

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on August 14, 2024, 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 Planning Director Alex Strawn.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Alex Strawn, Planning Director
- Ms. Kayla Kinneen, Administrative Specialist

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CLERKS OFFICE

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **GLENN VIEW:** The request is to create two lots from Tax Parcel B15 (Parcel #3, MSB Waiver 2000-194-PWm, recorded Book/Page 1101/869), to be known as **GLENN VIEW**, containing 14.51 acres +/- . Parcel is located northwest of W. Glenn Highway at Milepost 99 and south of W. Pinochle Lane (Tax ID# 20N09E29B015); lying within Section 29, Township 20 North, Range 09 East, Seward Meridian, Alaska. In the Glacier View Community Council and Assembly District #7. (*Petitioner/Owner: Dustin & Dorothy Hrcir, Staff: Natasha Heindel, Case #2024-012*)

Planning Director, Alex Strawn, read the case description into the record.

Ms. Kayla Kinneen provided the mailing report.

- Stated that 10 public hearing notices were mailed out on July 9, 2024.

Planning Director, Alex Strawn opened the public hearing for public testimony.

There being no one to be heard, Planning Director, Alex Strawn 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: Planning Director Alex Strawn moved to approve with 7 conditions. There are 7 findings of fact.

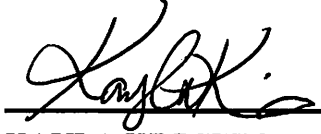
4. ADJOURNMENT

With no further business to come before the Planning Director, Alex Strawn adjourned the meeting at 8:33 a.m.



ALEX STRAWN
Planning Director

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist

I. CALL TO ORDER

A hearing was held for AC&R Case No. 24-01 at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The hearing was called to order at 11 a.m. by Chairperson Patti Hurt.

II. ROLL CALL

Board members present and establishing a quorum were:

Patti Hurt
Georgia Knazovich
Sally Pollen
Terry Dennison
Daniel Bowen

Staff in attendance were:

Brenda J. Henry, MMC, Assistant Borough Clerk
Erin Dooling, Assistant Borough Attorney
Christopher Loscar, Animal Care and Regulation Director
Jamie Kennedy, Animal Care and Regulation Manager
Matthew Hardwig, Animal Care and Regulation Chief
Rachel Curtis, Deputy Animal Care and Regulation Officer

III. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved as presented without objection.

IV. ITEMS OF BUSINESS

- A. Hearing, AC&R Case No. 24-01: Appeal the level 3 Classification of Aska – Shanelle Grant, appellent

Chairperson Hurt noted that the Clerk had requested that she read a clarification into the record regarding how classifications of animals are lifted. Queried if there was any objection to her doing so.

There was no objection noted.

Chairperson Hurt spoke to the process of how the classification of animals can be lifted.

1. Opening Presentation by Borough Staff (15 minutes)
 - a. Erin Dooling, Assistant Borough Attorney

Ms. Dooling provided her opening presentation.

No questions were asked of Ms. Dooling.

Ms. Dooling queried if she could have Officer Curtis present with the remaining time instead of testifying as a witness.

Chairperson Hurt queried if there was any objection.

There was no objection noted.

Officer Rachel Curtis provided her opening statement.

No questions were asked of Officer Curtis.

2. Opening Presentation by Appellant (15 minutes)
 - a. Shanelle Grant

Shanelle Grant provided her opening statement.

Terry Dennison asked questions of Ms. Grant.

Sally Pollen asked about a previous incident.

Ms. Henry advised that the Board is not allowed to consider any previous incidents as code does not allow that at this time.

3. Victim Statements (15 minutes)
 - a. Olga Adams

Ms. Adams provided her statement.

Chairperson Hurt asked questions of Ms. Adams.

4. Witness statements (5 minutes)
 - a. Matthew Hardwig Chief Animal Care and Regulation Officer

Chief Hardwig provided his opening statement.

Shanelle Grant asked questions of Chief Hardwig.

- b. Rachael Curtis

[Clerk's Note: Officer Curtis testified during opening statements.]

- c. Any witness designated on appellant's witness list.

- d. Any witness mentioned in the record on appeal
- e. Any witness to impeach the testimony of another witness.
- f. Any witness necessary to lay the foundation for the admission into evidence of any exhibit or document contained in appellant's exhibits.

- g. Any rebuttal witness as may become apparent at the time of the hearing.

[Clerk's Note: no witnesses were called under items c. through g.]

- 5. Closing Remarks by Appellant (10 minutes)
 - a. Shanelle Grant

Shanelle Grant provided her closing remarks.

- 5. Closing Remarks by Borough (10 Minutes)
 - a. Erin Dooling, Assistant Borough Attorney

Ms. Dooling provided her closing remarks.

IV. ADJUDICATORY SESSION

MOTION: Georgia Knazovich moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 11:39 a.m.

MOTION: Georgia Knazovich moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited adjudicatory session at 12:12 p.m.

Chairperson Hurt requested Ms. Henry to read the final decision of the findings, conclusions, and final decision.

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

MOTION: Chairperson Hurt moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

REGULAR BOARD MEETING (Immediately following Appeal Hearing)

[Clerk's Note: The Board recessed from 12:08 p.m. to 12:12 p.m.]

I. APPROVAL OF MINUTES

A. January 22, 2024

Chairperson Hurt queried if there were any changes to the minutes. The minutes were approved as presented without objection.

II. AUDIENCE PARTICIPATION

There was no one present who wished to testify.

III. ITEMS OF BUSINESS

A. Deliberations and possible adoption of AC&R Resolution No. 24-001: A Resolution Making Recommendations For Amending Portions Of Title 24.

Chairperson Hurt queried if there was any objection to having Ms. Henry guide the Board through the remaining Title 24 revisions.

There was no objection noted.

Ms. Henry guided the Board through the remaining pages of the draft resolution as follows:

- Page 2 of 22: replace “do” with “as.”
- Page 3 of 22: strike proposed number 5.
- Page 4 and 5 of 22: insert: “(a) residents may use a personally owned live animal trap if it is commercially manufactured and maintained in good working order. Commercially manufactured and properly maintained traps do not require a safety inspection prior to use. Homemade live animal traps are not authorized for use, unless the trap has been inspected and it is approved as safe by the Animal Care Director, Chief Animal Care and Regulation Officer, or Animal Shelter Manager.
(b) an appointment must be scheduled to have a personally owned, homemade live animal trap safety inspected.
(c) There is no fee for having a personally owned, homemade live animal trap safety inspected for approval of use.”
- Page 8 of 22, Section 12: “The animal may not be returned to the owner until all fees are paid. If the fees are not paid within 120 hours of the owner receiving the notice of impoundment, the animal shall be subject to the adoption or euthanasia provisions of this title at the Animal Care Director’s discretion.”
- Page 9 of 22: “(D) An animal may not be adopted from impoundment that shows symptoms of infectious or contagious disease or shows signs of aggression toward humans or other animals, unless full disclosure of symptoms or signs of aggression has been made to the potential adopter.”
- Page 10 of 22, Section 17: strike the words “Matanuska-Susitna.”
- Page 10 of 22, Section 19: “All dogs and cats released from the animal care and regulation shelter shall receive a microchip implant. If the dog or cat is being released to the owner and the owner requests to be present, the owner shall be present during the insertion of the

microchip. The cost of the microchip shall be paid by the owner. The Animal Care Director shall list the fee for a microchip implant in a schedule approved by the Assembly.”

- Page 13 of 22, sectioned out the current codified paragraph to be more readable.
- Page 15: “(1) a Level 3 or Level 4 that did not go before the Animal Care and Regulation Board for a classification hearing, and the animal has been classified for two years, has not had any further incidents, including any violation of this title; or (2) a level 3 or 4 animal that went before the Animal Care and Regulation Board for a classification hearing at which the Board recommended that the animal be classified for 18 months instead of 2 years, has not had any further incidents, including any violation of this title.”
- Page 19 or 22, Section 32: “(D) An individual may lawfully detain any domestic animal found in violation of the Borough code, provided that they immediately notify the Animal Care and Regulation Office and surrender the animal to an Animal Care and Regulation Officer within 24 hours.”
- Page 19 or 22, Section 33: “Subject to the approval of the Borough Manager, the Animal Care Director may establish written policies, regulations, and procedures to carry out the provisions of this title. Animal care and regulation policies and procedures adopted and administered by the Animal Care Director shall be set forth in the manual entitled “Animal Care and Regulation Policies and Procedures,” which shall be made available to the public. Subject to the approval of the Borough Manager the Animal Care Director may modify, amend, or rescind, in writing, in whole or in part the “Animal Care and Regulation Policies and Procedures” manual.”
- Page 20 of 22, Section 34: “(5) the owner fails to reclaim an animal within 15 business days of impoundment, pursuant to MSB 24.15.010(C); (6) the animal is taken into Borough protective custody after being left unattended due to the death of a former owner and the successor owner is unknown and cannot be ascertained after a reasonable effort and an Animal Care and Regulation Officer has conspicuously posted a notice at the location at which the animal was seized for, a minimum of 15 business days.” And renumber the remaining section accordingly.
- Page 21 of 22, Section 35: “(D) Forfeiture procedures. An animal forfeited pursuant to subsection (B)(1), (2), (3), (4), (5), or (6) of this section is immediately subject to subsection (C) of this section the owner of an animal that is subject to forfeiture pursuant to subsection (B)(7), (8), (9), or (10) of this section shall be served with a written notice of intent to forfeit. The notice shall be served on the animal owner by personal service or certified mail. If the owner cannot be served, notice shall be given by publication pursuant to Rule 4 of the Alaska Rules of Civil Procedure. Forfeiture appeals are subject to the procedures as outlined in MSB 2.29.090.”
- Page 22 of 22, Section 36: approval of fine for failure to return live trap at \$300.

Chairperson Hurt queried if there was any objection to approving the amendments to the resolution.

There was no objection noted.

MOTION: Georgia Knazovich moved to approve Resolution No. 24-001 as amended.

VOTE: There was no objection noted.

B. Report from Animal Care and Regulation Staff.

Chris Loscar, Animal Care and Regulation Director reported the activities of the shelter.

[Clerk's note: Ms. Knazovich exited the meeting at 12:59 p.m.]

V. BOARD COMMENTS

Chairperson Hurt stated that the Borough is fortunate to have the animal care shelter run with such competent staff.

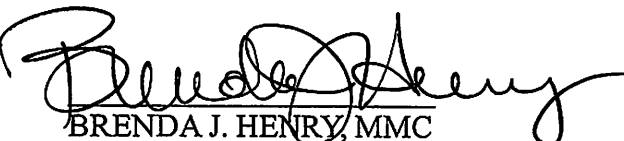
VI. ADJOURNMENT

The meeting adjourned at 1 p.m.



PATRICIA HURT
Animal Care and Regulation
Board Chairperson

ATTEST:


BRENDA J. HENRY, MMC
Assistant Borough Clerk

Approved:

MATANUSKA-SUSITNA BOROUGH

ANIMAL CARE AND REGULATION BOARD

IN RE:)
)
 Level 4 Classification of Hohenheim)
)
 Ryan Ackles, Appellant) AC&R Case No. 24-02
)
)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that ON August 13, 2024, the Animal Care and Regulation Board, rendered the following Findings, Conclusions, and Final Decision regarding the level 4 classification in the above-captioned matter. This final decision may be appealed to Superior Court within 30 days of the date of distribution pursuant to MSB 24.30.050 and the Alaska Rules of Appellate Procedure, Part VI, Rules 601-612.

FINDINGS

1. The incident which involved the dog Hohenheim, occurred on June 18, 2024, and is described in the Level 4 classification notice, which was issued to the appellant by the Chief Animal Care and Regulation Officer on June 29, 2024.
2. Officer Anderson received a call from Mat-Com stating that a woman who would not identify herself, was at the emergency room with her child who was bit in the face by her husband's French bulldog. Mat-Com provided Officer

Anderson the address of 3901 East Country Field Circle in Wasilla as the incident location and home of the dog.

3. The woman reported to the hospital of being in fear for her life and was fearful of her husband, and that she did not want to be tied to the report of the dog bite in any way.
4. The woman allegedly told the hospital that this bite was not the first bite from the same French bulldog. The hospital advised MatCom that the woman asked for the dog to be removed from the home.
5. Officer Anderson was provided a contact number for Jennifer LNU, who was the hospital staff who treated the minor victim. Jennifer stated that the mother did fill out the report, but refused to put her name on it and that as soon as the report was filled out, the mother and child "bolted" from the hospital.
6. Jennifer advised Officer Anderson that the bite was not too bad but that it did require irrigation and that the bite was to the face. Jennifer alleged that hospital staff saw what looked like healed bite wounds on the child's legs, but the record does not provide any evidence to support this claim. Jennifer also related that the woman alleged that this was not the first time the dog had bitten her child.

7. Officer Anderson contacted the mother, who reported that her child was the victim in this incident. The mother alleged that the dog had bitten her child on 4 other occasions.
8. The mother alleged that the dog had bitten other children in the neighborhood, to which Officer Anderson queried if those incidents had been reported. The mother advised that they had not and alleged that the appellant had made a deal with the parents to keep the dog indoors if they would refrain from reporting the bites.
9. Officer Anderson shared with the mother that Mat-Com had alleged that she was fearful of her husband, and he asked her if that was still the case; she confirmed that it was.
10. Officer Anderson asked the mother if he should reach out to the appellant regarding quarantine and she affirmed the query and related that she did not want the dog to quarantine at home as the appellant thinks it's funny when the dog bites children and does not believe that there is a serious issue.
11. A short time later, Officer Anderson received a phone call from a person who identified himself as Jaxon and purporting to be an Office of Children's Services (OCS) worker. The caller alleged that on 06/18/24, a boy was

bitten by a dog that belonged to the boy's father who resides at 21262 West Sara Lake Road, Big Lake.

12. Jaxon alleged that this was an ongoing issue and that the mother of the child wanted the dog gone. After a brief discussion the call ended and Officer Anderson placed a call to the OCS office, during which the front desk advised that they did not have an employee named Jaxon.
13. During the investigation, Officer Anderson determined that the address in Big Lake is for the minor victim's biological father and that the Big Lake address is not where the incident occurred.
14. Officer Anderson called the mother of the minor victim and queried if she would be available to sign quarantine paperwork for the dog. She stated that she would not be, as Alaska State Troopers had advised her it was not safe to be in the home due to the dog being there, so she was leaving.
15. The mother reported that the appellant was aware of the quarantine requirements and had stated that he would not be signing any paperwork.
16. On June 20th, Officer Anderson placed a call to the appellant to advise him of the bite report on his dog; the appellant confirmed that he was aware of the incident.

17. Officer Anderson notified the appellant that the Hohenheim's rabies vaccination was expired and because of that, the dog would not be allowed to quarantine at home.
18. The appellant agreed to surrender the dog for quarantine and arrived at the shelter approximately a half hour later, signed the paperwork, and left the dog for quarantine.
19. The Board finds that the animal Hohenheim was unrestrained at the time of the incident on June 18, 2024, and did inflict an aggressive bite or cause physical injury to a human.
20. The Animal Care and Regulation Board finds that it was not helpful to them that the victim nor the victim's mother did not testify to the event at the appeal hearing.
21. A member of the Board is not clear if the dog was restrained or unrestrained during this incident, according to the code definition of restraint.

CONCLUSIONS

Based upon the above Findings of Fact, the Animal Care and Regulation Board now makes the following Conclusion:

1. The Animal Care and Regulation Board has appellate jurisdiction over this matter pursuant to MSB 24.30.020 (A)
2. The Chief Animal Care and Regulation Officer has the authority under MSB 24.26.010 and 24.26.030 to classify an animal as it pertains to the captioned case.

3. A majority of the Board concludes that the incident does meet the level 4 classification as defined by MSB 24.26.010(A)(4)(a), as "Hohenheim" was unrestrained at the time of the incident and did inflict an aggressive bite or cause physical injury to a human.
4. Pursuant to MSB 24.26.080 (A)(2), An owner of a classified animal, including an animal classified under a repealed classification scheme, may apply to the Chief Animal Care and Regulation Officer, in writing, to have the classification reduced, modified, or removed in accordance with this section upon payment of outstanding fees, including a review fee of \$35, and showing that: a level three or level four animal has been classified for two years or 18 months if recommended by the Animal Care and Regulation Board after a hearing on the classification, without further incident, including any violation of this title.

FINAL DECISION

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

IT IS HEREBY DETERMINED, that the Animal Care and Regulation Board affirms the level 4 classification of Hohenheim.

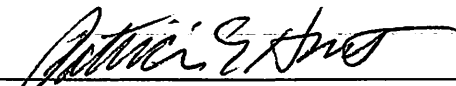
The appellant has stated on record during the appeal hearing that it is his intent to rehome Hohenheim to his mother's house in California.

IT IS RECOMMENDED, that should Hohenheim fall under the jurisdiction of the Matanuska-Susitna Borough while the classification is still in effect, that the appellant can apply for removal, modification, or reduction of the classification no sooner than February 13, 2026.

IT IS FURTHER RECOMMENDED, that Hohenheim not be around children under the age of 16.

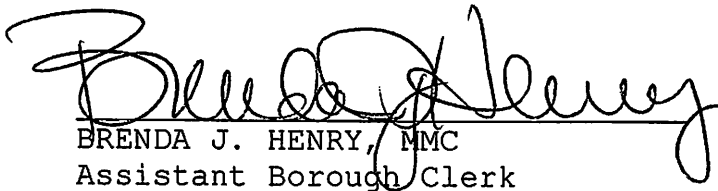
DATED at Palmer, Alaska this 13 day of August, 2024.

MATANUSKA-SUSITNA BOROUGH
ANIMAL CARE AND REGULATION BOARD



PATRICIA HURT, Chairperson

ATTEST:



BRENDA J. HENRY, MMC
Assistant Borough Clerk

YES: Dennison, Pollen, and Bowen

NO: Hurt

- President: Jodi Riddell
- Vice President: Margaret Billinger
- Secretary: Lisa Behrens
- Treasurer: Irene Crowley
- Director at Large: Ben Tew
- Director at Large: David Haggard
- Director at Large: Lindy Moss

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PO Box 520931
 Big Lake, AK 99652-0931

General Membership Meeting – July 9, 2024 – 7:00 PM
Big Lake Lions Recreation Center

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Time: 7:04pm

Quorum: Yes Attendees: **37** persons signed in / in attendance, **6** board members present

2.) Pledge of Allegiance

3.) Agenda Approval

Motion: Margaret Billinger Second: Yes

4.) Previous Meeting Minutes Approval (June 11, 2024)

Motion: Ben Tew Second: Yes Copy signed: Jodi Riddell

5.) Treasurer’s Report

Checking: \$ Savings: \$ (Report not available)

6.) Membership Report

Voting Members renewed for 2024: **94**

Associates (non-voting) renewed for 2024: **5**

7.) Presentation(s)

1. Rodney Fodge, Mat Su Borough Long-Range Planner: “I was asked to come out to speak about the Capital Improvement program for Mat Su Borough” (handout provided – Capital Improvement Program). “I am here to assist persons who wish to nominate projects for the MSB Capital Improvement Program”. Nomination does not guarantee funding but does ensure consideration and review within the Mat Su Borough process. There are five scoring criteria that determine eligibility. Each criterion is rated from 1 to 5 in relevance for consideration. Question: is this for 2027? Answer: this current cycle is for projects to be completed in 2026. Question: Are these for State as well as Borough projects? Answer: Mat Su Borough projects only.
2. Michelle Overstreet, My House: “We provide food, shelter, showers, laundry for homeless youth, to bring them forward to being productive members of the community. We believe in providing a ‘hand up’ not a ‘handout’. We are expanding, year after year. It is a great adventure, and we celebrate, as well as grieve, with our clients. We have 36 beds of transitional housing, as well as one of the highest rates of employment of any organization of our type. National employability average is 36% success, and ours is 70%”. My House has an entire department that deals with human trafficking, which is a reality for our clients. It is a “dark thing”, but we have services available that many young people in similar communities do not receive. The nature of what we are doing here is catching on in other parts of the US. Our vision is to provide community... Alaskan communities where all are welcome. We are looking for funding, to grow. Please stay aware of homeless youth in our communities. Question: Are you available for referrals? Answer: We are!

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8.) Reports

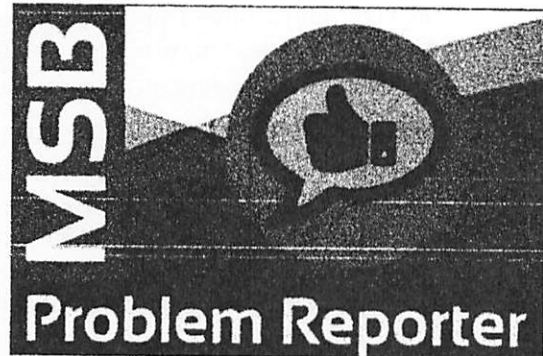
1. Legislative (State House & Senate)
Senator Shower: Not available

Representative McCabe: Two things to talk about tonight... First, Big Lake Road, scheduled to begin resurfacing (Phase 1: mile 0 to 3.6 / Parks Hwy to Big Lake Roundabout) in 2025. Construction will happen in two phases, with 2nd phase in 2027 (mile 3.6 to 9.1). Surface maintenance will be happening this year (not dependent on the future construction project). Cindy Bettine: When the design team is making decisions about these projects, can we have a community meeting to provide input? Answer: Yes, designers are willing to meet with community members to receive input. Next, we want to talk about public safety issues in the Big Lake community. A letter was circulated from the legislative office and provided to the council. I will give up time from my report for DPS / AST and MSB Code Compliance to discuss public safety concerns that have come into the legislative office.

Jason Ortiz – MSB Code Compliance: We have been working diligently with AST over the past year to address concerns and complaints from the Big Lake community. We have only one staff to cover the entire area. Troopers will be able to work with MSB on code compliance issues. Brent Johnson (Captain) with AST Wildlife Troopers – primarily here to address the Big Lake boating concerns. AST is aware of the issues that occur on the Big Lake waterways that are getting out of hand this season. We must establish priorities, based on the seriousness of the activities that occur. Talkeetna to Glacier view is staffed by 4 troopers, and 2 of those are assigned to Bristol Bay. Question: Where was everyone during 4th of July holiday? Example: fireworks trash, boats racing up and down Meadow Creek (non-motorized waterway). There is a lot happening in this area that seems to pass without notice. Our hands are tied, as community members, without support. It's very problematic... Rep. McCabe wrote an excellent letter, but we haven't seen results. Question for Code Compliance: We have greatly increased population in the summer months. Has MSB considered increased staffing during the season? Answer: Yes, one additional person from May to September. These are difficult positions to staff. Question: What about drone surveillance? Answer: Not likely to happen. Question for Code Compliance: We have bike/pedestrian paths, with rules, but there is rampant misuse by motorized vehicles. What about this? Where is enforcement? Answer from Representative McCabe: Those are State-Maintained routes. In light of the recent tragic event, DOT has been notified and are preparing to address the issue. Question: What about dirt bikes and ATVs recklessly using the roadway? Answer: That is now legal use, if the vehicle operator is a licensed driver. Question: What about children operating high-powered watercraft on Big Lake? Answer: Yes, there are laws that address this, but enforcement is very difficult. Limited law enforcement staff can only address the violations that they directly witness. Question: It is understood that troopers and MSB Code Compliance cannot be everywhere at once. Is it possible to create community service patrol or neighborhood watch patrol with the assistance of AST? If residents can obtain a photo of offenders and provide it to law enforcement for assistance? Answer: What is missing is common courtesy. What does the community desire? It comes down to peer pressure from community members to effect change. Community involvement of documentation via photographs and recording boat registrations can have an effect. But it is not an immediate effect. It takes time, but over time, it can be effective.

MSB Code Compliance: Remember to use the MSB Problem Reporter process.

Question: Do the same "No Motorized Vehicles" on the bike paths along Big Lake Road apply to the path on Northshore Drive? Answer: No, Northshore bike path is a multi-use pathway, not subject to the same requirements as Big Lake Road.



<https://problemreporter.matsugov.us/>

2. Assembly (District 5)

Assembly Representative Gamble: I have seen AST enforcing on the Northshore bike pathway. It is confusing that we have different parameters for roads, depending on whether they are state or borough roads. When items of concern come up, I have found the MSB Manager to be very receptive to communications and finding solutions to community concerns. There have been questions about when the calcium chloride dust control will start. The new fiscal year has started, and that work will commence now. There is important work being done by the Waterbody Setback Workgroup happening. Community input is needed, and will be listened to, with action taken. Shout-out to Michelle Overstreet and My House for the work being done here.

3. Fire Service (West Lakes Fire Department)

Chief: There has been a lot of grief in our community lately... Accidents, injuries and even death. Our department is here to respond in these difficult times. We are always looking for and hiring more responders.

4. Road Service Area: No report available

9.) **Correspondence**

1. MEA – Notice of Utility Tariff Filing
2. MSB – Construction Notice – West Lakes Boulevard
3. Rep. McCabe – Big Lake Public Safety Memo
4. MSB – Public Notice – Meadow Creek Homestead subdivision

10.) **Unfinished Business**

1. Committee Updates:

- a. **Capital Improvements & Big Lake Comprehensive Plan:** Ben Tew, Lindy Moss, Margaret Billinger, Cindy Bettine, Dan Mayfield, Jim Faiks – Update: We will be voting on Resolution 24-02 in support of the projects nominated by the committee.
- b. **Community Revenue Sharing Grants:** Irene Crowley, Jodi Riddell, Lindy Moss, Margaret Billinger, Janet Henry – Update: Jodi Riddell, the grants committee has finished its work and will hold a vote shortly on the approved grants list.

2. **Lake Setback Ordinance & Waterbody Setback Advisory Board:** Bill Haller – Big Lake Rep.

<https://matsugov.us/boards/waterbody-setback-advisory-board>

- a. Update: Bill not available at this point – Water Setback Advisory Board meeting concurrent with BLCC – see “Persons to be Heard” (Item 12.) as Bill arrived later during the meeting.

11.) **New Business**

1. Item for vote of the Membership: 2024 Community Revenue Sharing Grants list. **Question:** Pot Belly Pig rescue – we have this? **Answer:** Yes, and this is being expanded to other animal rescue efforts.

Vote of the membership approved the grant awards list, without opposition. (see email attachment)

2. Item for vote of the Membership: Resolution 24-02 to support 2025 Big Lake CIP nominations list. Jodi Riddell: There is an amendment to the original resolution, that has been attached to the printed document. **Question:** Are we as a community council supporting this resolution? **Answer:** Yes.

Vote of the membership approved Resolution 24-02 and the proposed amendment, without opposition. (see email attachment)

12.) Persons to be Heard (3 Minute Maximum time per person)

Karen Crandall: Community member requests attention to the proposed marijuana business in Big Lake Town Center. BLCC President Jodi Riddell clarified that the license application has not reached the public comment phase of the application process, but the Council Board will keep the membership posted.

Bill Noyes: Offered a proposal that Big Lake area neighborhoods develop Neighborhood Watch groups like the one in the Northshore area and coordinate among the various subdivisions to improve awareness and effectiveness. "Neighborhood Watch works...If you see something, Say something." We need to "shine a light" on unwanted activity in our neighborhoods. There will be a meeting here at the Lions Club on July 20, 10:00am -2:00pm, for persons who are interested in keeping watch over our neighborhoods.

Mayor Edna DeVries: "I am here to encourage concerned citizens to use the MSB Problem Reporter and keep a vigilant eye on your community." (See image and link on page 2 of these minutes)

Kevin McCabe: State legislature candidate introduction and platform information. There is concern for public safety (Fire and EMS) staffing. There is also focus on roads, Port Mackenzie, the railway access, and these are key to economic development in the Mat Su Borough. There will be a campaign kick-off this Sunday at Floaters Pub.

Bill Haller: Waterbody Setback Work Group update... The work group passed a recommendation to the MSB Assembly and unanimously recommended keeping the 75' current setback parameter. Public testimony and research revealed multiple problems and issues that would result if the setback distance is reduced. There are other details included in the language of the recommendation, including a process for real estate owners to resolve issues with properties that are currently encumbered by buildings in violation of the 75' setback limit.

13.) Announcements

14.) Board Member Closing Comments

Jodi Riddell:

Margaret Billinger:

Lisa Behrens:

Irene Crowley:

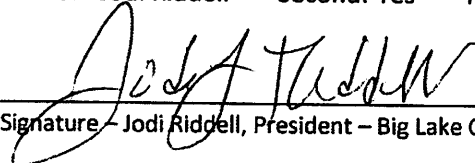
Dave Haggard:

Ben Tew: Clarification regarding calcium chloride application. The savings realized by delaying application until the July 1 fiscal year start is \$4,000 rather than \$40,000.

Lindy Moss:

15.) Adjournment

Motion: Jodi Riddell Second: Yes Time: 9:00pm



Signature – Jodi Riddell, President – Big Lake Community Council

8-13-2024
Date



Attestation – Lisa Behrens, Secretary – Big Lake Community Council

8-13-24
Date



PO Box 520931-0931
 Big Lake, AK 99652-0931
 AK Non-profit Corporation Entity #129975
 501(c)(3) EIN: 81-1737114

JCB

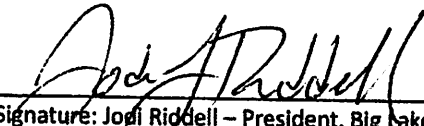
Big Lake Community Council 2024/2025 Approved Community Revenue-Sharing Grants

The BLCC Grants Committee presented the following community revenue-sharing grant awards to the Council Board of Directors on June 25, 2024, during the regular board meeting, and received unanimous approval from the Board. These are brought to the BLCC General Membership for approval vote during this July 9, 2024, regular general membership meeting.

Organization Name	Requested Funding Purpose	Request Amount	Award Amount	Status
Big Lake Belles	Big Lake beautification (flowers) and Strong Woman Leadership	\$1,125	\$1,125	Paid*
Big Lake Library Advocates	Summer reading program	\$3,725 to \$5,000	\$3,725	Pending
Alaska Potbelly Pig Rescue	Heated barn and park-like expansion	\$3,500 to \$6,000	\$1,000	Pending
Big Lake Trails	Repairs for trail-grooming machine	\$3,000 to \$6,000	\$3,000	Pending
Big Lake Community Food Pantry	Funding to pay for food and building upkeep	\$2,000 to \$4,000	\$2,000	Pending
Big Lake Neighborhood Closet	Building rent	\$1,500 to \$3,000	\$1,500	Pending
Alaska Wild Bird Rehabilitation	Native plant garden	\$1,260 to \$2,021	\$1,260	Pending
Wasilla Area Seniors / Miles for Meals	Home-delivered meals	\$2,500	\$1,000	Pending
Big Lake Elementary Grizzly Cache	Feeding children in need	\$5,000	\$5,000	Pending
2024/2025 Funding from MSB: \$15,789		2024/2025 Total Awards by BLCC: \$19,610**		

* Early payment was approved and issued by the BLCC Board, during the June 25, 2024, board meeting due to the need to purchase plants, potting soil, etc. in a timely manner for the beautification project.

** Residual 2023/2024 community revenue-sharing funds were added to the 2024/2025 funds received from Mat Su Borough, to arrive at this total.


 Signature: Jodi Riddell – President, Big Lake Community Council

7-10-2024
 Date


 Attestation: Lisa Behrens – Secretary Big Lake Community Council

7/10/24
 Date



PO Box 520931-0931
 Big Lake, AK 99652-0931
 AK Non-profit Corporation Entity #129975
 501(c)(3) EIN: 81-1737114

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 AUG 13 2024
 CLERKS OFFICE

Big Lake Community Council Resolution 24-02

Title: Big Lake Community Council Support for 2025 Mat Su Borough CIP Nominations

It is the purpose of this resolution to express support from Big Lake Community Council for the 2025 Mat Su Borough CIP Nominations list, developed by the BLCC CIP Committee.

Whereas any person may individually submit project nominations to Mat Su Borough, via online application;

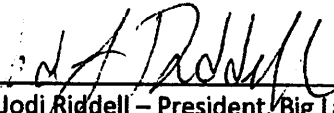
Whereas Big Lake Community Council appointed a CIP Committee to prepare 2025 MSB CIP nominations;

Whereas the Big Lake Community Council CIP Nomination Committee proposed the following list of projects to nominate for funding during the 2025 MSB CIP nomination cycle, with a due date of August 1, 2024;

- Jordan Lake Park Improvement: To create a central, green space in the Big Lake town center area. This would create opportunities for community events and recreational activities, as well as providing better access and improved safety for walking and cycling trails in the area.
- Fish Creek Pedestrian Walkway: To construct a five-foot wide pedestrian walkway from one side of Fish Creek to the other at approximately Mile 5, South Big Lake Road. This would mitigate and resolve safety issues that currently exist due to potential traffic conflicts on the existing, narrow bridge that is used by fast-moving automobiles, pedestrians, bicycles, and off-road vehicles such as ATVs and snowmachines.
- Beaver Lake Road Pedestrian and Bike Path (Phase 1): This project is included in the Mat Su Borough-adopted "Bike and Pedestrian Plan". Required project actions include acquiring a right-of-way for a separated path on Beaver Lake Road, constructing a paved path to Meadow Creek, and building a pull-off prior to the bridge, with a trail to the creek and bike racks.
- Northshore Drive Bike Path Reconstruction: The existing separated paved path adjacent to Northshore Drive is in disrepair beyond routine maintenance and has become dangerous for cycling. Required project actions include removing existing pavement, clearing/removing tree roots, and repaving.
- Kenlar Road to Hawk Lane to Parks Highway Bike Lane and Paved Shoulder: This project would meet criteria of the "Safe Routes to Schools" program, as well as meeting recreational needs in the community and improving safety for pedestrians and cyclists who share the current roadway with automobiles. This may require coordination with the City of Houston, where much of the route is located. A representative has been approved by the BLCC Board, to communicate with City of Houston on this matter.
- Hollywood Pedestrian Pathway – Klutina to South Big Lake Road: The State of Alaska Big Lake Pedestrian Improvement Study (2017-2018), Mat Su Borough Safe Routes to School plan and the Big Lake Comprehensive Plan (2009), all recommend a pedestrian pathway from Klutina Drive to South Big Lake Road in order to connect established neighborhoods to the state-maintained bike and pedestrian pathway. This will give safe access to the Big Lake Library, elementary school, and parks. This project would need to be funded in conjunction with the Mat Su Borough Jolly Creek Drainage project.

Whereas these projects were presented to the Big Lake Community Council Board of Directors during the June 25, 2024, regular board meeting, and received unanimous support of the Board;

Therefore, be it resolved that Big Lake Community Council, after a favorable vote of the General Membership during the regular membership meeting on July 9, 2024, hereby expresses our support for the nomination of these projects for the 2025 Mat Su Borough CIP funding cycle.



Signature: Jodi Riddell – President, Big Lake Community Council

7-10-2024
Date



Attestation: Lisa Behrens – Secretary Big Lake Community Council

7/10/24
Date

Distribution

Mat Su Borough – Clerk’s Office

Central Mat-Su FSA Board of Supervisors Meeting

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APR 19 2024

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

Chairman: D. Eller
Vice Chairman: J. Steele

Board Members: B. Davis
L. Szipszky
D. Tyler

April 8, 2024 – 6 P.M.

REGULAR MEETING MINUTES

I. CALL TO ORDER

The meeting of the Central Mat-Su Fire Service Area Board of Supervisors was called to order at 6:00 p.m. at 101 W. Swanson Ave. Wasilla, AK on April 8, 2024.

II. ROLL CALL & DETERMINATION OF QUORUM

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

Chairman Dave Eller, Vice Chairman James Steele, Brian Davis, Dave Tyler and Luke Szipszky.

Also present were: Michael Keenan, Chief, Central Mat-Su Fire Department (CMSFD), Shari Lamz, Admin. Assistant, CMSFD, and Brian Davis, Deputy Director – Fire, Department of Emergency Services (DES)

III. PLEDGE OF ALLEGIANCE

Mr. Tyler led the "Pledge of Allegiance."

IV. APPROVAL OF AGENDA

April 8, 2023

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

VOTE: The motion passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

MOTION: Mr. Davis moved, and Mr. Tyler seconded, to approve the December 11, 2023 regular board meeting minutes as presented.

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CENTRAL	MILL RATE	FY24										FY25?
		1.00	1.00	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	1.950
FUND BALANCE		6,526,019	10,816,004	8,122,217	11,702,324	9,847,100	6,932,232	7,027,262	9,028,318	6,734,483		
ACTUAL REVENUE		9,213,620	8,813,846	9,979,850	10,809,211	10,740,640	11,199,569	11,456,790	12,668,658	12,769,874	13,082,690	

Fiscal Year	2023	2024	2025	2026	2027
Personnel:	<ul style="list-style-type: none"> Convert part time fire code admin assistant to full time permitting clerk 	<ul style="list-style-type: none"> Three Battalion Chiefs 	<ul style="list-style-type: none"> Full Time Training Captain Convert part time to full time logistics position 	<ul style="list-style-type: none"> 6 x Cent FF-Floater 	<ul style="list-style-type: none"> One full time Community Risk Reduction position
Apparatus:	<ul style="list-style-type: none"> Two Pumper-Tenders Tractor with attachments for brush clearing and snow removal One type III Brush Truck/Squad replacement 	<ul style="list-style-type: none"> Two CV/SV 	<ul style="list-style-type: none"> One Rescue Engine One aerial 	<ul style="list-style-type: none"> Two CV/SV 	<ul style="list-style-type: none"> One rescue engine Rebuild Truck 6-1
Facilities:	<ul style="list-style-type: none"> Training complex build out 52/65- (land/Planning) 	<ul style="list-style-type: none"> 52/65 Const. KGB/Point Mack Fill Site Sub-Station land purchase Training complex build out 	<ul style="list-style-type: none"> KGB/Point Mack Fill Site Construction Training complex build out 	<ul style="list-style-type: none"> Station 6-4 fill site/remodel Training complex build out 	<ul style="list-style-type: none"> Station 5-1 upgrade Wasilla Airport Fire Station

Projects

- Pumper-Tender 6-2 is on the way back to Pierce for repairs.
- Station 6-4
 - Work to be completed once the snow is gone. Will include painting and final trim work.
- Station 5-1 Fill Site Project Awarded
 - This will replace the current fill connection in the bay with a connection outside the pump house near the FDC. Work to occur once it warms up.
- Station 5-3 – Shaw Fill Site
 - Station is in service and available for use.
 - The new pump/motor is working as designed and tested at about 650 GPM.
 - A reserve Pumper-Tender is housed there for now.
 - Landscaping, signage, and paving will occur this spring.
- Brush 6-6 chassis moving along
- Tactical Tender – pushed back to September awaiting parts.
- Fire-Vac Tender – June time frame on final and delivery.
- Rescue 61 should be here in two weeks.
- Rescue Engines (2) final inspections in May delivery in June

We have several apparatus that will be going in to service

- Heavy Rescue
- Two Rescue Engines
- One Tender (Fire-Vac)

- Brush 6-6
- Tactical Tender later in the year

Surplus Apparatus

- One Hackney Rescue Truck – current tech rescue at 6-1
- Training Engine 62-2
- Two Pumper-Tenders
- Engine 6-4
- Squads X2

MOTION: Mr. Steele moved, and Mr. Davis seconded, to support and surplus the apparatus Chief Keenan proposed.

VOTE: The motion passed unanimously.

Mr. Steele states that Borough Code 5.15 says that the Board makes recommendation on equipment disposals.

5.15.015 DUTIES OF BOARDS OF SUPERVISORS.

(A) Boards of supervisors for all service areas shall:

- (1) After public hearing, recommend an annual budget to the manager; and
- (2) Make recommendations to the manager and the assembly on building programs, equipment acquisition and disposal, administrative policies and procedures, contracts, maintenance needs, and other matters as the manager or the assembly may request

Station 5-2/6-5 Consolidation still waiting on land management.

Annex – Insurance will not cover the damages

2024 Alaska State Fire Conference – working on getting instructors

ISO – we will request a extension due to the firefighter conference

Squads - We will be selling our two squads to DES for \$300,000.00

OSHA Standard – will replace the old Fire Brigade Standard

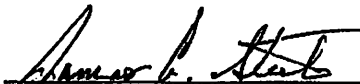
IX. OTHER BUSINESS (other items of discussion not listed on agenda)

X. AUDIENCE PARTICIPATION & BOARD COMMENTS

Mr. Conaway, North Lakes Community Council member was present and interested in what we do.

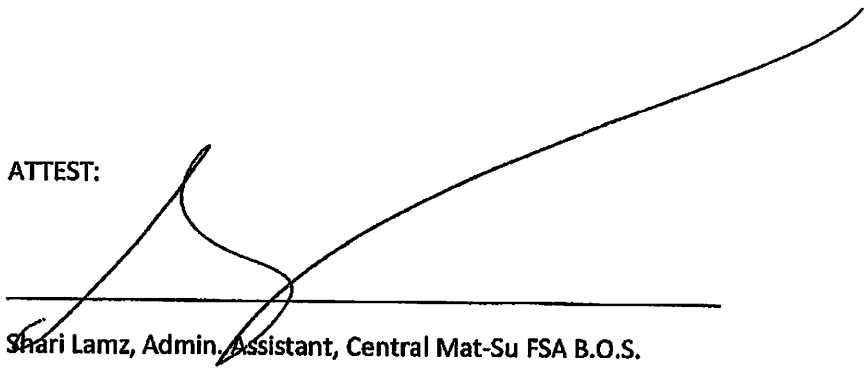
XI. ADJOURNMENT

Mr. Eller adjourned the board meeting at approximately 6:50 p.m.



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

ATTEST:



Shari Lamz, Admin. Assistant, Central Mat-Su FSA B.O.S.

Minutes approved on: 8/21/24



MATANUSKA-SUSITNA BOROUGH
Enhanced 911 ADVISORY BOARD MINUTES

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June 11, 2024

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

Advisory Board members in attendance establishing a quorum were:

Joel Butcher, Mat-Com	Zack McRae, MSB Telecom
Casey Cook, MSB EM	Lori Criqui, Mat-Com
Andrew Gorn, AST	Dwayne Shelton, Palmer PD
Whitney Daw, Palmer Dispatch	

Also in attendance were: Nick Srebernak and Ken Kleewein, MSB GIS; Earl Almdale, MSB IT; Dan Robinson, Mat-Com; and Aleeha Travis, MTA.

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

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: There was no objection to the approval of the April 2, 2024 minutes as presented.

PERSONS TO BE HEARD - None

REPORTS

GIS

Mr. Srebernak stated: Their imagery collection is mostly complete. They are waiting to collect Hatcher Pass and Eureka areas, which is delayed due to the snow levels.

Telecommunication Service Priority Program (TSP)

Mr. Cook stated: They haven't received any updates from the National FCC on how to complete it and they are still waiting on pricing for it. He asked if Mat-Com or Palmer Dispatch had looked into this yet and Ms. Daw and Ms. Criqui advised they had not. He explained that this would make the dispatch centers a priority of service with the telephone companies if telephone service went down. Currently the dispatch centers are not a priority so we should probably be focusing on it.

am

OLD BUSINESS

Mat-Com Requests for Reimbursement

Session Border Controllers – they would like to request reimbursement for Session Border Controllers in the amount of \$20,552.00.

Mr. Almdale stated that it would be good to see a design build sheet and see how everything ties together. Ms. Criqui stated this is specific to Solacom and the City of Wasilla already has a purchase order to move ahead with the project.

This item will stay on the agenda to be further discussed at the August 13th meeting.

Corti Platform – they would like to request reimbursement for Corti Platform.

Ms. Criqui stated the updated amounts are \$48,000 initially, and then an annual fee of \$98,000 for the law enforcement piece and the QA/QI. This is the AI piece that will also enhance the call handling process for fire and EMS as well, however, they are still going to keep the Priority Dispatch for that piece. This is a way to build out on the law enforcement side. They don't feel the Priority Dispatch would be as specific as they want it for the law enforcement side. Priority Dispatch quoted \$150,000 initially with over \$60,000 annually for their law enforcement piece. Corti Platform is the only one that Priority Dispatch recommends for their product. She has put this in her budget with the City, and they will be moving forward with it regardless of the decision of this board regarding reimbursement. Capt. Gorn asked if the \$48,000 start-up and \$98,000 annual costs were negotiated with the vendor as he believes there may be room for the numbers to come down. Ms. Criqui stated that was their initial quote and she has not gone back to negotiate costs. Mr. Kleewein stated that if the borough assembly were to approve the cost of over \$100,000, he expects they would want to see the software had been competitively bid. He believes there are other platforms out there that will also perform these functions and perhaps are in use in other counties like ours in terms of size and call volume. Ms. Criqui stated she would be at the NENA Conference at the end of this month and will hit the vendor booths to see what else is out there before she makes a final decision.

Mr. Almdale and Mr. Kleewein would like to see a demo of the Corti Platform and Ms. Criqui stated she could set one up.

This item will stay on the agenda to be further discussed at the August 13th meeting.

NEW BUSINESS

Palmer Dispatch Training Request

1. Nena Conference - \$3,624.90
2. APCO Conference -\$2,405.89

All were in favor of approving the requested reimbursements for Palmer training, none were opposed.

Vice Chair Election

Ms. Laughlin stated: Mr. Shelton is the current Vice Chair and his term expires this month. She did not receive any nominations via email so she asked for nominations from the floor. Mr. Shelton was nominated and accepted the nomination for another 2-year term as Vice Chair. All voting members were in favor of Mr. Shelton being re-elected as Vice Chair, none were opposed.

INFORMATIONAL ITEMS

- A. Assembly Approved FY25 Budget
 - No questions heard.
- B. FY24 Surcharge Revenue Chart
 - No questions heard.
- C. FY24 E-911 Budget Performance Report
 - No questions heard.
- D. 911 Quarterly Dispatch Call Reports (Mat-Com and Palmer)
 - No questions heard.

COMMENTS

Mr. Kleewein stated: He has been working with Public Works regarding the Long Range Transportation Plan (LRTP). In the next year or so they will be starting that process and part of the LRTP is the placement of public safety buildings. They are working with ISO which incorporates the 5-mile radius, but he would like to see the call history included to determine where “hot-spots” are. He thinks it would better assist them in the planning of public safety building placement.


Ms. Daw stated: She will get the process moving on the TSP.

Chairman Cook stated: They are looking at doing digital mapping of the interior of school buildings. In preparation for the August meeting, he would like everyone to think about this and do some research. E-911 funds pay for GIS mapping services for 911 calls and he wonders if the interior mapping would also be an expense that would fall under the E-911 funding. He would like to get together with Mr. Almdale and Mr. Kleewein to look at the process and see what the costs might be to do the mapping. Mr. Kleewein stated that they have a meeting with ESRI who has a product that does interior mapping. They will see what they have and how it might fit with what we would need/want. Mr. Butcher stated they have flat floor plans of the schools now and what is missing is the room numbers. Mr. Kleewein put a short video in the chat and the last minute shows a configuration of a layout with room numbers with associated teachers names. Mr. Cook stated he has a draft in his head how this will look so he will be sure to include the school district in the planning phase.

NEXT MEETING DATE

Chairman Cook announced the next regularly scheduled board meeting would be August 13, 2024, at 9:00 a.m.

ADJOURNMENT



Casey Cook, Chairman

ATTEST:



Casey Laughlin, Secretary

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Gateway Community Council

April 10, 2024 Minutes

Tim Breeden, President, welcomed everyone. The pledge was recited.

The agenda was approved. *B March minutes were approved.*

Treasurer's Report:

CAP/CRS Account Balance: \$64,453.18 increase of \$13.76 dividend deposit

Funds Dispersed this year (2024): \$42,970.02 Sent, \$34,970.02 Cleared

Funds Pledged but not paid: \$8000 MatSu Valley Rebuild Not yet deposited.

Funds available to fund grants: \$67,242.84

The Treasurer's report was accepted.

Tim Alley, MatSu Water Setback Committee member, reported. The last meeting was held on March 26th. A Loan Officer from a credit union discussed some things that could be affected by changes to water setbacks. Selling and buying property may be affected. The committee is leaning toward a 45' setback. The next meeting of April 23rd will be used to start working the recommendations into code. It is yet unsure about properties being grandfathered into the new code when adopted.

MatSu Borough Assembly Member Stephanie Nowers gave a report. The Glenn Highway Construction has started on Phase 2 and will have two paved with new asphalt roads completed this year. Next year the two more lanes will be completed. MatSu Electric Association is projecting a potential shortage of natural gas. There was a question about solar farms. Solar farms do not cost the utility anything. They sell at better prices than otherwise available now, to the utilities. HB 307 and HB 217 allow independent power produces as same as a utility. This opens to allow private utilities. The MatSu budget is coming up on April 11th for the budget presentations. Hearings will come after that. Anyone can come, write, or call to address their input.

Public Use easements comments will be taken until April 23rd.

There are two grant requests for the Council to consider: Alaska Addiction Rehabilitation Services \$1,000 for their Annual Fun Day Event and Salvation Army MatSu Corps Family Center Care Coordinator for \$50,000. A motion was made to approve the grant for the Alaska Addiction Rehabilitation. After discussion about the Salvation Army request for a grant, the motion was made and passed to postpone indefinitely.

cm

Three positions are up for election this month. They are President, Secretary, and Board Members. After a discussion, Michele Dempsey for President, Sandy Traini for Secretary, and Dick Traini for Board Member were presented as the slate. They were voted and accepted the positions.

The meeting was adjourned. The next meeting is May 8th at Extreme Fun Center 6pm upstairs.

Michelle Dempsey
GCC President 14 AUG 24
Michelle L Dempsey

Sandy Traini
GCC Secretary
Sandy Traini

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CLERKS OFFICE

Gateway Community Council

May 8, 2024 Minutes

The meeting was called to order by President Michele Dempsey at 7:00 pm. A quorum was present.

The flag was presented, colors posted, and Pledge of Allegiance led by Boy Scout Pack 370 and Troop 368.

Committee Reports:

Treasurer Tim Alley was excused and sent his report by email:

CAP/CRS Account Balance: \$58,453.18

Funds Dispersed this year(2024): \$42,970.02 Sent, \$34,970.02 Cleared

Funds Pledged but not paid: \$8000 MatSu Valley Rebuild Not yet deposited,

\$1,000 AARS Family Day, \$5,000 Onward and Upward

Funds available to fund grants: \$61,243.75

Neighborhood Watch (checking account) Balance: \$16,790.57 (\$0.91 divided deposit since last report; Awaiting \$8000 deposit; \$6,000 for AARS and onward/upward, \$2,790.57 remaining when checks clear)

Operating Account: \$1,821.81 (\$0.01 dividend deposit since last report)

Elected Officials Update:

Senator David Wilson (District 5) provided updates from the 2024 legislative session.. There is a bill for the Transmission Line for reliable power moving. An omnibus bill will be in the Finance Committee tomorrow. There are eight versions that need to be made into one final bill. The Conference Committee is meeting to discuss the budget. The House passed the capital budget. The Senate will work on it in the next couple of days. Senator Wilson put in a bill to do the needed water upgrades in Wasilla. This may help the Ranch subdivision area. The House has a bill to clean up the voter rolls. An education bill is still being worked on. They are trying to get a consensus to pass an education bill.

MatSu School Board Member Kathy McCollum provided updates. High school graduations are currently going on. The School District received the Alaska Star state testing results. These are from 2023 April. There are good results for our district. It is the top district in the state. Math scores went up 15% and reading up 4.5%. The School District proposed a bond. The proposal goes to the Borough Assembly for approval. If approved, it will be put on the ballot for voters in the general election in November.

cm

New Business:

Onward and Upward has applied for a grant of \$20,000. This is an organization that offers adventure-based education for teens in the Valley. Randy Dowd was on zoom representing the organization. He discussed how the possible grant monies would be spent. Mr. Dowd answered questions from the Council members. A resolution passed approving a grant of \$5,000.

The Council received notice from the Borough about a Conditional Use permit for a marijuana retail facility. There will be a public hearing scheduled for June 17, 2024. Anthony Wells, the owner of the facility, attended the meeting, He answered questions from the members. The Council discussed the facility and agreed that the Council would submit a "no comment". President Dempsey will communicate this to the Borough.

Other Discussions:

Tim Breeden was contacted to ask the Council to advocate for a new Code Compliance Officer. This proposed officer would work with code violators. Those with code violations could do 150 hours of community service. This would help keep their record clean and help the Borough with cleanup. Those with criminal records would not be eligible to participate in this. The Council all agreed that more code officers were needed and agreed with this. Tim Breeden will pass this onto the Borough.

The meeting was adjourned at 7:50

Next meeting will be June 12th at the Extreme Fun Center at 6:00 pm.

Sandy Traini 8-14-24

Secretary, Sandy Traini

Michelle J Dempsey

President, Michelle Dempsey

17 AUG 24

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AUG 15 2024
CLERKS OFFICE

Gateway Community Council

June 12, 2024 Minutes

The meeting was called to order at 6:06 pm. The agenda was approved.

Treasurer's Report:

CAP/CRS Account Balance: \$58,453.18

Funds Dispersed this year (2024): \$42,970.02 sent, \$34,970.02 cleared

Funds Pledged but not paid: \$8,000 MatSu Valley Rebuild, \$1,000 AARS Family Day,

\$5,000 Onward and Upward

Funds available to fund grants: \$61,243.75

Neighborhood Watch (checking account) Balance: \$16,790.57 (\$0,91 dividend deposit since

last report; awaiting \$8,000 deposit: \$6,000 for ASRS and Onward/Upward, \$2,790.57

remaining when checks clear)

Operating Account: \$1,821.81 (\$.01 dividend deposit since last report)

Elected Officials Report:

State Senator Shelley Hughes provided an update. She discussed the court decision to not allow state reimbursement for correspondence schools. In MatSu, 20% of the students are in a correspondence school. Senator Hughes said that she read the State Convention minutes. It was very clear that it was not meant to exclude non-public schools. The state currently sends money to Head Start, gives tuition grants, and money to other non-public schools. There should be a court decision by the end of June. Senator Hughes talked about the state budget. Inflation is up by 3.3%. The capital budget has gone up. She states that her Senate seat is not up for election this year. All the House seats are up for reelection.

MatSu Borough Assemblymember Stephanie Nowers provided a report. The Planning Department is considering making changes to the requirement for mobile homeowner. There will be a hearing on June 17th at 6pm. This will be an advisory report for the Assembly. The Borough is wanting to clean up private properties. There is a new twenty hour position. This position is to help property owners who don't have the money or need help.

Rose Larson, representing Senator Wilson, attended the meeting. She had no report or remarks.

Donna Anthony and Rick Garcia attended the meeting on Zoom. A power point presentation was shown. It was about the Chickaloon Native Corporation's proposal to be able to prosecute crimes on tribal lands. This would be a pilot project. Public Law 280 was applied to Alaska at statehood. It gives a tribal the right to prosecute non-natives who violate native tribal members. This is "limited to certain violences". The US Attorney can select up to five tribes per year to be allowed to enforce this. The officers of the proposed areas have the same training as other police departments. They have applied for a grant from the Feds.

om

New Business:

The Council has until August 1st to submit Gateway's project list for the Capital Improvement Program for Fiscal Year 2026. This will be discussed at the July meeting.

The Council was asked to support the Skeetkak project at Hatcher Pass. A motion was made and approved to support it. President Dempsey will send them a letter for support.

Old Business:

Tim Alley reported about the proposed suggestions from the committee charged with suggestions for water setbacks. He said that it will apply to commercial properties, as well as private properties. It would limit developments at the setback. Feed back can be given to the committee. Their next meeting is on June 25th at 6pm at the Borough offices employee breakroom. Tim represents the Council on this committee.

Meeting adjourned at 7:50

Next meeting will be July 10th at 6pm at the Extreme Fun Center, Sky Lounge upstairs

Michele Dempsey

GCC President
Michele Dempsey
14 AUG 2024

Sandy Traini

GCC Secretary
Sandy Traini

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AUG 14 2024

PLANNING OFFICE

Gateway Community Council Resolution 2023-03

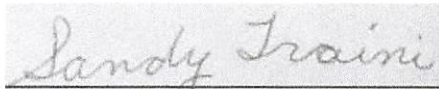
A resolution of Gateway Community Council Supporting 2024 State
Legislative Priorities

1. Reduce homelessness and addiction
2. State fiscal plan that moves the "PFD" leverage/discussion off the table, to include a spending cap.
3. Reducing congestion from Parks Highway at Palmer-Wasilla Highway
4. State funding of DOT/PF projects included in the road bond package approved by the voters of the MSB approved in November 2023.
5. Support for the Safer Schools Bill as proposed by Shelley Hughes
6. Support for West Susitna Access Road
7. Support for a pathway paved and lit from Fetlock Drive to Machetanz Elementary School and improvements as recommended by the school district.

Approved by unanimous consent of the Gateway Community Council on this 15th day of
November, 2023



Timothy R Breeden, President
Gateway Community Council



Sandy Traini, Secretary
Gateway Community Council

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**MATANUSKA-SUSITNA BOROUGH
Historical Preservation Commission Minutes**

Edna DeVries, Mayor

Andrew Schweisthal
Kevin Toothaker
Bert Verrall
Fran Seager-Boss
Janet Kincaid
Angela Wade
Vivian Smith

Gerrit Verbeek – Staff
Maija DiSalvo – Staff



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Vacant, Planning Services Manager
Fred Wagner, Platting Officer

**May 9, 2024
REGULAR MEETING
Willow Museum
6:00 p.m.**

I. CALL TO ORDER

Bert Verrall offered to serve as Chairperson Pro Tem.

Meeting called to order at 6:24 pm

II. ROLL CALL – DETERMINATION OF QUORUM

Members Present: Kevin Toothaker
Bert Verrall
Fran Seager-Boss
Janet Kincaid

Hosts: Madeline Gocke
Jim Huston
Dagmar (*surname not noted*)

Guest: Deborah Burlinski

III. APPROVAL OF AGENDA

Motion: Janet Kincaid made a motion to approve the agenda, second Kevin Toothaker

Vote: All in favor

IV. *PLACEHOLDER – OPENING CEREMONIES*

Deciding on opening ceremonies was tabled until a meeting with full attendance.

Fran Seager-Boss commented to note that this meeting is being held on traditional Dena'ina land in Willow.

V. APPROVAL OF MINUTES

Motion: Janet Kincaid made a motion to approve the February 2024 minutes, second Fran Seager-Boss.

Vote: All in favor

VI. AUDIENCE PARTICIPATION

Deborah Burlinski commented that she served on the HPC for 10-15 years, and is hopeful about the upcoming Historic Preservation Plan update. Once the plan is approved, she would like to see a focus on protecting archaeology. Deborah commented that it is a myth that archaeology prevents development, and points out that archaeological discoveries around Fairbanks have become a global draw for researchers and tourists.

VII. HISTORICAL SOCIETY/MUSEUM UPDATES

Jim Huston (“Houston”) and Madeline Gocke (“Go-key”)

Homesteaders built the community center in 1961, dedicated in 1962. The building cost \$6000 and was built during a depressed economy. Local homesteaders Ray and Rosalee White got a grant and supervised the work. Labor jobs were distributed to support the entire community. The museum still has a ledger of everyone who worked on it, including locals such as Shem and Billy Pete.

The Borough later contributed another \$500,000 for upgrades.

The building could fit 150 shoulder-to-shoulder and contained a stage. It was the center for the Willow Winter Carnival, weddings, funerals, and all other community events.

The community of Willow supported the Willow Creek Gold District, which was struck ca. 1896 in Grubstake Gulch. The mines shut down during World War II except for Independence Mine, which produced tungsten and was therefore strategic.

IX. NEW BUSINESS

A. Chair and Vice Chair Elections

Kevin Toothaker had previously volunteered to serve as Vice Chair and confirmed his willingness.

Bert Verrall expressed hesitation at serving as a chairperson in his first year on the HPC, but was willing to volunteer in the interest of running efficient meetings.

Motion: Janet Kincaid nominates Bert Verrall as Chairperson for the HPC with Kevin Toothaker as Vice Chair, second Fran Seager-Boss.

Vote: All in favor

B. Discussion of Priorities and Agenda Structure for 2024

Kevin Toothaker suggested that local historical organizations could benefit from more networking and coordination to share knowledge and limited resources.

Jim Huston (non-member host) suggested that local organizations could invite each other around to meetings, and host HPC meetings. He stated that in his experience Edna DeVries is supportive and has been wonderful to work with, and the time is right to work on historical preservation while she is Borough Mayor.

Bert Verrall wonders if there is any central calendar or newsletter for organizations to share information. Fran Seager-Boss recalls that the HPC at one time collected and distributed information from local historical societies and museums about their goals and needs. She suggested a winter networking meeting of local organizations.

Fran Seager-Boss remarked that a National Heritage Area would be a good goal but there are few resources to achieve it. It was close to being introduced ca. 2015 with 6 community councils writing in support. Applications can be prepared by non-profit groups, for instance the Kenai Mountains – Turnagain Arm NHA application was prepared by a non-profit with a former NPS staff member preparing the document.

Bert Verrall summarized that the main goal appears to be supporting the Historic Preservation Plan update until its approval, followed by focusing on protection of archaeology as Deborah Burlinski suggested during public comments, and helping local groups to network.

Fran Seager-Boss: Willow won a school competition ca. 1990, when the students produced a relief map of local homesteads and oral history interviews. Does that exhibit still exist?

Jim Huston: That map is missing, and a mystery to the entire community where it may have gone

VIII. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Historic Preservation Plan Phase II Update

Gerrit Verbeek noted the Historical Themes section is mostly completed and distributed to stakeholders and experts for review. He will be leaving the Mat-Su Borough on May 16th. Robin Moffet has created a styleguide and Leda Borys will continue managing the project on behalf of the MSB. Gerrit hopes to stay involved as a concerned citizen.

X. MEMBER COMMENTS

Fran looks forward to the new preservation plan, and after it is complete would like to work on a new code for the HPC and to protect the community's subsurface cultural resources.

Kevin comments that these are great meetings, and that he would like to see more participation and more communication between different organizations.


Janet thanks Willow Historical & Wildlife Foundation for hosting.

XI. NEXT MEETING DATE:

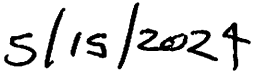
A. Next Regular Meeting: August 8th, 2024 – 6:00 pm

XII. ADJOURNMENT

Meeting adjourned at 7:26 pm



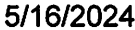
Chair (Bert Verrall)



Date



Gerrit Verbeek, Planner II



Date

MATANUSKA-SUSITNA BOROUGH

LIBRARY BOARD

Chairperson – Georgia Knazovich, Wasilla
Vice Chair – Susan Pougher, Palmer
Secretary – Mary Fischer, Talkeetna

Big Lake – Karen Crandall
At Large 1 – Chad Scott
Willow – Adam Jenkins

Sutton – Kathy Kysar
Trapper Creek – Virginia Robson
At Large 2 – Martha Kincaid

MINUTES

REGULAR MEETING

MAY 31, 2024

Big Lake Library and Zoom

1:00 PM

i. CALL TO ORDER

The May 31, 2024, meeting was called to order at 1:00 PM by Chair Georgia Knazovich, at the Big Lake Library.

ii. ROLL CALL

Roll was called determining that a quorum was present.

III. AGENDA APPROVAL

Kathy Kysar moved to approve the agenda as written. The motion was seconded and passed.

IV. PLEDGE OF ALLEGIANCE

The Pledge of allegiance was made.

V. MINUTES OF PRECEDING MEETING

The minutes of April 9, 2024, were approved with one correction. Kathy Kysar's name was misspelled. Moved by Susan Pougher. The motion was seconded and passed

VI. BOROUGH STAFF REPORTS

A. Hugh Leslie

Mr. Leslie introduced the new community development director, Jillian Morrissey. Director Morrissey gave her background with the school district.

The Library Citizens' Advisory Committee has been appointed with Chad Scott as chair and Michelle Dempsey as vice chair. The first meeting will be July 8th from 5 to 7 pm at the assembly chambers. The meetings are open to the public. They will be live streamed and archived on the Borough website. There is a page dedicated to the Library Citizen's Advisory Committee. They will be held the 2nd Monday of each month. She pointed out that the new Library Citizens' Advisory Committee and the Library Board have different purposes and scope. They are completely different groups.

cm

Sarah Thomas is taking Alyssia's position.

B. LIBRARIANS

Cassidy Drake, Big Lake

The after-school program was very successful. Had to split the sessions in two to accommodate all the kids. The summer reading registration is tomorrow. The programs include the Eagle River Nature Center and the Alaska Wild Bird people who will bring a bird. There will be a magician and our annual pet show and talent show. The Susitna Rotary club weeded the garden for the United Way Day of caring. The flower baskets are up. Last year Big Lake got a grant for automatic bathroom door openers which are finished. A bear safety class was held.

Julie Mitchell, Willow

The school year programs have wrapped up. The summer reading program is about to begin. Last year had between 70 and 90 kids each week. There will be a monthly Lego get together this summer. The library has lots of Legos and people are invited to bring their own. Thursdays there is lunch and kids are divided up by age. Many community members are going to be doing things with the kids. The recycling center is going to come, as well as a couple of artists and axolotls (a kind lizard). There will be robots! The kids will be planting all the planters. There will be an Iditarod sign going up in the parking lot to direct people to the start and gives them information.

Mary Fischer for Geri Denkwalter, Talkeetna

Yesterday there was a barbeque to kick off the Summer Reading Program. The kids planted the flowers and many of the herbs. There were about 50 people, including parents and children.

Trapper Creek. No report.

Julie Buzby, Sutton

Summer Reading Program is on Thursdays at 1:00 after lunch is served. There will be a bike rodeo, a visit from the animal shelter, the Eagle River Nature Center, the Fire Department, the Alaska Feeder farm will bring some reptiles, and there will be a magician to finish out the year.

The preschool story hour remains the same year-round: Thursdays at 11 AM. The youth program for middle and high schoolers meets twice a week and is supported by the Friends of the Library. The kids will create a float for the 4th of July parade. They will go swimming at the Borough pools and go on some hikes. They will grow a garden. Summer meal programs were explained.

Susan Pougher, for Beth Skow, Palmer

The Summer Reading Program runs through June and July with the final party on July 30th at the depot. The participants have a reading log and each week show that they've read at

least 5 days in the past week. For each week that they've made their goal, they get a new collectible pin. Adults can also sign up and do summer reading. There is a grand prize and grand prizes for all age groups. There are programs for various ages all year round.

There is also a Craft Club for adults the last Saturday of each month from 12 to 3:30 and they ask you do not bring kids. There will be a board game group for middle schoolers. The Summer Reading Program will include a bike maintenance workshop, a presentation on local bees and a pollinators fun run. A Red Tail Hawk presentation and an art class and nature journaling. This is the second-year birds for bike in memory of Bert _____. There are 6 bicycles from the Alaska Bicycle cent for grand prizes. There will also be things for adults such as the adult spelling bee. For the Summer Reading Program, there are story times 3 days a week and lots of activities. The magician will be there at the end. The bird festival will include a Kestrel.

Jeanie Trishinsky for Zach Treesh, Wasilla

Summer Reading Program starts June 1st. Wasilla had 800 people complete their logs last year with about 3,000 people at events. Next Saturday is a plant swap and book sale. Christina Day, an indigenous author for 5th and 6th graders will be here that's to the Library Association.

Geri Denkewalter, Talkeetna

Summer Reading Program includes an author, a trip to the recycling center. There will be people coming on pop-up Wednesdays, which could happen any day. Some presenters cannot come on Thursday. There will be a magician and snakes and reptiles and birds.

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

Cris Tyree. Need to use common sense on porn. Need to protect children re porn in schools. Move porn to the adult section.

Jackie Goforth – Addressed Child grooming, Friends of the Library, and open meetings act.

Karen Lewis – Right thinking adults could see that “these things” are obscene.

Mary Robertson – Libraries are for everyone. Adults are responsible for what their children read. Thanked the librarians and the board for their work.

IX. UNFINISHED BUSINESS

A. Board report to the Borough

We need to work on the Board report to the Borough this summer. The presentation is 7 or 8 minutes. Perhaps we need to assign people to contact various libraries for information. We need a theme. A committee was formed last meeting. Georgia, Chad and Susan. Anyone can join. Try to think of a catchy title.

Georgia said she will work on this during the summer.

X. NEW BUSINESS

A. Amending MSB 4.40.020

Kathy Kysar: moved to amend code and how the library board members are chosen. Specifically, she moved to change "Board members may be recommended by the following group for consideration" to "shall". Also change from "two members may be appointed at large," to "shall." Chad Scott pointed out that the Code is not drafted by the Board. The Board can make a recommendation to the assembly. Motion seconded. After discussion, Kathy called the question.

Roll call vote: Passed with 3 dissenting votes.

B. Amending Handbook

Kathy Kysar - look over the handbook to see if we need it to be updated. Put on August agenda.

C. Strategic Plan Update

Mr. Leslie reported that he met with the librarians to discuss the Strategic plan. They were fine with the scope of work, but the librarians were displeased with the end product from the consultant. There was a suggestion from Kathy that we add bar coding and AI to the plan to protect against new technologies. The board will need to further define these changes before they are put out for bid or for proposals. There was discussion regarding further bar coding on books.

Director Morrissey commented on the American Library Association (ALA). The terminology is very confusing. We are not part of the ALA. We are part of the Alaska Intra-library Catalog.

Mr. Leslie clarified possible changes to the barcode system. Changes would take a buy in from the majority of libraries in the state.

Director Morrissey pointed out that we have no language in our policy that comes from, the American Library association.

Marty Kincaid said she wanted to start a conversation about the possibility of librarians receiving books that were written by AI. Mr. Leslie and his secretary will look into this including other libraries AI policies.

XI. ADVOCACY

No advocacy

XII. CORRESPONDENCE

No correspondence

XII. MEMBER COMMENTS

Karen Crandall

Spoke to a concerned parent regarding "Let's Talk About It." Must keep the safety of families in mind.

Chad Scott

Don't rail at the librarians. Talk to your assembly person or the mayor. Kids should be under their parent's cards.

Director Morrissey

Please adhere to Robert's Rules of order. Get training. Refrain from comments over each other, Chad Scott said he doesn't see where policy says we have to use Robert's Rules.

Marty Kincaid

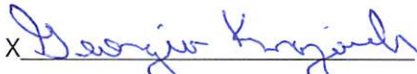
Asked if anyone has called Adam Jenkins our missing board member. Mr. Leslie will reach out to the Mayor's Office.

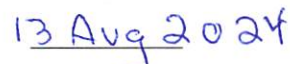
XIV. NEXT MEETING

Next meeting Aug 13th at 1:00 in Willow.

XV. ADJOURNMENT

Motion made to adjourn and seconded.

X 
Georgia Knazovich - Chair


Date





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**MATANUSKA-SUSITNA BOROUGH
LIBRARY CITIZENS' ADVISORY COMMITTEE**

Chairman—Chad Scott (MBR 7)

MBR3—Aaron Malone

MBR6—Susan Hillman

Vice Chair—Michelle Dempsey (MBR 2)

MBR4—Dorothy Denison

ALT1— Camilla (Nan) Potts

MBR1—Nancy Bertels

MBR5—Erik Palin

ALT2— Sally Pollen

MEETING MINUTES

**ASSEMBLY CHAMBERS AND TEAMS
350 EAST DAHLIA AVENUE, PALMER**

REGULAR MEETING

**JULY 8th, 2024
5:00 PM**

I. CALL TO ORDER

A. Mr. Scott called the meeting to order at 5:13 pm

II. ROLL CALL – DETERMINATION OF QUORUM

A. Present: Chad Scott, Michelle Dempsey, Nancy Bertels, Aaron Malone, Dorothy Denison, Susan Hillman, Camilla Potts, Sally Pollen

B. Absent: Erik Palin

III. AGENDA APPROVAL

A. Ms. Dempsey motioned to approve, Mr. Malone 2nd - unanimous consent.

IV. PLEDGE OF ALLEGIANCE

A. Mr. Scott led the Pledge of Allegiance

V. BOARD INTRODUCTION

A. Review of Establishing Ordinance and Codes

1. 4.05 GENERAL PROCEDURE

- Mr. Scott went over general procedures and formation of the board.

2. OR 24-039

- Mr. Scott read OR 24-039 which outlines the ordinance forming the LCAC.

3. 2.71 CODE OF ETHICS

- Mr. Scott read chapter 2.71 of the Code of Ethics into the record.

4. LIBRARIES COLLECTION DEVELOPMENT POLICY

- Mr. Scott read the policy on the Collection Development.

VI. BOROUGH STAFF REPORTS

A. Jillian Morrissey, Director of Community Development – Mr. Leslie read a statement from Ms. Morrissey – Explained the functions of Borough Staff and functions of the Committee. Addressed questions from the Chair & Vice Chair.

B. Hugh Leslie, Recreation & Library Services Manager – Mr. Leslie gave the Committee members copies of Robert's Rules of Order & Open Meetings Act information. Copies of contested books will be available as needed.

- C. Nick Spiropoulos, Borough Attorney – Explained the social media expectations, no more than 3 members of the committee can convene in one place at any time, communicate items they want to discuss directly with the staff. They cannot limit the time that citizens can speak, each person has a time limit (2 minutes).

VII. PERSONS TO BE HEARD/AUDIENCE PARTICIPATION – 2 Minutes Per Person

- A. Mary Robinson – Ms. Robinson addressed the difference between censorship and intellectual freedom and hoped the committee would be able to tell the difference. Presented an example of a factual book.
- B. Kathy Kysar – Ms. Kysar quoted the bible, spoke to how she would address her own kids if they were reading the material that is being questioned.
- C. Jackie Goforth – Ms. Goforth expressed her discontent with the books being questioned. She plans to continue resubmitting books she feels are obscene to the committee.
- D. Karen Lewis - Ms. Lewis thanked the mayor and the assembly for creating this committee. Expressed her discontent with the questioned books.
- E. Linda Spohm – Ms. Spohm expressed discontent with the questioned books, noted children should be reading educational age-appropriate books.
- F. Mark Spohm – Mr. Spohm thanked the committee, expressed concern with using taxpayer money for things that could possibly harm children.
- G. Mary Ravetta – Ms. Ravetta expressed concern with the questioned books, spoke to personal experiences surrounding inappropriate material as a young person. Referenced Supreme Court case Section 204.
- H. Prudence McKinney – Ms. McKinney stated library staff should have broad discretion in providing materials to the public, they are trained to decide. Parents should teach their children how to use books like any other tool in their life.
- I. Heidi Deadmond – Ms. Deadmond thanked the committee, expressed concern with diluting the materials in libraries and censorship. She encouraged the committee to reference the 2003 Supreme Court case against the National Library Association.
- J. Karen Crandall – Ms. Crandall thanked the mayor and the committee, expressed concern that the service of parents limiting which books their child can check out is not known of widely. She opined Christian authors are being omitted from library collections.
- K. Loy Thurman – Mr. Thurman expressed his concern with others using the religious comments to confirm the inclusion of the questioned books. Spoke to how we should try to protect young people from the questioned books and those like it.
- L. Dave Johnson – Mr. Johnson expressed his concern with taxpayer money being spent on books such as those being questioned. Spoke on how it's the community's responsibility to protect children.

VIII. NEW BUSINESS

A. Score Card Utilization

1. Mr. Scott read score card items into the record. Mr. Scott asked if it was an all or nothing rubric, Mr. Spiropoulos answered that the items are just items to consider. Ms. Denison asked if the items on the list were to be based on one's opinion, Mr. Spiropoulos confirmed it was one's own opinion. Ms. Dempsey asked if they were allowed to use other laws to consider the book along with the score card.

Mr. Spiropoulos answered the law for the suitability for minors under 16 for the state is already included in the score card and there is no law in the Borough.

B. Book Selection Process

1. Mr. Scott asked Mr. Leslie to describe the process of how the books get selected for reconsideration, Mr. Leslie outlines the process.

C. Book Review Voting Process

1. Mr. Scott reviewed voting process with the committee. Mr. Leslie answered technical questions from the committee.

D. Meeting Frequency

1. Ms. Dempsey moved to approve having meetings once a month on every 2nd Monday, Ms. Denison 2nd – unanimous consent.

E. Materials Submitted for Reconsideration

1. Identical; Ellen Hopkins ISBN 978-1416950059
 - Mr. Scott moved to review book, no 2nd - unanimous consent.
2. Red Hood; Elana K. Arnold ISBN 978-0062742353
 - Mr. Scott moved to postpone to next meeting, no 2nd - unanimous consent.
3. Damsel; Elana K. Arnold ISBN 978-0-06-274232-2
 - Mr. Scott moved to postpone to next meeting, no 2nd - unanimous consent.

IX. NEXT MEETING

- A. August 12th, 2024

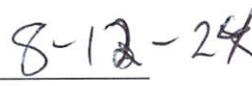
X. MEMBERS, STAFF COMMENTS

- A. Ms. Bertels – Questioned how the committee will know if each copy of the books are in good condition?
- B. Ms. Hillman – Noted this will be an adventure.
- C. No other comments

XI. ADJOURNMENT

- A. Mr. Scott adjourned the meeting at 7:07 pm

X 
Chad Scott - Chair


Date

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

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

Planning Commission members present and establish a quorum:

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

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Planning Commission members absent and excused were:

Staff in attendance:

- Ms. Peggy Horton, Planner II
- Mr. Jason Ortiz, Development Services Manager
- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Denise Michalske, Assistant Attorney
- Ms. Corinne Lindfors, Acting Planning Depart. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

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

Chair McCabe moved to amend the agenda to remove the Roman numeral four subsection A. Minutes from June 17. Commissioner Glenn seconded the motion. The motion passed unanimously.

GENERAL CONSENT: The amended agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

Commissioner Scoggin led the pledge of allegiance.

IV. CONSENT AGENDA-N/A as there are no minutes or introductions.

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

VI. AGENCY/STAFF REPORTS

A. North Lakes Community Council Presentation by Rod Hanson

Planning Commissioners inquire of Mr. Hanson and Planning and Land Use Director Alex Strawn.

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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

Chair Koan read the resolution title into the record.

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

Staff: Peggy Horton provides the staff report and informs the Planning Commissioners that the applicant cannot be present and has requested to postpone the public hearing until the next meeting. Ms. Horton also requests that the commissioners address this request first.

Chair Koan calls for a verbal vote to postpone the public hearing until the August 5 meeting date.

The vote to postpone failed by the following vote:

No: 4 - Commissioner Koan, Commissioner McCabe, Commissioner Glenn, & Commissioner Scoggin

Yes: 2 - Commissioner Allen & Commissioner Fernandez

Jason Ortiz, Development Services Manager: Provides procedural instruction, and a motion must be made and seconded before a vote can be made.

MOTION: Commissioner Allen moved to postpone the public hearing for Resolution 24-08 until the August 5 meeting. The motion was seconded. by Commissioner Fernandez.

VOTE: The motion failed by the following vote:

No: 4 - Commissioner Koan, Commissioner McCabe, Commissioner Glenn, & Commissioner Scoggin

Yes: 2 - Commissioner Allen & Commissioner Fernandez

Staff: Peggy Horton provides additional comments and information on the code.

Jason Ortiz, Development Services Manager: Comments on the visibility of the school and the issue with the school appearing on some of the MSB mapping.

Commissioners continue to question staff regarding the school location, dates of operation, the possibility of a variance, and staff procedures for identifying school locations.

Jason Ortiz, Development Services Manager: Reads from Code 17.65.0.010 and explains a variance would not be possible.

Jana Weltzin, Counsel for the applicant, addresses the commissioners. She apologized for Mr. Benson's absence and provided a timeline of the efforts made by Mr. Benson.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-08:

Rod Cummings

Ms. Hanson*Telephonic participant

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

Jana Weltzin, Counsel for the applicant, addresses the commissioners.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-08. The motion was seconded. by Commissioner McCabe.

Discussion ensued: There are two Resolutions 24-08. One approves it, and one is denying it.

Chair Koan asks Commissioner Glenn which Resolution 24-08 his motion was for. 24-08 approving it or denying it.

Commissioner Glen clarified that his motion was to deny it. Commissioner McCabe seconds it.

Chair Koan called for any amendments, but no amendments were made.

Chair Koan asked if there were any objections. Commissioner Allen objected.

VOTE: The main motion recommending failure passed with the following vote:
Yes: 4 – Commissioner Glenn, Commissioner Koan, Commissioner McCabe, & Commissioner Scoggin
No: 2 – Commissioner Allen, Commissioner Fernandez

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-14 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending that the Assembly reactivate the South Lakes Community Council. (Staff: Julie Spackman, Long Range Planner)

Chair Koan read the resolution title into the record.

Julie Spackman, Long Range Planner, provided a staff report.

Commissioners questioned staff regarding the map and resident numbers for the South Lakes area.

Chair Koan invited the gentleman on the phone to speak.

Dan Kennedy, Vice Chair of the Board of Directors South Lakes Community Counsel, addresses the commissioners.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-14:

Ms. Hanson *telephonic participant

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

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 24-14. Commissioner McCabe seconded the motion.

Discussion ensued

VOTE: The main motion passed without objection.

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

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items *(Staff: Jason Ortiz)*

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Director: Jason Ortiz reminds the commissioners about the quasi-judicial procedure, to be mindful of appeal times, and not to speak about them.

Commissioner Allen: No comments

Commissioner Glenn: No comments

Commissioner McCabe: No comments

Commissioner Scoggin: No comments

Commissioner Fernandez: No comments

Commissioner Koan: Get out there and enjoy the summer. Have a great night.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:08 p.m.



C J KOAN
Planning Commission Chair

ATTEST:

For 
CORINNE LINDFORS, Planning Commission Clerk

Minutes approved: 8/5/24

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 5, 2024 at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

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

Planning Commission members present and establishing a quorum:

- Mr. Doug Glenn, Assembly District #1
- Mr. Richard Allen, Assembly District #2
- Ms. CJ Koan, Assembly District #3
- Mr. Andrew Shane, Assembly District #4
- Ms. Linn McCabe, Assembly District #5*
- Mr. Curt Scoggin, Assembly District #7*

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Planning Commission members absent and excused were:

- Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Corinne Lindfors, Development Services Division Administrative Specialist
- Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

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

Commissioner Glenn moved to amend Resolution 24-20, Changing 'Holiday Liquors #605' to 'Circle K Liquors.' The motion was seconded by Commissioner Shane. The motion passed without objection.

Commissioner Shane moved to remove Resolution 24-19 from the agenda. The motion was seconded by Commissioner Glenn. The motion passed without objection.

Chair Koan inquired if there were any additional changes.

Chair Koan inquired if there were any objections to the amended agenda.

GENERAL CONSENT: The amended agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Shane.

IV. CONSENT AGENDA

- A. Minutes Regular Meeting Minutes: June 17 & July 15, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-15 A conditional use permit in accordance with MSB 17.30 - Conditional Use Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of earth material annually through 2033. The activity will occur on two parcels, totaling 13.6 acres with the extraction occupying the eastern 5.96 acres. The activity is located at 8751 and 8901 E. Palmer-Wasilla Highway, Tax ID#s 18N01E35C006 & 18N01E35C009; Public Hearing: August 19, 2024; (Applicant: Tim Alley for Mountain Gravel Investment Group LLC; Staff: Peggy Horton, Current Planner)

Resolution 24-20 A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for a package store known as, Circle K Liquors, located at 169 N. Meadow Lakes Loop, Tax ID 8478000L002; Public Hearing: August 19, 2024; (Applicant: Holiday Alaska LLC; Staff: Rick Benedict, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-16 The State of Alaska Office of History and Archaeology has submitted a proposal under MSB 15.04.025 – Naming Geographic Features, to name a currently unnamed 5,325-foot mountain peak as Arkose Peak. The peak is situated at the south end of Arkose Ridge, between the heads of Lone Tree Gulch and Iron Creek and approximately 6.8 miles north of the North Glenn Highway Moose Creek bridge. The proposal is concurrent with a proposal to rename the current Arkose Peak as Souvenir Peak; Public Hearing: August 19, 2024; (Staff: Peggy Horton, Current Planner)

Resolution 24-17 The State of Alaska Office of History and Archaeology has submitted a proposal under MSB 15.04.025 – Naming Geographic Features, to rename the 5,804-foot mountain peak currently named Arkose Peak to Souvenir Peak. The peak is located at the northeast end of Arkose Ridge and approximately 7.2 miles north of the North Glenn Highway Moose Creek bridge; Public Hearing: August 19, 2024; (Staff: Peggy Horton, Current Planner)

Resolution 24-18 The State of Alaska Office of History and Archaeology has submitted a proposal under MSB 15.04.025 – Naming Geographic Features, to name a currently unnamed mountain peak as Mount Carola. The peak is found in Denali National Park and Preserve between Ruth Glacier and Tokasitna Glacier, approximately 14 miles west of milepost 140 North Parks Highway Public Hearing: August 19, 2024; (Staff: Peggy Horton, Current Planner)

Resolution 24-19 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending adoption of an amendment to the Official Streets and Highways Plan to update the Engstrom Road to Trunk Road connection on the map. Public Hearing: August 19, 2024; (Staff: Rodney Fodge, Long Range Planner)

Chair Koan inquired if there were any additions or changes to the consent agenda.
Chair Koan inquired if there were any objections.

GENERAL CONSENT: The consent agenda was approved without objection.

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

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

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

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following persons spoke regarding Official Streets and Highways Plan Update: Simon Gilliland
There being no one else to be heard, audience participation was closed without objection.

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

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

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items
(No comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Director Alex Strawn: Addressed a gentleman who had commented on the Official Streets and Highways plan update, noted that it was removed from the agenda. Introduced Lacie Olivieri as the new Planning Commission Clerk and welcomed her aboard.

- Commissioner Shane: Welcomed Lacie aboard.
- Commissioner Allen: Commented on his 24th wedding anniversary with Stephanie.
- Commissioner Scoggin: No comment.
- Commissioner McCabe: Welcomed Lacie and said happy anniversary to Commissioner Allen.
- Commissioner Glenn: Said happy anniversary to Rick and Stephanie and welcomed Lacie.
- Commissioner Koan: Said happy anniversary and welcomed Lacie.

XVI. ADJOURNMENT

Commissioner Glenn moved to Adjourn the meeting. The motion was seconded by Commissioner Shane.
The regular meeting adjourned at 6:20 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



Lacie Olivieri, Planning Commission Clerk

Minutes approved: 8/19/24

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By: Peggy Horton
Introduced: August 5, 2024
Public Hearing: August 19, 2024
Action: **Adopted**

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-15**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF APPROXIMATELY 40,000 CUBIC YARDS OF EARTH MATERIAL FOR NINE YEARS WITHIN TWO PARCELS TOTALING 13 ACRES LOCATED AT 8751 & 8901 EAST PALMER-WASILLA HIGHWAY, TAX ID#s 18N12E35C006 & 18N01E35C009.

WHEREAS, Tim Alley P.E., on behalf of Mountain Gravel Investments Group, LLC, Louis Green, and Bryce W-Green, applied for a conditional use permit to extract earth material at 8751 & 8901 East Palmer-Wasilla Highway (PWH), Tax ID#s 18N12E35C006 & 18N01E35C009; 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 land 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 operation 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 occur on state land; and

WHEREAS, according to the application material, a letter from the Alaska Department of Natural Resources (ADNR) indicates that the applicant submitted all required information to ADNR in accordance with A.S. 27.19 - Reclamation; and

WHEREAS, according to the application material, Shawn Trasky, Certified Erosion and Sediment Control Lead (CESCL) Instructor states that coverage under the ADEC 2020 Multi-Sector General Permit (MSGP) is not required due to the drainage plan and lack of discharge; 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 within any identified wetlands, lakes, streams, or other waterbodies; and

WHEREAS, the subject parcel is located within the Gateway Community Council planning area. The Gateway community has not adopted a comprehensive plan; and

WHEREAS, the Matanuska-Susitna Borough Core Area Comprehensive Plan applies to all parcels within the borough's core planning area; and

WHEREAS, the Core Area Comprehensive Plan Land Use Goal 1 states: Foster a pattern of land development that protects the appealing features of the Core Area, offers developers and consumers choices in the market place, and allows local government to provide cost-effective infrastructure and services economically; and

WHEREAS, the Core Area Comprehensive Plan Land Use Policy 1-M states: Collaborate with operators of large earth materials extraction sites to plan for site reclamation and re-use after earth material extraction activities are finished; and

WHEREAS, the Economic Development Strategic Plan Strategy 1G in part, states: Promote the sustainable development of Mat-Su's natural resources for economic development. The MSB should support sustainable natural resource development and the natural resource

industries with an emphasis on meeting local needs and local value-added product manufacturing, as well as ensuring compatibility with other parts of the local economy. Indeed, natural resource development is a high priority for the Borough Assembly. The main natural resources in Mat-Su, in addition to agricultural land, include coal, gravel, timber, some gold mining, and some metallic mineral potential; and

WHEREAS, the Economic Development Strategic Plan Action 1G-3, in part, states: Work with the gravel mining industry to balance the need for the sector's growth with other economic development considerations, as well as environmental and resource protection. The MSB is developing gravel regulations and guidelines to provide for continued commercial gravel operations while addressing community and other economic development concerns regarding buffers from roadways, water protection, and reclamation. These regulations should balance the concerns of gravel mining businesses with the need to protect the environment and visual beauty of the Borough; and

WHEREAS, according to the application material, the operation will remove material to an elevation near the existing elevation of PWH to prepare it for future commercial and multifamily development; and

WHEREAS, according to the Rutgers Noise Technical Assistance Center, heavy trucks produce approximately 90 decibels (dB) when operating, which falls in the "very loud" category; and

WHEREAS, according to Rutgers Noise Technical Assistance Center, a quiet to noisy home produces sound around 30-60 decibels (dB), which falls in the "faint" and "moderate" categories; and

WHEREAS, earth material extraction activities are an industrial use that can cause excessive noise, dust, and heavy truck traffic; and

WHEREAS, according to the application material, the proposed hours of operation are 7:00 a.m. to 5:00 p.m., Monday through Saturday; and

WHEREAS, the closest residential structure is approximately 107 feet north of the proposed use; and

WHEREAS, according to the application material, during peak traffic hours and when hauling material at more than ten trucks per hour, the approach will only allow right-in and right-out access to prevent trucks from turning across PWH; and

WHEREAS, according to the application material, when hauling material at more than ten trucks per hour, advanced warning signs will be placed on PWH to alert traffic about trucks turning from the approach; and

WHEREAS, according to the application material, the operation will use track-out best management practices at the site entrance to help vibrate loose soils before trucks enter the roadway; and

WHEREAS, according to the application material, the pit operator will sweep PWH as needed, at least every four hours; and

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

WHEREAS, the proposed use is within the "drinking water protection area" for a public water system on the south side of PWH, which is for a childcare facility; and

WHEREAS, the Alaska Department of Environmental Conservation has produced a user manual of Best Management Practices for Gravel/Rock Aggregate Extraction Projects to protect water quality in the state. This manual recommends a hydrogeologic study when mining activities occur in the groundwater protection area for public water supply wells; and

WHEREAS, according to a hydrogeologic analysis completed by Shannon and Wilson, given the horizontal distance between the gravel extraction and the water supply well and the presence of over ten feet of relatively impermeable soil between the final elevation of the extraction area and the aquifer, it is unlikely

that normal gravel extraction activities will have a negative impact on the water quality in the well at Ray's Child Care and Learning Center; and

WHEREAS, according to the application material, 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, the operation dug two test holes and installed groundwater monitoring tubes. Groundwater was not encountered in the test holes; and

WHEREAS, according to the application material, the operation will extract material from the bottom of the cut slope, also known as the working face. This will allow the slope to mitigate noise and provide visual buffering to adjacent properties; and

WHEREAS, according to the application material, all grubbing will be pushed to the phase limits to create the 10-foot berm, which will be maintained around all sides of the pit with the exception of the southeast corner where access is provided.

WHEREAS, according to the application material, pit walls will be temporarily excavated to a maximum of 1.5' vertical and 1' horizontal and then flattened to 2:1 for stabilization. During the pit's seasonal shutdown, no slope will be left steeper than 2:1; and

WHEREAS, according to the application material, pit reclamation includes removing derelict or abandoned vehicles and parts and stabilizing the site slopes and pit floor by placing a 4" minimum compacted thickness of topsoil and hydraulically applied mulch and seed; and

WHEREAS, parcels on the north side of the subject property are in the Midtown Estates Subdivision and range from 0.46 to 1.9 acres. Those parcels have a mix of residential uses and vacant land; and

WHEREAS, parcels to the south of PWH range in size from 0.92 to 28 acres. The adjacent area includes vacant land, as well as residential, commercial, and industrial uses; and

WHEREAS, parcels to the east of the operation are a mix of residential, vacant, and commercial uses and range in size from 0.92 to 2.4 acres. Parcels to the west are a mix of industrial and commercial use and range in size from 1.4 to 4.5 acres; and

WHEREAS, according to the application material, during the fourth phase of the project, the settling pond will be relocated to allow for the construction of a 10-foot-tall berm along the southern portion of the eastern property line, which will provide additional noise mitigation and visual buffering; and

WHEREAS, according to the application material, the operation will not use crushers, asphalt, or concrete plants. The only planned processing of soils is material screening; and

WHEREAS, according to the application material, the estimated final year of extraction is 2033; and

WHEREAS, all the site plan and site development requirements have been provided; and

WHEREAS, the PWH, which the Alaska Department of Transportation manages, provides access to the extraction area; and

WHEREAS, the PWH is classified as a major arterial and has several different uses on its frontage, including commercial, industrial, residential, and vacant or undeveloped; and

WHEREAS, according to the application material, the operations peak hour will be 10 a.m. when the AM peak hour on PWH has subsided. The operation expects a maximum of 40 trips; and

WHEREAS, according to the application material, stormwater and non-stormwater will be contained within the pit by the grading of the pit floor and the existing soils, which will absorb any precipitation; and

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

WHEREAS, according to the application material, the extraction activity is planned to take place on approximately six acres across two properties, totaling 13.16 acres; and

WHEREAS, the record includes maps identifying surrounding property ownership, existing land uses, wetlands, and waterbodies within one-half mile of the proposed site; and

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

WHEREAS, the record includes a site plan showing the location of the earth materials extraction site, including phases of mining within the subject parcels; and

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

WHEREAS, according to the application material, the proposed operation does not anticipate generating traffic in excess of 100

vehicles during the morning or afternoon peak hours or more than 750 vehicles per day; and

WHEREAS, noise levels exceeding the levels in MSB 17.28.060 and 17.61.080 are prohibited; and

WHEREAS, according to the application material, no site lighting is proposed; and

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 24-15.

1. The applicant has demonstrated compliance with state and federal laws listed in MSB 17.30.055(A).
2. The proposed use is consistent with the applicable comprehensive plans (MSB 17.30.060(A)(1)).
3. The proposed use will not detract from the value, spirit, character, and integrity of the surrounding area (MSB 17.30.060(A)(2)).
4. The applicant has met all the requirements of this chapter (MSB 17.30.060(A)(3)).
5. The proposed use will not be harmful to 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 17.30.060(A)(5)).
7. The surrounding property ownership, existing land uses, wetlands, and water bodies within the notification area are identified (MSB 17.28.060(A)(1)).
8. The phases of proposed mining activities, a description of the topography and vegetation, and an approximate time sequence for the duration of the mining activity are identified. Permanent, semi-permanent, or portable equipment is not anticipated to be located within the required setbacks (MSB 17.28.060(A)(2)).
9. The proposed traffic route and traffic volumes are 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 17.28.060(A)(3)).
10. Earthen berms will be utilized and maintained to meet the visual screening measures (MSB 17.28.060(A)(4)).
11. Noise mitigation measures, including hours of operation, retaining vegetative buffers, operating below grade level, and constructing earthen berms, will ensure that sounds generated from earth material extraction activities do not exceed sound levels set forth in MSB 17.28.060(A)(5)(a)

and 17.61.080. Noise levels exceeding the levels in 17.28.060(A)(5)(a) and 17.61.080 are prohibited.

12. The proposed operation 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)).

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.30 and MSB 17.28 and does hereby approve the conditional use permit for earth material extraction activities with the following conditions:

1. Provide the Planning Staff with evidence that the Alaska Department of Transportation and Public Facilities (ADOT&PF) has approved the driveway permit for access to the East Palmer-Wasilla Highway prior to operating.
2. The operation shall comply with the maximum permissible sound level limits allowed in MSB 17.28.060 - Site Development Standards, MSB 17.61.080 - Noise Standards, and MSB 8.52 - Noise, Amplified Sound, and Vibration.

3. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to Monday through Saturday, 7 a.m. to 5 p.m.
4. The operation shall comply with all applicable federal, state, and local regulations.
5. Each contractor and company working at the site shall be provided with a copy of the approved conditional use permit.
6. All aspects of the operation shall comply with the description detailed in the application material. An amendment to the Conditional Use Permit shall be required prior to any alteration or expansion of the material extraction operation.
7. Material extraction shall be limited to the approximately 6-acre area identified in the application material and depicted on the applicant's site plan(s).
8. The earthen berms shown on the site plans shall be maintained.
9. Vehicles and equipment shall be staged at a designated location, and all equipment shall be inspected for leaks at the end of each day.

10. Vehicle on-site maintenance shall be done in an area where drip pans or other discharge prevention devices can contain all leaks.
11. Any hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
12. All construction exits shall comply with standard Alaska Pollutant Discharge Elimination System requirements to minimize off-site vehicle tracking of sediments and discharges to stormwater.
13. All track-out sediments from the site shall be removed from the right-of-way as described in the application.
14. The operation shall perform dust mitigation techniques as described in the application as needed to minimize dust impacts to the surrounding areas.
15. If cultural remains are found during material extraction activities, the MSB Planning Department shall be contacted immediately so the remains can be documented.
16. A four-foot vertical separation shall be maintained between the excavation and the seasonal high water table.
17. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit

requirements. Such access will, at minimum, be allowed on demand when activity is occurring, with prior verbal or written notice, and at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

18. The operation shall comply with the reclamation standards of MSB 17.28.067 - Reclamation Standards.

19. All junk, trash, and junk vehicles, as defined in MSB 8.50, shall be removed and properly disposed of prior to the completion of reclamation on the subject parcel.

20. If illumination devices are used, they shall not be greater than 20 feet in height, shall utilize downward directional shielding devices, and shall meet the requirements of MSB 17.28.060(A)(6) - Lighting standards.

21. The authorization for earth material extraction activities approved by this Conditional Use Permit expires on December 31, 2033.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 19 day of August 2024.



CJ KOAN, Chair

ATTEST



Lacie Olivieri, Planning Clerk

(SEAL)



YES: *unanimous*

NO:

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By: Peggy Horton
Introduced: August 5, 2024
Public Hearing: August 19, 2024
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-17**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING DENIAL OF A PROPOSAL TO RENAME A GEOGRAPHIC FEATURE WITHIN THE MATANUSKA-SUSITNA BOROUGH FROM ARKOSE PEAK TO SOUVENIR PEAK, LOCATED WITHIN TOWNSHIP 20 NORTH, RANGE 2 EAST, SECTIONS 26 AND 35, SEWARD MERIDIAN, ALASKA.

WHEREAS, the Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal to rename a mountain peak currently named Arkose Peak to Souvenir Peak in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by statute as the Geographic Names Board for the State of Alaska. The commission coordinates the program to name physical features in the State with the United States Board on Geographic Names (BGN); and

WHEREAS, the Planning Commission is tasked with acting for the assembly in matters of naming geographic features; and

WHEREAS, the subject feature is a 5,804-foot summit at the northeast end of Arkose Ridge, straddling Sections 26 and 35,

Township 20 North, Range 2 East, within the Talkeetna Mountains;
and

WHEREAS, according to the proposal, in 1969, the BGN approved the name Arkose Peak for this feature following a proposal by the Mountaineering Club of Alaska (MCA) Geographic Names Committee;
and

WHEREAS, according to the BGN Principles, Policies, and Procedures, support for BGN's domestic names activities and the maintenance of names are provided by the U.S. Geological Survey (USGS), an agency of the Department of the Interior; and

WHEREAS, according to the proposal, the 1985 USGS topographic map contained an error, placing the 1969 approved name, Arkose Peak, on a summit 1.3 miles southeast of its intended location in Section 3, Township 19 North, Range 2 East; and

WHEREAS, according to the proposal, this mislabeling led to the 5,325-foot peak in Section 3 becoming known locally as Arkose Peak and the summit straddling Sections 26 and 35 becoming known as Souvenir Peak; and

WHEREAS, according to the proposal, the publication of the 2023 USGS maps for this area has led to public queries regarding the placement of the label for Arkose Peak and Souvenir Peak,

precipitating the current proposals aimed at resolving the uncertainty around these geographic names; and

WHEREAS, according to the proposal, renaming the 5,804-foot summit from Arkose Peak to Souvenir Peak will correct the official designation to reflect current local usage; and

WHEREAS, according to the proposal, the current name Arkose Peak (proposed Souvenir Peak) and the neighboring Arkose Ridge are reported as the Ahtna name "Tsida K'ae Dghilaaye" in Shem Pete's Alaska: The Territory of the Upper Cook Inlet Dena'ina, (Revised 2nd Edition, 2016, pg. 297) by James Kari and James A. Fall, with principal contributor Shem Pete. Here, "Tsida K'ae Dghilaaye" means "Grandmother's Place Mountain" in Ahtna; and

WHEREAS, according to the guidelines for name changes listed in the Alaska Historical Commission program, the commission is reluctant to change existing names but will consider doing so if the proposer demonstrates a compelling reason and if there is local support for the change; and

WHEREAS, to support the BGN, USGS maintains the Federal authoritative source of official geographic feature names, the Geographic Names Information System (GNIS); and

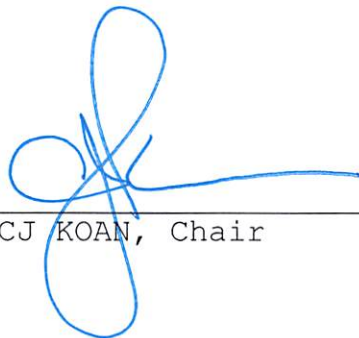
WHEREAS, testimony or comments are provided to the Planning Commission for consideration; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and

WHEREAS, the Planning Commission conducted a public hearing on August 19, 2024, on this matter.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends denial for the renaming of Arkose Peak to Souvenir Peak.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 19TH day of August 2024.



CJ KOAN, Chair

ATTEST



LACIE OLIVIERI, Planning Clerk

(SEAL)

yes: UNANIMOUS

No:

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By: Peggy Horton
Introduced: August 5, 2024
Public Hearing: August 19, 2024
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-18**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO NAME A GEOGRAPHIC FEATURE WITHIN THE MATANUSKA-SUSITNA BOROUGH AS MOUNT CAROLA, LOCATED WITHIN TOWNSHIP 31 NORTH, RANGE 17 WEST, SECTION 30, SEWARD MERIDIAN, ALASKA.

WHEREAS, the Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal to make official the name Mount Carola for an unnamed geographic feature in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by statute as the Geographic Names Board for the State of Alaska. The commission coordinates the program to name physical features in the State with the United States Board on Geographic Names (BGN); and

WHEREAS, the Planning Commission is tasked with acting for the assembly in matters of naming geographic features; and

WHEREAS, the feature is an unnamed mountain located within Denali National Park & Preserve, lying between Ruth Glacier and Tokasitna Glacier, approximately 11 miles north of Petersville, and 14 miles west of milepost 140 North Parks Highway; and

WHEREAS, the proposal includes the location of the mountain, the proposed name, biographical information, pictures, and letters of endorsement from the Talkeetna Historical Society and Museum, the Alaska Miners Association, and Bob Loeffler, former director of the Alaska Department of Natural Resources, Division of Mining, Land, and Water; and

WHEREAS, according to the proposal, Mount Carola is a commemorative name for a miner and pioneer woman of Alaska, Carola "Carol" J. Young, who lived from 1936 to 2018; and

WHEREAS, according to the proposal, Carola Young came to Alaska in 1956 and moved to Talkeetna in 1967; and

WHEREAS, according to the proposal, Carola Young helped establish the Veterans of Foreign Wars Post 3836 in Talkeetna, Alaska, after her husband passed away in March 1970 while on active duty with the Tactical Air Command; and

WHEREAS, according to the proposal, Carola Young and her mother purchased and renovated the Fairview Inn in Talkeetna, operating it from 1971 to 1978; and

WHEREAS, according to the proposal, Carola Young served 23 years as president of the Yentna Mining District in Petersville after moving there in 1978; and

WHEREAS, according to the proposal, Carola Young was a member of the Alaska Miners Association for over 40 years; and

WHEREAS, according to the proposal, Carola Young was appointed to serve on the South Denali Development Steering Committee representing the Yentna miners; and

WHEREAS, according to the proposal, Carola Young was instrumental in establishing SnowTRAC, an advisory council responsible for reviewing and recommending funding for the State of Alaska Snowmobile Trails Program; and

WHEREAS, according to the proposal, the mountain that would bear her name overlooks the Cache Creek area, where she lived and mined for 40 years; and

WHEREAS, according to the proposal and the Geographic Names Information System (GNIS), the mountain peak is unnamed; and

WHEREAS, in support of the United States BGN, the United States Geological Survey (USGS) maintains the Federal authoritative source of official geographic feature names, known as the GNIS; and

WHEREAS, according to the proposal and the GNIS, the mountain peak is currently unnamed; and

WHEREAS, according to the proposal and the GNIS, no conflict is reported with the recommended name; and

WHEREAS, a search of the GNIS revealed no duplicates for any other geographic feature in the borough, considering both spelling and pronunciation; and

WHEREAS, testimony or comments are provided to the Planning Commission for consideration; and

WHEREAS, the Planning Commission conducted a public hearing on August 19, 2024, on this matter; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission (HPC) is tasked to advise the assembly in identifying, protecting, preserving, and interpreting cultural resources within the borough that are of archaeological, historical, cultural, scientific, or geographic importance; and

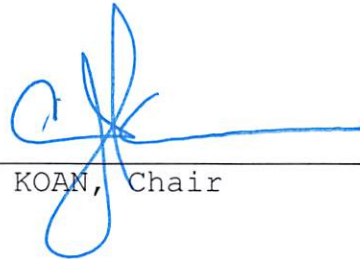
WHEREAS, the HPC held a public meeting on August 15, 2024; and

WHEREAS, the HPC adopted Resolution 24-01, recommending the subject mountain be named Mount Carola, in commemoration of Carola "Carol" J. Young; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends the approval of the proposed name Mount Carola for an unnamed mountain peak in the Denali National Park and Preserve, located between Ruth Glacier and Tokasitna Glacier, north of Petersville.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 19TH day of August 2024.



CJ KOAN, Chair

ATTEST



LACIE OLIVIERI, Planning Clerk

(SEAL)



yes: Unanimous

no:

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By: Rick Benedict
Introduced: August 5, 2024
Public Hearing: August 19, 2024
Action: **Adopted**

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-20**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN ALCOHOLIC BEVERAGE PACKAGE STORE KNOWN AS CIRCLE K LIQUOR AT 169 N. MEADOW LAKES LOOP, TAX ID# 8478000L002.

WHEREAS, an application has been received from Kate Silber of DOWL on behalf of Holiday Alaska, LLC for a Conditional Use Permit to operate an alcoholic beverage package store known as Circle K Liquors at 169 N. Meadow Lakes Loop (Tax ID#8478000L002); and

WHEREAS, the applicant proposes the sales of packaged alcoholic beverages on the subject property within designated state-licensed areas; and

WHEREAS, MSB 17.70.020 requires a Conditional Use Permit for the operation of an alcoholic beverage package store; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, an alcoholic beverage package store is declared to be a public nuisance; and

WHEREAS, operation of such a land use without a permit is prohibited; and

WHEREAS, on June 25, 2024, the State of Alaska Alcoholic Beverage Control Board approved the transfer of location application for Holiday Alaska, LLC license #4198 in a delegated status; and

WHEREAS, a license for the relocation of alcoholic beverage package store license #4198 is currently approved with delegation by the State of Alaska, pending approval by the MSB Planning Commission for a Conditional Use Permit; and

WHEREAS, the Alcoholic & Marijuana Control Office (AMCO) has no record of violations, suspensions, and/or revocations of licenses by Holiday Alaska, LLC within the preceding 12 months; and

WHEREAS, according to the application materials, the applicant proposes relocating the existing operation from 7383 W. Parks Highway to 169 N. Meadow Lakes Loop, which consists of a convenience store, fuel station, and alcoholic beverage package store; and

WHEREAS, according to the application materials, the existing alcoholic beverage package store known as Holiday #650 at 7383 W. Parks Highway (CUP #2002-001) will permanently close upon the issuance of a CUP to operate at 169 N. Meadow Lakes Loop; and

WHEREAS, the Borough has no complaints or violations for the existing alcoholic beverage package store at 7383 W. Parks Highway (CUP #2002-001); and

WHEREAS, according to the application materials, the alcoholic package store will operate at 169 N. Meadow Lakes Loop as Circle K Liquors; and

WHEREAS, according to the application materials, the new location at 169 N. Meadow Lakes Loop will dedicate approximately 3,165 square feet to the alcoholic beverage package store portion of the operation out of approximately 9,905 square feet of total building space; and

WHEREAS, according to the application materials, the proposed hours of operation for the alcoholic beverage package store are 10:00 a.m. to 1:00 a.m. on Mondays through Saturdays and 12:00 p.m. to 1:00 a.m. on Sundays; and

WHEREAS, according to the application materials, the remainder of the building and subject property located at 169 N. Meadow Lakes Loop will be occupied by a convenience store and fuel station operating 24 hours a day, seven days a week; and

WHEREAS, Holiday Liquors #650 has operated as an alcoholic beverage package store from 7383 W. Parks Highway since 2004, approximately 1,854 feet northeast of the proposed new location at 169 N. Meadow Lakes Loop; and

WHEREAS, the proposed new alcoholic beverage package store is located at the northeast corner of the West Parks Highway and North Meadow Lakes Loop signaled intersection; and

WHEREAS, the subject property is approximately 6.28 acres in size; and

WHEREAS, West Parks Highway abuts the southeastern property line, and North Meadow Lakes Loop abuts the southwestern and northwestern property lines; and

WHEREAS, the applicant's 2.7-acre parcel abuts the subject property to the north and northeast and shares a 60' access easement with it for access to the North Meadow Lakes Loop right-of-way; and

WHEREAS, large parcels used commercially exist further to the north, east, and south, ranging from approximately 6 to 17 acres in size; and

WHEREAS, a large portion of land west of and adjacent to the subject property is dedicated to the North Meadow Lakes Loop right-of-way, and existing parcels further to the west range from .43 to 6 acres in size and are a mixture of residential, vacant, and commercial; and

WHEREAS, the closet residential structure is approximately 782 feet west of the proposed use; and

WHEREAS, the closet commercial structure is approximately 410 feet north of the proposed use; and

WHEREAS, the subject property has been used commercially for several decades for uses such as an RV park, laundromat, log cabin manufacturer, and lumber supply; and

WHEREAS, traffic signals at the West Parks Highway and North Meadow Lakes Loop intersection were completed around 2022 and have dedicated left turn lanes on all four sides and right turn lanes from the Parks Highway; and

WHEREAS, in 2024, the borough issued two driveway permits (D29950 & D29949) to the operation to access the North Meadow Lakes Loop right-of-way; and

WHEREAS, North Meadow Lakes Loop has two lanes, a posted speed limit of 30 MPH, and is classified as a minor arterial; and

WHEREAS, the West Parks Highway has four lanes, a posted speed limit of 55 MPH, and is classified as an Interstate; and

WHEREAS, according to the application material, the applicant is not proposing access to the subject parcel from the Parks Highway; and

WHEREAS, according to the application material, the applicant will provide a retention basin between the gas pumps and the northwestern property line to capture any potentially contaminated

runoff leaving the site; and

WHEREAS, the applicant submitted a Full Plan Review (#2023ANCH0161) for the proposed operation, which the State of Alaska Fire Marshal approved on April 13, 2023, to ensure the development complies with the applicable fire code; and

WHEREAS, the applicant provided an approved stormwater plan issued by the State of Alaska Department of Environmental Conservation, Division of Water, on May 2, 2023; and

WHEREAS, the applicant provided a Construction and Operation Certificate for a domestic wastewater disposal system conditionally approved on May 8, 2023, and issued by the State of Alaska Department of Environmental Conservation. The system was granted interim approval to operate for 90 days after completion; and

WHEREAS, according to the application materials, the alcoholic beverage package store is approximately 152' from the North Meadow Lakes right-of-way, 217' from the Parks Highway right-of-way, 282' from the northeast property line, and 306' from the eastern property line; and

WHEREAS, the proposed operation will utilize signage technology consistent with its other locations. As shown in the application material, the signage will be attached to the exterior of the building; and

WHEREAS, the site plan indicates the driveways, internal drives, and areas around the convenience store, fuel station, and alcoholic beverage package store are paved, which will continue to control dust; and

WHEREAS, lighting is downward-directional to minimize light spillage from the property; and

WHEREAS, the applicant is not proposing any outdoor amplified sound activities; and

WHEREAS, the operation must comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 – Noise, Amplified Sound, and Vibration; and

WHEREAS, according to the applicant, natural vegetation, including a mixture of mature evergreen and deciduous trees, will be utilized as visual buffers along the western and northern property lines; and

WHEREAS, according to the applicant, the subject property, which abuts the West Parks Highway and North Meadow Lakes Loop rights-of-way, will be landscaped with grass and evergreen trees; and

WHEREAS, according to the application material, 52 customer parking spaces are provided; and

WHEREAS, according to the application material, 4 customer parking spaces designated for persons with disabilities are provided; and

WHEREAS, according to the application materials, two driveways on the subject property that provided access to the West Parks Highway right-of-way for prior uses have been removed; and

WHEREAS, the applicant provided a Traffic Impact Analysis (TIA) for the proposed use; and

WHEREAS, the TIA indicates that the proposed use will generate 634 vehicles during the morning peak hours and 592 vehicles during the afternoon peak hours; and

WHEREAS, the TIA indicates that trips generated by the development are not expected to degrade operations at existing intersections to require mitigation; and

WHEREAS, the TIA recommended a taper lane on the south driveway entrance for northbound traffic entering the development from Meadow Lakes Loop, and

WHEREAS, staff conducted a site visit on August 2, 2024, and confirmed that a taper lane had been installed at the south driveway entrance; and

WHEREAS, there is no information available to determine where individuals involved in any alcohol-related accidents obtained the alcoholic beverages; and

WHEREAS, consumption on site is prohibited; and

WHEREAS, persons under 21 are prohibited from purchasing alcoholic beverages; and

WHEREAS, Alaska Statute 04.16.030 specifically prohibits the sale of alcoholic beverages to drunken persons; and

WHEREAS, no information has been submitted indicating that any person/party associated with this application is untrustworthy, unfit to conduct business in the borough, or is a potential source of harm to the public; and

WHEREAS, the Planning Commission has reviewed this application with respect to applicable standards set forth in MSB 17.70; and

WHEREAS, the Planning Commission conducted a public hearing on August 19, 2024, 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 approval of Planning Commission Resolution 24-20:

1. The proposed use is compatible with and will preserve or not materially detract from the value, character, and integrity of the surrounding area (MSB 17.70.100(A) (1) (a)).
2. The proposed use will not be harmful to public health, safety, convenience, and welfare (MSB 17.70.100(A) (1) (b)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.70.100(A) (1) (c)).
4. There will not be any negative effects upon the properties in the area due to such factors as dust, noise, obtrusive advertising, and glare (MSB 17.70.100(A) (2) (a)).
5. The proposed use will not negatively affect the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained (MSB 17.70.100(A) (2) (b)).
6. Measures will be in place to reduce any negative effect upon adjacent and nearby properties (MSB 17.70.100(A) (2) (c)).
7. Adequate parking is provided (MSB 17.70.100(A) (2) (d)).
8. Access to the premises will not create an unreasonable traffic hazard (MSB 17.70.100(A) (2) (e)).

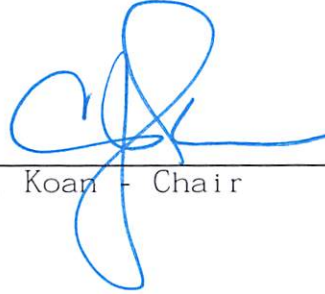
9. Traffic will not overtax existing road systems (MSB 17.70.100(A)(2)(f)).
10. The proposed use is compatible with the character of the surrounding area (MSB 17.70.100(A)(2)(g)).
11. The proposed use is not expected to increase the crime rate in the area or increase alcohol-related accidents (MSB 17.70.110(B)(1)).
12. The applicant has not had a liquor license suspended or revoked in the 12 months preceding the application (MSB 17.70.110(B)(2)).
13. The applicant is trustworthy or fit to conduct business in the borough and the applicant is not a potential source of harm to the public (MSB 17.70.110(B)(3)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.70 and does hereby approve the Conditional Use Permit for the operation of an alcoholic beverage package store, with the following conditions:

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.

3. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to borough staff shall be a violation of this conditional use permit.
4. On-site consumption of alcohol is prohibited.
5. The hours of operation for the alcoholic beverage package store shall not exceed 10:00 a.m. to 1:00 a.m. on Mondays through Saturdays and 12:00 p.m. to 1:00 a.m. on Sundays.
6. CUP #2002-001 shall become void upon being issued a Conditional Use Permit to operate an alcoholic beverage package store at 169 N. Meadow Lakes Loop.
7. The applicant shall notify AMCO of the site's new physical address, 169 N. Meadow Lakes Loop, for license #4198.
8. Upon issuance, the applicant shall provide the Borough with a copy of the State of Alaska Department of Environmental Conservation's final approval for the site's domestic wastewater disposal system.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 19th day of August, 2024.



C.J. Koan - Chair

ATTYST



Lucie Olivieri, Planning Clerk

(SEAL)

YES: unanimous

NO:



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By: Peggy Horton
Introduced: August 5, 2024
Public Hearing: August 19, 2024
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-23**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING DENIAL OF THE PROPOSAL TO NAME A GEOGRAPHIC FEATURE WITHIN THE MATANUSKA-SUSITNA BOROUGH AS ARKOSE PEAK, LOCATED WITHIN TOWNSHIP 19 NORTH, RANGE 2 EAST, SECTION 3, SEWARD MERIDIAN, ALASKA.

WHEREAS, the Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal to make official the name Arkose Peak for an unnamed geographic feature in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by statute as the Geographic Names Board for the State of Alaska. The commission coordinates the program to name physical features in the State with the United States Board on Geographic Names; and

WHEREAS, the Planning Commission is tasked with acting for the assembly in matters of naming geographic features; and

WHEREAS, according to the proposal, in 1969, at the request of the Mountaineering Club of Alaska (MCA), the U.S. Board of Geographic Names (BGN) approved the name Arkose Peak for a 5,804-

foot peak located in Sections 26 and 35, Township 20 North, Range 2 East; and

WHEREAS, according to the proposal, the name Arkose Peak was proposed in 1969 due to the presence of a specific type of rock known as arkose; and

WHEREAS, according to the proposal, the name Arkose Peak was mistakenly applied to a peak in Section 3, Township 19 North, Range 2 East, approximately 1.3 miles southeast of its intended location, due to a mapping error in the 1985 USGS topographic maps; and

WHEREAS, according to the proposal, this mislabeling led to the 5,325-foot peak in Section 3 becoming known locally as Arkose Peak, while the 1969 named peak is now known locally as Souvenir Peak; and

WHEREAS, according to the proposal, the suggested change acknowledges a historical discrepancy and brings official records in line with current local usage; and

WHEREAS, according to the BGN Principles, Policies, and Procedures, the support for BGN's domestic names activities and the maintenance of names are provided by the U.S. Geological Survey (USGS), an agency of the Department of the Interior; and

WHEREAS, to support the BGN, USGS maintains the Federal authoritative source of official geographic feature names, the Geographic Names Information System (GNIS); and

WHEREAS, according to the proposal and the GNIS, Arkose Peak is named for a rock formation located at the northeast end of Arkose Ridge; and

WHEREAS, according to the proposal and the GNIS, the mountain summit in Section 3, for which the name Arkose Peak is proposed, is currently unnamed; and

WHEREAS, according to the proposal, naming the mountain Arkose Peak in Section 3 would lead to duplication if the summit's name in Sections 26 and 35 remains unchanged; and

WHEREAS, a GNIS search found that Arkose Peak is located within a mountain range named Arkose Ridge. No other instances of Arkose were found in the State of Alaska; and

WHEREAS, according to the guidelines for name changes listed in the Alaska Historical Commission program, the commission is reluctant to change existing names but will consider doing so if the proposer demonstrates a compelling reason and if there is local support for the change; and

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission (HPC) is tasked to advise the assembly in

Planning Commission Resolution 24-23 Page 3 of 5
Adopted:

identifying, protecting, preserving, and interpreting cultural resources within the borough that are of archaeological, historical, cultural, scientific, or geographic importance; and

WHEREAS, the HPC held a public meeting on August 15, 2024; and

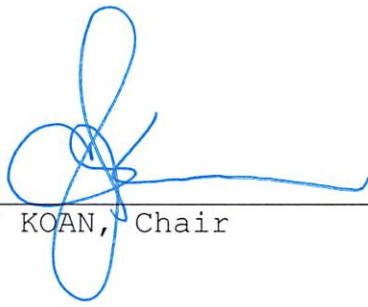
WHEREAS, the HPC adopted Resolution 24-01, recommending the subject mountain in Section 3 remain unnamed; and

WHEREAS, the Planning Commission reviewed this application with respect to the standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and

WHEREAS, the Planning Commission conducted a public hearing on August 19, 2024, on this matter.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends denial of the proposal to name an unnamed geographic feature in the Matanuska-Susitna Borough as Arkose Peak.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 19TH day of August 2024.


CJ KOAN, Chair

ATTEST


LACIE OLIVIERI, Planning Clerk

(SEAL)



YES: unanimous

NO:

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 18, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson 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, Chair
- Mr. Brian Goodman, District Seat #2
- Mr. Eric Koan, District Seat #3, Vice Chair
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Ms. Sandra Kreger, District Seat #6
- Mr. Sidney Bertz, District Seat #7

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Platting Board members absent and excused were:

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

Platting Board members absent were:

Staff in attendance:

- Mr. Alex Strawn, Planning Director
- Ms. Kayla Kinneen, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Ms. Natasha Heindel, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Bertz led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Kreger made a motion to approve the Minutes. Platting Member Koan seconded.

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July, 3 2024.

CM

Motion: Platting Member Kreger made a motion to approve the Minutes. Platting Member Traxler seconded.

The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

B. UNFINISHED BUSINESS

(None)

4. RECONSIDERATIONS/APPEALS

A. LAZY MOOSE RUN: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. *(Petitioner/Owner: Thomas & Megan Van Diest Staff: Matthew Goddard, Case #2024-048)*

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

Kayla Kinneen provided the mailing report:

- Stating that 84 public hearing notices were mailed out on June 27, 2024.

Borough Attorney, John Aschenbrenner, addressed the potential ex-parte contact for Platting Member Bertz

Discussion ensued.

MOTION: Platting Member Kreger made motion to find Platting Member Bertz not in ex-parte contact. Platting Member Traxler seconded.

VOTE: The motion passed unanimously.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 9 findings of facts.

Staff invited Borough Attorney John Aschenbrenner to give a statement addressing comprehensive plans.

Discussion ensued.

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

The petitioner's representatives, Gary LaRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Russ Pochatko
- Jerry Hupp
- Gail Volt
- John Vinbuska
- Amanda Wolfe
- Chandler Symonds
- John Nielsen
- Shelly Nielsen
- Rodger Cheadle
- Heidi Larabee
- Jerald Vinbuska
- Max Waddoups
- Abby Pochakto

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

The petitioner's representative Gary LaRusso and Curt Holler spoke.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat for Lazy Moose Run. Platting Member Bush seconded the motion.

Discussion ensued.

MOTION: Platting Member Bush made a motion to continue this case to August 1st Platting Board Meeting. Member Koan seconded.

VOTE: The motion passed without objection.

Recess 3:20
Returned 3:35

5. PUBLIC HEARINGS

- A. **MEADOW CREEK HOMESTEAD**: The request is to create five lots and two tracts from Tax Parcel B2 (Tax ID #17N03W15B002), to be known as **MEADOW CREEK HOMESTEAD**, containing 40.00 acres +/- . The property is directly north of S. Henry Aaron Drive, east of S. Beaver Lake Road, and north & south of Meadow Creek; within the NW ¼ Section 15, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Monty & Jo Cassidy, Troy & Lieba Putnam. Staff: Chris Curlin, Case #2024-040*)

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

Kayla Kinneen provided the mailing report:

- Stating that 89 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

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

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

The petitioner's spoke

- Jo Cassidy
- Leiba Putnam
- Monty Cassidy

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative, Gary LaRusso spoke.

Discussion ensued.

MOTION: Platting Member Bush made a motion to approve the preliminary plat of Meadow Creek Homestead and the variance from MSB 43.20.281 Area. Platting Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **LITTLE SUSITNA FLATS 2024:** The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as **Little Susitna Flats 2024**, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID's 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Aleksandr Baletskiy. Office Staff: Chris Curlin, Case #2024-069)*

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

Kayla Kinneen provided the mailing report:

- Stating that 31 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuing the case to August 1, 2024 Platting Board Meeting

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative was not present.

MOTION: Platting Member Kreger made a motion to continue the preliminary plat of Little Susitna Flats. Platting Member Goodman seconded the motion.

Discussion ensued.

VOTE: The case was continued without objection.

- C. **SPRINGS WEST:** The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds, Staff: Chris Curlin, Case # 2024-071)*

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

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to the August 15, 2024 Platting Board Meeting.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Kyle Strong
- Rod Hanson

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Kreger made a motion to continue the preliminary plat of Springs West. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The case was continued without objection.

- D. HATCHER PASS VILLAGE PH 1 SLEV PUE:** The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1.
(Petitioner/Owner: Hatcher Pass Village, Inc, Staff: Matthew Goddard, Case # 2024-074)

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

Kayla Kinneen provided the mailing report:

- Stating that 48 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuing to August 1, 2024.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner/petitioner's representative was not present.

MOTION: Platting Member Traxler made a motion to continue the preliminary plat of Hatcher Pass Village Ph I SLEV PUE. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The case was continued without objection.

6. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Board Clerk, Kayla Kinneen informed the board of upcoming items:

- August 1, 2024, Platting Board Meeting; we have five cases:
 - Stone Creek Ph 7 PUE VAC
 - Correira Estates
 - Kalmbach Lake 2023
 - Lazy Moose Run
 - Little Susitna Flats

7. BOARD COMMENTS.

- Platting Member Goodman- Sees sunlight
- Platting Member Bertz-Very educational day today, questions were answered.
- Platting Member Kreger-Agrees with Platting Member Bertz
- Platting Member Bush- Thanked Borough Staff
- Chair Johnson – Thanked everyone, it is important to hear public comment.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 4:37 PM.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA GINNEEN
Platting Board Clerk

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 1, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:01 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, Chair
Mr. Brian Goodman, District Seat #2
Mr. Eric Koan, District Seat #3, Vice Chair
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District Seat #6
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

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Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7
Mr. Dan Bush, District Seat #4

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Ms. Natasha Heindel, Platting Technician
Mr. Connor Herren, Platting Assistant

B. THE PLEDGE OF ALLEGIANCE

Platting Member Kreger led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member Koan seconded.

The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- July 18, 2024.

MOTION: Platting Membe Kreger made motion to approve July 18, 2024 minutes. Platting Member Traxler seconded.

Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

Persons who spoke:

- Geral Vanduska
- Landon Binder

4.UNFINISHED BUSINESS

A. **LAZY MOOSE RUN**: The request is to create 7 lots from Lots 5, 6, and 7, Ranchettes, Plat #76-64, to be known as **LAZY MOOSE RUN**, containing 6.86 acres +/- . The property is located north of E. Clark Wolverine Road, east of N. Clark Wolverine Road, and directly east of N. Thor Road (Tax ID #3035B01L005 / L006 / L007); within the SE ¼ Section 27, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas & Megan Van Diest Staff: Matthew Goddard, Case #2024-048*)

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

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Lazy Moose Run with 7 conditions of approval and 10 findings of fact. Platting Member Koan seconded the motion.

VOTE: The motion passed without objection.

Borough Attorney, John Aschenbrenner, addressed the Board about the public participation questions.

Discussion ensued.

5.RECONSIDERATIONS/APPEALS

(None)

6.PUBLIC HEARINGS

- A. **STONE CREEK PH 7:** The request is to create 15 lots and one tract from Tract Z, Stone Creek Phase 6, Plat No. 2021-48; to vacate a Public Use Easement along the southern and eastern boundary of Tract Z, Plat No. 2021-48; and to dedicate of right of way for the connection of N. Engstrom Road along the southern and eastern boundary of Tract Z, to be known as **STONE CREEK PHASE 7**, containing 106.17 acres +/- . The parcel is located directly northeast of N. Engstrom Road, north of Cornelius Lake, and southwest of N. Palmer-Fishhook Road (Tax ID# 8124000T00Z); within the N 1/2 of Section 22, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #1. (*Petitioner/Owner: JRK Group LLC
Staff: Natasha Heindel, Case #2024-076/077*)

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

Kayla Kinneen provided the mailing report:

- Stating that 109 public hearing notices were mailed out on July 9, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 8 findings of facts.

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

The petitioner's representative, Gary LoRusso spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Spencer Audie

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

The petitioner's representative, Gary LoRusso spoke.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Stone Creek. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **KALMBACH LAKE 2023**: The request is to remove a plat note from Lot 5, Block 1, Kalmbach Lake N #1, Plat #2002-48, and to eliminate the common lot line between Tract A and Lot 9, Block 1, Kalmbach Lake N, Plat #96-1, to be known as **Kalmbach Lake 2023**, containing 3.218 acres +/- . The property is located south and east of W Beverly Lake Road, north of Kalmbach Lake, and south of Beverly Lake(Tax ID #5227B01L005, 4518B01L009, & 4518000T00A); within the NE ¼ Section 35, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Maria Kalmbach Staff: Matthew Goddard, Case #2024-078*)

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

Kayla Kinneen provided the mailing report:

- Stating that 73 public hearing notices were mailed out on July 9, 2024.

Staff gave an overview of the case:

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

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

The petitioner's representative, Dayna Rumpfelt spoke.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Patricia O'Neil
- Maria Kalmbach

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

The petitioner's representative spoke.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat, Kalmbach Lake 2023. Platting Member Kreger seconded the motion.

VOTE: The motion passed without objection.

- C. **LITTLE SUSITNA FLATS**: The request is to create 4 lots from Lot 4, Little Susitna Flats (Plat #2022-133), Vacate the Section Line Easement, and dedicate R.O.W., to be known as **Little Susitna Flats 2024**, containing 44.71 acres +/- . The property is directly north of N. Pittman Road, south of the Little Susitna River, and directly west and south of W. Sunrise Place;(Tax ID's 8333000L001, 2, 3, & 4); within the NW ¼ Section 23 and the SW 1/4 Section 14, Township 18 North, Range 2 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Aleksandr Baletskiy Staff: Chris Curlin, Case #2024-069*)

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

Kayla Kinneen provided the mailing report:

- Stating that 31 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 10 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative, Craig Hanson spoke.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Little Susitna Flats. Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- D. **HATCHER PASS VILLAGE PH I SLEV PUE**: The request is to grant a 60' wide Public Use Easement on the northern boundary and vacate a 50' wide section line easement on the eastern boundary of Tract B-1, Hatcher Pass Village Phase I, Plat 2018-112. The property is located west of the Little Susitna River, east of N. Mountain Trails Drive, and directly north of E. Edgerton Parks Road (Tax ID #7793000T00B-1); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook

Community Council and in Assembly District #1. (*Petitioner/Owner: Hatcher Pass Village Inc Staff: Matthew Goddard, Case #2024-074*)

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

Kayla Kinneen provided the mailing report:

- Stating that 48 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 11 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative, Craig Hanson spoke.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Hatcher Pass Village Ph I SLEV PUE. Platting Member Traxler seconded the motion.

Discussion ensued.

Recess: 2:39 PM

Returned: 2:51 PM

Discussion continued.

MOTION: Platting Member Koan made a motion to amend and add the condition of approval #9 to state 'move the 60 foot Public Use Easement 15 feet southernly and grant a 15 foot Utility Easement to adjoin the northernly side of the Public Use Easement.' Platting Member Traxler seconded.

Discussion ensued

VOTE: The motion passed without objection to add condition #9.

VOTE: The preliminary plat of Hatcher Pass Village Ph I SLEV PUE was approved unanimously.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- o There is 1 case on August 15th Platting Board Meeting. Alex Strawn will be attending in place of Fred.

BOARD COMMENTS.

- Goodman- Thanked everyone that worked through the meeting and help come to an understanding of what other property owners may need.
- Hallford- Well done.
- Kreger- Thanked Mr. Hanson and his client.
- Chair Johnson- Thanked everyone for their patience.


8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 3:04 PM.



RON JOHNSON
Platting Board Chair

ATTEST:



KAYLA KINNEEN
Platting Board Clerk



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**MATANUSKA-SUSITNA BOROUGH
WATERBODY SETBACK ADVISORY BOARD
MINUTES**

REGULAR MEETING

5:00 P.M.

July 23, 2024

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

The Regular meeting for the Waterbody Setback Advisory Board was held on Tuesday, July 23, 2024, at 350 E. Dahlia Avenue, Palmer, Alaska. Chair Bill Kendig called the meeting to order at 5:00 p.m.

Members present; # 7 - Cj Koan, Kendra Zamzow, Matthew Lacroix, Bill Haller, Bill Kendig, Carl Brent (on phone), Jeanette Perdue came in at 5:04

Members absent/excused; # 2 – Tim Alley, Bill Klebesadel

Quorum established.

II. APPROVAL OF AGENDA

Bill Haller moved to approve the agenda. Cj Koan seconds. Kendra moved to make an amendment to add Resolution as item A. to Items of Business. Bill Haller seconds. Amendment passes with no objections. Main motion passes with no objection.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES:

Regular Meeting: June 11, 2024

Cj Koan moved to approve the minutes. Matthew Lacroix Seconds.

The minutes from the regular meeting held on July 9, 2024, were approved without any objections.

Alex mentioned that since it was not advertised it wouldn't be appropriate to discuss the resolution.

Kendra inquired if it would be okay to delay the resolution since we postponed the discussion to this meeting date.

Bill Kendig mentioned that he would like to ask the assembly for an extension of the Advisory Board.

V. AUDIENCE PARTICIPATION

Jean Holt – Commented on variances. Asked about having someone study the variance.

Rod Hanson – He is with the North Lakes Community Council. He asked that we include Community Councils more in the process of editing the draft Resolution and Ordinance.

He specifically asked for 4-6 weeks for the Community Councils to review and comment.

Patti Fisher – She is with Meadow Lakes Community Council. She agrees with Rod she would love to have that time for Community Councils to review and comment.

Bill Kendig inquired about the timeline of our meetings. Discussion ensued.

Bill Kendig moved to draft a resolution asking the assembly for an extension of the advisory board. CJ Koan seconded. The motion passes with no objection.

VI. ITEMS OF BUSINESS

- A. Draft Ordinance—The board read through the draft ordinance. They agreed to make revisions on their own time and send them to staff to incorporate before our next meeting.

VII. BOARD MEMBER COMMENTS

Kenra Zamzow – No comment

Matt Lacroix – Said thanks to Alex for getting the draft ordinance to everyone. We need to take time to think about variance.

Jeanette Perdue – She enjoyed hearing Matt and Alex's different interpretations.

Bill Haller – We are plugging along. Getting stuff accomplished that helps the borough

CJ Koan – We are getting there.

Bill Kendig – Liked the meeting tonight, really hoping for an extended timeline.

Carl Brent – Adding more and more rather than getting stuff done.

Alex Strawn – Trying to get as much done as possible, appreciate everybody taking time out of their lives for this.

VIII. ADJOURNMENT


Bill Haller moved to adjourn. Cj Koan seconded.

The meeting was adjourned at 6:38 p.m.



Bill Kendig, Chair

ATTEST:



Lacie Olivieri, Clerk

Date Approved: 8/13/24

Action:
Approved

**MATANUSKA-SUSITNA BOROUGH
WATERBODY SETBACK ADVISORY BOARD
RESOLUTION SERIAL NO. 24-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WATERBODY SETBACK ADVISORY BOARD REQUESTING AN EXTENSION TO THE EFFECTIVE DATE OF THE BOARD TO MARCH 17, 2025.

WHEREAS, the Waterbody Setback Advisory Board (WSAB) was formed by Assembly Ordinance 23-079 in order to review and make recommendations to the Assembly regarding waterbody setbacks; and

WHEREAS, Ordinance 23-079 states the WSAB will expire on September 18, 2024; and

WHEREAS, the WSAB has met 12 times since its establishment in August of 2023; and

WHEREAS, the WSAB learned about the history of setbacks within the Borough, reviewed the various sections of code that affect water body setbacks, learned about the ecologic effects development has on waterbodies, and how waterbody setback violations affect financing; and

WHEREAS, the WSAB has developed preliminary recommendations for changes to the waterbody setback code; and

WHEREAS, multiple community councils have requested an opportunity to review the preliminary recommendations before they are presented to the Assembly; and

WHEREAS, the WSAB intends for the recommendations to be as robust as possible.

NOW THEREFORE, BE IT RESOLVED, the Waterbody Setback Advisory Board requests a six month extension in order to send the preliminary report to community councils and to the public for 60 day review, and to incorporate comments received prior to presenting to the Assembly.

ADOPTED by the Matanuska-Susitna Borough Waterbody Setback Advisory Board this 13th day of August, 2024.



Bill Kendig, Board Chair

ATTEST:



Lacie Olivieri, Board Clerk

WEST LAKES FIRE SERVICE AREA
BOARD OF SUPERVISORS MEETING
10073 West Parks Hwy, Wasilla, AK 99623

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Meeting Minutes

Regular Meeting

Monday, Monday, May 13, 2024 at 6:00 p.m.

Public Safety Building, West Lakes Fires, Station 7-3

I. CALL TO ORDER

The meeting of the West Lakes Fire Service Area Board of Supervisors and Central Mat-Su Fire Service Area Board of Supervisors was called to order at 6:00 pm by Chair James Steele on May 13, 2024.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance

III. ROLL CALL AND DETERMINATION OF QUORUM

Board members establish quorum:

West Lakes Fire Service Area Board of Supervisors

Chair: Cathi Kramer by phone, **Vice-Chair:** Cindy Michaelson present, **Members:** Randy Newcomb present, Jedediah Cox present

Present from West Lakes Fire Department

Tawnya Hightower, Chief
Mary Hauge, Admin Assistant

Present from Central Mat-Su Fire Service Area Board of Supervisors

Vice Chair: James Steele, **Members:** Luke Szipszky, Brian Davis,

Also Present: Chief Michael Keenan (CMSFD), Ken Barkley Director of Emergency Services, Brian Davis Deputy Director of Fire and William Gamble Borough Assemblyman

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

IV. APPROVAL OF AGENDA

MOTION: Randy Newcomb moved to approve the agenda

Jedediah Cox second the motion

VOTE: Motion passed unanimously

V. APPROVAL OF MINUTES FROM PREVIOUS MEETING

MOTION: Randy Newcomb moved to approve previous minutes

Jedediah Cox second the motion

VOTE: Motion passed unanimously

VI. CHIEF'S REPORT

Chief's Report – Tawnya Hightower - WLFSA

Emergency Report for – April

MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	19	31.67%
Rescue & Emergency Medical Service	25	41.67%
Hazardous Condition (No Fire)	2	3.33%
Service Call	4	6.67%
Good Intent Call	5	8.33%
False Alarm & False Call	5	8.33%
TOTAL	60	100%

Community Risk Reduction:

Installed: 12 Smoke Alarms and 3 CO alarms

Twindly Bridge Charter School

Big Lake Camp Read-a-Lot

Meadow Lakes Elementary Career Day

Wildfire Preparedness Open House May 4th

Chipping Event June 1st 11:00 am to 3:00 pm Free Chips after 4:00 pm

Training for - APRIL

Wildland Fire Forestry Refresher:

 Pack Test & Shelter Deployment

 Ladders

 SCBA Annual Refresher

 Fire Officer II Class Continues

 Rescue: Auto Extrication

Upcoming: water supply and wild land firefighting

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

Apparatus Updates:

Truck 81 Repairs have started
Engine 71 Annual maintenance
Rescue 81 Turbo Issue, parts ordered

Budgets & Projects:

Mat-Su Borough approved the FY25 Budget
Proposed Mill Rate 1.950

Projects:

Command Vehicles FY22, still waiting on two
Station 82: Paving and Pad Improvements complete
PPE Extractors and Dryers (station 7-1 & 8-1), quotes in progress
Radios: Ordered and enroute

Chief's Report – Michael Keenan – CMSFSA

Emergency Report – April

Structure Fires 11
Rescue Calls 90
Medic Assists – 71
Extrications – 2
Wildland -3

Personnel Update

- Jerrett Kindred has been selected as our newest Captain.
- Tara Wade resigned last week.
 - We will be working on re-classifying that position into a Community Risk Reduction Specialist.
- We will be advertising to backfill the open FDO position left by Kindred and be creating a hire list to backfill another position coming open soon with Norm Wagner moving out of state.
- We anticipate some of our current Firefighters will fill these positions.
-

Training

Completed two Emergency Trauma Technician Courses with 17 students certified
Completed Department wide Wildland Training Refresher
Completed one Basic Firefighter Recruit Class with 8 students
May is our Live Fire Training

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

Apparatus Updates

Heavy Rescue is at the port shipping tomorrow and should be in state Monday

Brush 6-6 Chassis is at the port and shipping this week

Fire-Vac end of June

Rescue-Engines-final scheduled for end of May

Current Budget

Still looking ok

Having to make a few adjustments to cover maintenance costs

Following up on outstanding PR's to be delivered by June 30

Next fiscal years budget has been approved by the assembly, but we are still awaiting the final version.

Proposed Mill of 1.846

Station 6-2 Annex Damage

Initial site visit and assessment completed by Project Management

Awaiting official report and estimate of repairs

Repair costs will be substantial and may be high enough for us to file an insurance claim

Projects:

Station 5-3 Fill site operation with new controller. Landscaping and paving to occur soon

Station 5-1 Work to start soon

Station 6-4 Final trim and paint to be completed soon

Training Complex Paving of driving pad soon

Fatal Fire 1901 W Melanie Avenue, May 1st at 0622 hours in the morning

Fire due engine arrived at 0628 and went into rescue mode

Second due laid five hundred' of 5' supply hose to supply fire

Fatality located near rear door

Origin near the front door

Cause still under investigation

Central with 2 engine, 2 pumper-tenders, 1 truck, 1 utility and 3 Chiefs total of 17 personnel

West Lakes responded with 1 truck and 2 Chiefs total of 6 personnel

23 total personnel responded.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

VII. UNFINISHED BUSINESS

Station 7-9 was the old Fire Station and is now rented to EMS for the Ambulance Bay
Ken mentioned that Station 7-3 should not be Landlords for Station 7-9
Value for Station 7-9 came in at \$590,000
Ken Barkley wants to move forward on the sale of Station 7-9 and vote on selling it

APPROVAL FOR THE SALE OF STATION 79

MOTION: Jedediah Cox moved to accept the Sale of Station 79

Randy Newcomb seconded the motion, all were in favor, none were opposed.

VIII. NEW BUSINESS

Board of Supervisors' Roles and Responsibilities. The existing code is from the 90's., based on State Statues, borough needs to look at it and upgrade the Specifications for BOS and Chiefs Role. James Steele encouraged everyone to look it over, copies were handed out to all.

IX. PERSONS TO BE HEARD


Ken Barkley mentioned that Howard Smith Fleet Service Manager will be retiring August 30th. He is opening this position in June. Position internally could move people up. Would like to fill the position before Howard leaves, he has three projects he is working on.

X. ADJOURNMENT MOTION

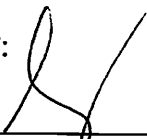
James Steel 1st motion to adjourn

Randy Newcomb 2nd the motion to adjourn

VOTE: Motion passed unanimously. Meeting adjourned at 6:40



Dave Eller, Chair, Central Mat-Su FSA B.O.S.

ATTEST: 

Shari Lamz – Administrative Assistant

Minutes approved on 8/12/24



BOARD OF SUPERVISORS

Cindy Michaelson, Chair
Randy Newcomb, Vice Chair
Cathi Kramer
Jedediah Cox

DISTRICT CHIEF

Tawnya Hightower

Minutes

Regular Meeting

Monday, Monday, July 8th, 2024 at 6:00 p.m.

Public Safety Building, West Lakes Fires, Station 7-3

I. CALL TO ORDER.

The meeting of the West Lakes Fire Service Area (FSA) Board of Supervisors called to order at 6:00 pm by Cindy Michaelson on July 8th, 2024.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance

III. ROLL CALL AND DETERMINATION OF QUORUM

Board members establish quorum:

West Lakes Fire Service Area Board of Supervisors

Chair: Cindy Michaelson present, **Vice-Chair:** Randy Newcomb present

Members: Cathi Kramer and Jedediah Cox present

Present from West Lakes Fire Department

Tawnya Hightower, Chief and Mary Hauge, Admin Assistant

Also Present: Brian Davis Deputy Director of Fire, Tamara Bowe Auxiliary and Sheena Fort.

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WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

IV. APPROVAL OF AGENDA

MOTION: Cathi Kramer moved to approve the agenda
Randy Newcomb 2nd the motion

VOTE: Motion passed unanimously

V. APPROVAL OF MINUTES FROM PREVIOUS MEETING

MOTION: Jedediah Cox moved to approve the agenda
Randy Newcomb 2nd the motion

VOTE: Motion passed unanimously

VI. ANNOUNCEMENTS

Auxiliary is holding a BBQ at Station 71 on July21st at 3:00. Asking for R.S.V. P's

VII. CHIEF'S REPORT

Chief's Report – Tawnya Hightower – WLFSA

Emergency Response YTD 380

MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	18	23.68%
Rescue & Emergency Medical Service	32	42.11%
Hazardous Condition (No Fire)	4	5.26%
Service Call	4	5.26%
Good Intent Call	11	14.47%
False Alarm & False Call	7	9.21%
TOTAL	76	100%

5 Structure Fires: 1 West Lakes Fire Dept, 4 Central Mat-Su, Average 67
This is double the average calls from five years ago. It was 30 calls a month.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

COMMUNITY RISK REDUCTION

Installed: 13 Smoke Alarms

Installed: 4 CO Alarms

Annual Partnership with Department of Forestry & Fire Protection Chipping Day.

Meadow Lakes Elementary Summer visit to Fire Station

13 Kids, ages 5 to 8 years old, visited station 7-1. Fire Prevention personnel provided education on home fire safety and kitchen safety. Field trip

Annual partnership with Department of Forestry and Fire Protection, June 1st

Encourage reducing fuels around the home ignition zone 0' -5'. Our Fire Safety Message for this month is: Create a defensible space around your home. Clear dead and flammable brush. Keep at least 5' as a non-combustible area.

TRAINING

FADO class continues

Fire Officer II class continues

Fire Attack Drills

Water Supply with Mutual Aid Fire Departments

Willow FD – 2 Tenders

Central Mat-Su FD -1 Tender

Houston FD – 1 Tender

Talkeetna – Personnel

Water Supply Training:

Filling Fold-Da-Tanks and Dump site

Filling Volleyball pits for annual Mud Volleyball

Pumping 58,000 gallon in approximately 2 hours, good for training and exercise for our equipment

APPARATUS UPDATES

Ladder Testing is complete

Hose Testing is in progress 76% complete

Pumper Service Testing – coming soon

TRK 81: Is the Fairbanks truck we bought.

Pin Damage: pin is gouged. Will need a new machined pin and brass bushings. Waiting for a quote. New and more measurements were requested.

E71 in Anchorage – Cummins Service – Only certified Cummins repair that can accommodate apparatus size. Estimate includes an in-frame rebuild (overhaul) of the engine. Internal ring issue with 16.5" blowby.

S:/West Lakes FSA/Admin/BOS/Meeting Minutes/2023/BOS DRAFT West Lakes FSA.docx

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING

10073 West Parks Hwy, Wasilla, AK 99623

Estimate for E71 \$24,000, 2008 Spartan H&W, 1250 GPM 54,000 miles

New Pumper Tender 81: Brendon Feist – General Fire today's update:

Pump delivered to shop 9/27

Pumper Tender 81 Chassis to Lion South Dakota 12/13

Pump scheduled to go in 12/16

50% End of January

Final Mid to End of February

Pumper Tender 81 will go to Station 8-2

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

WLFS has two new Pick Ups waiting for licensing, lettering, and lighting
Brian Davis – waiting for 1 Pick Up for Dive

X. PERSONS TO BE HEARD

Jedediah asked about an update on Station 79. Brian Davis indicated they are waiting for FY26 for the purchase.

Cathi Kramer asked if any there are any problems with the new Pick Ups. She mentioned people who have recently purchased them are having lots of issues with the computers. Chief mentioned no problems with the trucks at this time.

Tamara Bowe from the Auxilliary introduced Sheena Fort who is running for Borough Assembly. Sheena is on the Caswell Board and has experience in the Upper Valley.

Brian Davis is working with the Assembly for consolidation of the Willow and Caswell Fire Service Area into one station which would be more efficient. Voters will have to decide on this proposal.

WEST LAKES FIRE SERVICE AREA

BOARD OF SUPERVISORS MEETING


10073 West Parks Hwy, Wasilla, AK 99623

XI. ADJOURNMENT MOTION

Jedediah Cox 1st motion to adjourn


Randy Newcomb 2nd the motion to adjourn

VOTE: Motion passed unanimously. Meeting adjourned at 6:20 pm



Cindy Michaelson, Chair, West Lakes FSA B.O.S.

ATTEST:



Mary Hauge – Administrative Assistant

Minutes approved on 8/13/24