraging home based businesses that have little impact on neighbors"; and

WHEREAS the same list of strategies to achieve Goal #1 includes "Encouraging Fishhook residents to be active in the planning process to ensure their interests and rights are adequately protected"; and

WHEREAS the Fishhook Comprehensive Plan states on Page 13, LAND USE GOALS, that Goal #2 is Maintain the Rural Character of Fishhook; and

WHEREAS the plan acknowledges on the same page that rural character is hard to define but that it includes a strong connection to nature, scenic views, low population density, farmlands and livestock, safe places close to home for kids to play, and the freedom to live one's own lifestyle; and

WHEREAS excessive noise and significant public safety risks may be incompatible with rural character, as well as there may exist environmental hazards and fire protection issues that ought to be considered; and

WHEREAS property values on adjacent properties likely will decrease where there is establishment of Commercial, Educational or Non-Profit outdoor shooting facilities nearby; and

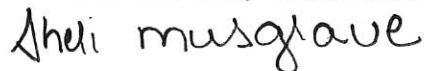
WHEREAS the Matanuska Susitna Borough Assembly's plan for studying borough-wide issues pertaining to the development of legislation for the siting, construction, and operation of outdoor shooting facilities failed to come to fruition last year because the committee established to study the aspects and issues never was formed and the committee sunsets August 7, 2019 (Matanuska Susitna Borough Ordinance Serial Number 18-086);

THEREFORE BE IT RESOLVED that the Fishhook Community Council requests that the Matanuska Susitna Borough Assembly place a moratorium on the development in the Borough of Commercial, Educational or Non-Profit Outdoor Shooting Facilities until there is, among other research and exchange of ideas, an expedited review of the effect of such developments on the goals set forth in the various community comprehensive plans the Matanuska Susitna Borough has adopted to guide communities and governing authorities.

The Fishhook Community Council thanks the Matanuska Susitna Borough Assembly for its consideration.

 FHCC PRESIDENT

Sheri Musgrave
Fishhook Community Council Secretary



LOUISE / SUSITNA / TYONE COMMUNITY ASSOCIATION (LSTCA)

BOARD MEETING MINUTES

May 25, 2019, 1100 hours, Lake Louise Lodge

The LSTCA Board Meeting was called to order at 11:05 by Dustin Overturf.

MEMBERS PRESENT:

Dustin Overturf, President
Kerin Fassler, Secretary
Jim Else, Treasurer
Yvette Delaquito, Member
Wendy Simpson, Member

BOARD MEMBERS NOT PRESENT:

Dalton Clark, Vice-President
Ted Kinney, Member

GUESTS PRESENT

Jim Sykes, MatSu Borough Assemblyman, District 1
John Hicks, LSTCA Fire Chief
Stephanie Bishop, MatSu Borough EOC Specialist
Gary Klink, EMS Deputy Director, MatSu Borough
Eugene Haberman, MatSu Resident

QUORUM:

A quorum was established.

SECRETARY'S REPORT:

The Minutes of the March 10, 2019 meeting were read. With the exception of a few grammatical errors, the minutes were approved as written.

GUEST BUSINESS:

In order to allow out of area guests to finish their business and leave in a timely manner, agenda items were rearranged.

Gary Klink reported that the contract we had for EMS response with CREMS has been cancelled. New ACLS capability should be in place in a couple of weeks or so for us with Delta. Coverage will be on the road system so all persons with medical emergency must make their way to the Lake Louise Road in order to be picked up by ambulance services. AEDs that we currently have need to have pads checked

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to make sure they are still valid and not expired. The Public Safety Building will not be torn down soon as there is no funding in the budget to do so. Nor will it be repaired. Staff will be out to board it up to avoid potential accidental damage to persons who might enter. It was made clear to the group that the MatSu Borough owns the building. Mr. Klink to check on feasibility of keeping solar panels when building is eventually torn down.

Stephanie Bishop reported on potential training that can be set up for basic emergency first aid for the community. She can put together a plan suitable for our area including how to package a patient for transport. This is something that needs to be kept in mind if we would like a storage building big enough to do training as well. This will be addressed at annual meeting.

Jim Sykes brought pictures of the new boat ramp for viewing. Contract signed for project start after 4th of July with end of August completion. EMS training in neighboring Glacier View was good and we should consider doing it locally. Neighborhood Watch – if we do it, we need to make sure we are really doing it and not just putting up signs with no follow-up. Need to talk to Chickaloon on how they do it. We still are the only ones who get free service on dumpsters in the Borough. He will check to see why we are only getting two bins instead of three like before. Regarding batteries for heating - if we get a storage building, silicon batteries work in the cold. Also, propane heaters can be used. Don Young did not commit to anything specific during Mr. Sykes' recent visit to him, but he is always interested in road issues. This is his last meeting with us as his tenure as our assemblyman is up July 15, 2019.

Treasurer's Report

The treasurer's report was read by Jim Else. There is \$2,650.78 in our share draft account; \$62,029.85 in the money market account, and \$2,657.75 in our share certificate account; and \$27.34 in our primary share account for a total of \$67,365.72 in funds. \$2,000 to \$3,000 will be spent by the time annual meeting happens to pay current bills. Motion to have taxes done by Harry Draeger as in the past was made by Yvette Delaquito and seconded by Dustin Overturf. MOTION PASSED. Treasurer's report was approved as presented.

\$500 was requested to update the signs at the channel. Yvette motioned and Dustin seconded. MOTION PASSED.

Motion was made to use the same scope for 2019 funding as we have used in the budget of 2018. MOTION PASSED.

OLD BUSINESS:

Dustin Overturf motioned to set up a committee to determine the type of storage we need will be addressed at the annual meeting. Kerin Fassler seconded. MOTION PASSED.

Garbage – Ken Soldine presented status of garbage and indicated we need a private contractor to haul big stuff away – i.e., refrigerators, stoves, etc. Discussion on having a trailer in the springtime for temporary removal was discussed. We need to find out what the cost of refrigerator removal would be.

Ken Soldine to work on a twice annual cleanup program with Jim Else. Signs with hours of when items can be taken to the garbage transfer station would be a good idea to have.

We have funds available to get a temporary structure – for community storage. More research needs to be accomplished and this will also be on the annual meeting agenda.

NEW BUSINESS:

Sewage dump – it has been reported that RVs are dumping along the roads and in the lakes when departing the area. Ken Soldine working with DNR to get a new sewage lagoon set up has been held up with red tape so far. Signage for boat ramp to not dump here will be looked into by Wendy Simpson. Dustin Overturf motioned for signage to vote on at annual meeting. Jim Else seconded. The cost could come out of the Neighborhood Watch funding. MOTION PASSED

Neighborhood Watch – cameras and signs, driving patrols, etc. were discussed. Jim Else to talk to Ken Soldine about the feasibility of using cameras at the lake like he uses on his property. Will be discussed at annual meeting. Need to talk to Chickaloon about their neighborhood watch program and how they use signage. \$300-\$500 allocation for signs was discussed. Also getting information from State Troopers about how to implement a program. Tabled to annual meeting.

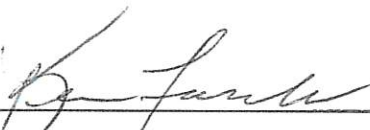
Three board seats are up for renewal; Kerin Fassler, Yvette Delaquito, and Ted Kinney's seats are all expiring this July. Please consider running for the board!

Ken Hobbs is looking into preparing a community newsletter that can be posted on our website.

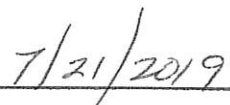
Eugene Haberman addressed the group and indicated more notice for meetings would be better.

Next Meeting will be the annual meeting: 10:00 at the Point Lodge on 21 July 2019. Everyone is requested to bring a dessert to share. Funding in the amount not to exceed \$800 was approved by the board for food supplies to the Point.

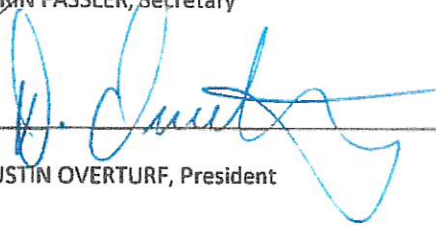
Kerin Fassler motioned to adjourn and Wendy Simpson seconded. MOTION PASSED. Meeting adjourned at 11:30.




KERIN FASSLER, Secretary



Date



DUSTIN OVERTURF, President



Date