

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 17, 2023, at the Matanuska-Susitna Borough, in the Assembly Chambers located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 am. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

RECEIVED

MAY 17 2023

CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **VAKKERT STED:** The request is to create three lots from Tract A6-1, Dewy's Acres Subdivision, Plat 99-88, to be known as **Vakkert Sted**, containing 9.82 acres +/- . The plat is located north of E Maud Road, directly west of N Dewy's Street, east of N Sasquatch Circle, And west of N Yeti Street (Tax ID #4901000T00A6-1); located within the SW ¼ Section 6, Township 17 North, Range 03 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1. (*Petitioner/Owner: Jared and Erin Foley, Staff: Chris Curlin, Case #2023-028*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 33 public hearing notices were mailed out on April 26, 2023.

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

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

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

The petitioner/petitioner's representative was not present.

Discussion moved to the motion.

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

- B. **MSB-BARTRON:** The request is to combine lots 10 and 11, Windsong Subdivision Plat #76-110, Anchorage Recording District, to be known a Barton Subdivision, containing 1.18 acres +/- . The property is located south of E. Wycoff Drive, south of the Knik River and north of S. Old Glenn Highway (Tax ID #1169B09L010 & L011); within the SW ¼ Section 8, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Knik River Community Council and Assembly District #1 (*Petitioner/Owner: MSB Land Management, Paul and Jessica Bartron, Staff: Chris Curlin, Case # 2023-042*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 44 public hearing notices were mailed out on April 26, 2023.

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

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

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

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

Discussion moved to the motion.

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

- C. **KOPPENBERG ESTATES:** The request is to create two lots from Lot 5A, Block 1, West Knik RSB, Plat No. 85-120 and Parcel #2, MSB Waiver 79-111-PWm, recorded 79-409w, to be known as **Koppenberg Estates**, containing 72.61 acres +/- . The parcel is located northwest of S. Knik-Goose Bay Road, Mile 11, north of S. Foxworth Drive and west of S. Alix Drive (Tax ID#s 16N02W07D008 & 3095B01L005A); within Section 07, Township 16 North, Range 02 West, Seward Meridian, Alaska. In Knik-Fairview Community Council and Assembly District #5. (*Petitioner/Owner: Aaron S Koppenberg Jr. & Theo Koppenberg, Staff: Amy Otto-Buchanan, Case # 2023-045*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 62 public hearing notices were mailed out on April 26, 2023.

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

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

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

The petitioner, Mr. Koppenberg agrees with conditions.

Discussion moved to the motion.

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

- D. **HARRISON NESCI'IZAANI KAE:** The request is to create two lots from Tax Parcel B5, to be known as **Harrison Nesc'isaani Kai**, containing 41 acres +/- . The parcel is located north of N. Glenn Highway, north and south of N. Chickaloon Branch Road and north and south of Chickaloon River (Tax ID#s 20N05E25B005); within Section 25, Township 20 North, Range

05 East, Seward Meridian, Alaska. In Chickaloon Community Council and Assembly District #1. (*Petitioner/Owner: Hugh Keogh & Libby Clayton, Staff: Amy Otto-Buchanan, Case # 2023-047*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 8 public hearing notices were mailed out on April 26, 2023.

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

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

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

The petitioner's representative, Tom Meacham gave a brief overview of the case.

- Agrees with conditions of approval.

Chickaloon Village representative, Chief Gary Harrison agrees with condition #10.

Discussion moved to the motion.

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

- E. **MIDNIGHT SUN ESTATES:** The request is to create two lots from Parcel #3, Waiver Resolution # 2002-242-PWM, recorded as 2002-030265, to be known as **Midnight Sun Estates**, containing 5 acres +/- . The property is located south of W. Johnathon Circle, east of N. King David Street, and north of W. Armstrong Road (Tax ID# 18N03W22D014); within the SE ¼ Section 22, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston. (*Petitioner/Owner: Christopher Dehart, Staff: Chris Curlin, Case # 2023-048*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 10 public hearing notices were mailed out on April 26, 2023.

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

The following persons spoke:

- Kevin Adams

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

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

The petitioner, Christopher Dehart had questions for Platting Officer, Fred Wagner.

- Mr. Wagner agreed to modify condition #7 to read as follows:

“Obtain permission from MSB Land Management or the City of Houston to access W. Armstrong Road.”

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 6 findings of fact.

- F. **SPOTH JUNCTION:** The request is to create two lots from Lot 1, Block 5, Tabernash, Plat #79-453 to be known as **Spoth Junction**, containing 9.9 acres +/- . The property is located east of N. Palmer – Fishhook Road, north of N. Yale Court, and directly south south of N. Bains Jordan Dr. (Tax ID # 1812B05L001); within the NE ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Thomas and Jean Spoth, Staff: Chris Curlin, Case #2023-025*)

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

Ms. Theresa Taranto provided the mailing report.

- Stated that 30 public hearing notices were mailed out on April 26, 2023.

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

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

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

The petitioner’s representative, Wayne Whaley gave a brief overview of the case and agrees with conditions of approval.

Discussion moved to the motion.

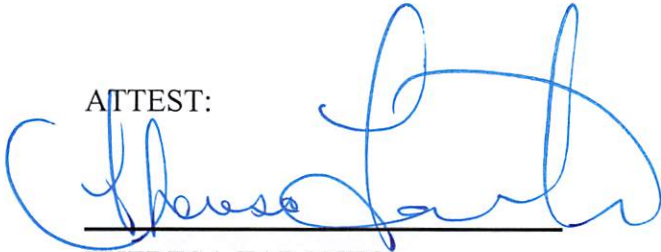
MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 8 findings of fact.

#### 4. **ADJOURNMENT**

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:45 a.m.



ATTEST:



THERESA TARANTO,  
Platting Administrative Specialist



FRED WAGNER, PLS  
Platting Officer

RECEIVED

MAY 11 2023

CLERKS OFFICE

Butte Community Council Meeting  
April 12, 2023

- Meeting was called to order at 7:05pm by board President Ron Johnson
- Pledge of Allegiance was led by Chief Shipton
- Quorum was verified by President (no Secretary present)
- Agenda was approved. Motion Gregory 2<sup>nd</sup> Mitzi. Unanimous vote.
- No Secretary report
- Treasurer's report attached
- Correspondence: Public hearing May 4-Subdivision (Maud Rd)

President's report: CAP Program funded by state-Butte CC to receive \$15,324 in October.

- Special Presentations

**Butte FSA**-Mitzi Van Asdian: Consists of 4 members. 3-4 meetings/year

Chief tells all that our Fire Station is involved in-public education.

Helps with numbers on homes and makes sure homes are visible

Budget-how it is formulated and spent

Next FSA meeting Thursday April 13<sup>th</sup> 10:00 am. Public welcome

- Committee Reports

**Neighborhood watch**- Taylor York. Tells of person trespassing on CC property.

Person has vacated and left minimal mess to be dealt with.

Community Patrol- Mike Morrow. No problems to report, contributes this to patrol being done every night. Down to 12 members. Patrolling works! Covers 34 sq mi.

**Little Angels Playground**-Gregory and Mitzi. Still working out details of location, seem to prefer the CC property.

**Butte Community Sign**-Design settled on. Possible locations located. There were problems with OGH Historical byway-state ok'd.

**By-Laws**- Larry Rhymer not present

- Community Reports

**Legislature**-None present-Rep Johnson co-chair of Finance-Very busy

**Assembly**-None present

**Butte Elementary/School District**- none present

**Butte Fire Department**-Chief Shipton gave impressive report (see attached)

**Road Service**-none present

- Old Business

**Butte CC/Assembly Work Shop**-attended by Taylor and Mitzi. At present Butte Ambulance cannot be dispatched. Palmer responds to transport. Time can be 15-45 minutes. Experiment to be conducted this summer to allow Butte EMS to be dispatched for transport. Beginning May 1, 2023. Thank you Mitzi and Taylor.

**Butte Community Family Night**-Beth not present-event canceled this month due to Butte Elementary having same event on the same night.


**Butte 2<sup>nd</sup> Annual Community Picnic**-Carol Symonds. Picnic June 24<sup>th</sup>, 2023 from 11am to 2pm. Carol collected signatures for picnic committee.

- New Business

**Butte Community Clean-Up**-Date settled on...Friday and Saturday May 12-13. Motion by Gregory, 2<sup>nd</sup> by Linda Cox-unanimous vote.

**Text Program**-Dave Miller to present program for texting community to notify of meetings and activities.

- Adjournment-8:48pm

*Signed*  
  
*President*  
*5/11/2023*



*Butte Fire Department*  
*3355 South Old Glenn Highway*  
*Palmer, AK 99645*  
*(907) 861-8125*



## Quarterly Chief's Report

Total calls for the year: 55

Total Calls for the quarter: 55 (Jan-Mar)

Personnel: Total: 29  
Active: 27  
LOA: 2  
New Hires: 0

### Training:

- Butte Fire and Rescue personnel have conducted a combined total of 1,600 hours for the first quarter of 2023. We have 4 new fire service instructors on the department and a total of 5 Emergency Trauma Technician Instructors.
- The Department has 5 personnel taking an ice rescue class this Friday giving Butte 12 ice rescue technicians and 10 personnel taking the Emergency Trauma Technician course at the end of the month.
- Firefighter 1 academy concluded on April 1<sup>st</sup> with a total of 11 candidates testing and passing the practical skills portion, we are still awaiting test scores from the state on the written section. Of that class 2 members were Butte and 9 members from Palmer.
- We should be proud of our responders they have been traveling throughout the borough assisting other agencies with trainings, while remaining motivated and dedicated to maintaining department training requirements and taking classes themselves.



### Hiring and Promotions:

- We conducted 2 new hire interviews this quarter and moved to hire both on. We opened and conducted interviews for an assistant chief position and 2 additional lieutenants. We are trying build the officer corps back up and here in the next few months we will be opening positions for captains. Our goal for this year is to recruit 10 new motivated responders and retain our current personnel. This will assist in ensuring appropriate staffing when needed.

### Operational: Doing good

- The department is prepping for wildland season and off-road responses.
- Starting our annual testing in May which we will be starting with hose testing.
- Reminder burn permits are required from April 1<sup>st</sup> until August 31<sup>st</sup>.

April 12, 2023



Invoice

**Treasurer's Report: Butte Community Council**

**Accounts:**

General Fund:	\$1,121.31
Savings:	\$5,879.52 + neighborhood watch funds
Building:	<del>\$14,648.88</del> 30 191.67
Neighborhood Watch:	\$1,680.00

**Correspondence:**

RESOLUTION # 01-23

A RESOLUTION FOR ROAD SERVICE AREA #15, CASWELL LAKES  
REQUEST FOR FUNDING FOR SAND/CHIP STORAGE AREA  
TO BE RETURNED TO  
ROAD IMPROVEMENT PROJECT LIST

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MAY 10 2023

CLERKS OFFICE

WHEREAS, the RSA 15 Annual Road Improvement Project (RIP) List is developed for road improvement projects in the Caswell Lakes area.

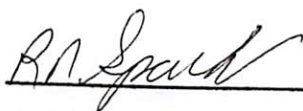
WHEREAS, the RSA 15 RIP list was presented to the area residents by the RSA 15 Board of Supervisors and subsequently to the Mat-Su Borough Assembly for approval.

WHEREAS, the Assembly removed the funding amount of \$25,000 for development of a sand/chip storage facility.

WHEREAS, the RSA 15 Board of Supervisors supports this line item and requests the return of the funding amount to the RSA 15 RIP list for the following reasons:

1. Currently, sand/chips are stored in Big Lake at our Road Contractor's maintenance yard. When sand/chips are needed it takes a minimum of one hour or more for one load to reach TSA-15. It would be safer for the residents, as well as more efficient and cost effective in the sand/chips were stored closer to the RSA.
2. At this time there is no line item for sand/chips in the RSA 15 contract. Thus, the contractor has been spreading sand at no cost to the RSA. However, they would be well within their rights to charge the RSA for this service.
3. There are approximately 1.5 miles of paved roads in the RSA 15, but at the end of this year there would be approximately 7.4 miles of paved roads. The Board anticipates that the next contract for road maintenance in RSA 15 will include sand and chips in the contract.
4. There is already a designated, centrally located, Borough owned lot in the RSA for a Sand/Chip Storage Area. The lot has good ground and underlying materials so development costs would be minimal. Powerlines are located with 1,000 feet of the lot and can be brought in later if needed.

NOW THEREFORE BE IT RESOLVED, that the Susitna Community Council support the Road Service Area #15 Caswell Lakes Board of Supervisors request that the amount of \$25,000 be returned to the RSA #15 2023 Road Improvement Project List.



Randale N. Sparks

President, Susitna Community Council



04/06/23

Date

**RESOLUTION # 02-23**

**A RESOLUTION FOR ROAD SERVICE AREA #15, CASWELL LAKES**

**Bendapole, Passthebait, and Hidden Hills Phase II Projects**

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

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

**WHEREAS, the design and engineering for Bendapole, Passthebait, and Hidden Hills Phase II are completed. Thus, these projects are ready for construction.**

**NOW THEREFORE BE IT RESOLVED, that the Susitna Community Council supports the Road Service Area #15 Caswell Lakes Board of Supervisors and herein are requesting that Bendapole, Passthebait, and Hidden Hills Phase II be added to the Transportation Infrastructure Package 2023.**



**Randale N. Sparks, President**

**Susitna Community Council**

04/06/23

**Date**



**RESOLUTION # 02-23**

**RECEIVED**

**MAY 10 2023**

**CLERKS OFFICE**

**A RESOLUTION FOR ROAD SERVICE AREA #15, CASWELL LAKES**

**Bendapole, Passthebait, and Hidden Hills Phase II Projects**

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Susitna Community Council supports the Road Service Area #15 Caswell Lakes Board of Supervisors and herein are requesting that Bendapole, Passthebait, and Hidden Hills Phase II be added to the Transportation Infrastructure Package 2023.



Randale N. Sparks, President

Susitna Community Council

04/06/23

Date

# Central Mat-Su FSA Board of Supervisors Meeting

Station 61/ TEAMS

Chairman: D. Eller  
Vice Chairman: J. Steele

**RECEIVED**  
**MAY 18 2023**  
**CLERKS OFFICE**

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

March 13, 2023 – 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 March 13, 2023.

### **II. ROLL CALL & DETERMINATION OF QUORUM**

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

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

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

### **III. PLEDGE OF ALLEGIANCE**

Luke Szipszky led the "Pledge of Allegiance."

### **IV. APPROVAL OF AGENDA**

March 13, 2023

MOTION: Mr. Szipszky 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. Szipszky moved, and Mr. Davis seconded, to approve the January 9, 2023, regular business meeting minutes as presented.

VOTE: The motion passed unanimously.

**VI. BOARD REPORTS/CORRESPONDENCE**

**VII. UNFINISHED BUSINESS**

Mr. Szipszky asked about the email he received from Peggy Horton, the MSB Development Services Department about a auto salvage application on Jakes Rd. DES and Central Fire weren't included in the email. He will email the application to Admin Lamz.

Mr. Steele stated that the Central Mat-Su MSB Cottonwood Station 6-5 public hearing notice requested to create 3 lots instead of 2. After looking at the request Director Barkley stated he will reach out to the MSB Platting Office to get clarification.

**VIII. NEW BUSINESS**

**Chiefs Report**

January 2023 Stats Total Calls – 230

- Structure Fires – 10
- Auto-Aid provided 6 times
  - 5 fires in West Lakes
  - 1 Fire in Palmer
- Vehicle Fires – 3
- Rescue Calls – 119
- 79 - medic assists
- 40 – vehicle accidents – 3 with extrications

February 2023 Stats Total Calls – 184

- Structure Fires – 6
- Auto-Aid Provided 3 times
  - All to West Lakes
- Rescue Calls – 75
- 45 - medic assists
- 30 – vehicle accidents – 4 with extrications

**Training**

- Training Hose deployment evolutions
- ENSTAR training
- Gas Detector training



Fire & Life Safety Division Statistics: (Provide 3 months as comparison)				
	Dec-22	Jan-23	Feb-23	CY2023 Totals
New Plan Reviews	12	6	9	15
Valuation of Construction	\$325,500.00	\$2,775,679.00	\$2,190,674.00	\$4,966,353.00
Fees Assessed	\$4,152.30	\$10,070.74	\$10,700.33	\$20,771.07
Actual Fees Collected	\$3,622.30	\$10,220.74	\$10,700.33	\$20,921.07
Plan Reviews Approved	15	9	2	11
Consultations	46	39	39	78
Inspections	13	67	73	140
Follow-up Inspections	10	16	12	28
Knox Box Keys	1	10	2	12
Fire Investigations	5	4	5	9
Platting Comments	52	10	0	10
Pre-fire Plans	0	12	3	15
Public Education - Events	0	1	1	2
Public Education - Participants	0	30	80	110
CMSFD Incidents	272	230	185	415
Mutual Aid Total	6	6	0	6
Alarms Installed	0	4	6	10

#### Chief Warzewick MVA – Feb 18<sup>th</sup>

- Chief Warzewick was involved in a serious motor vehicle accident while driving his CV. His CV is totaled. We are waiting on the insurance company.

#### Roof snow load issues

- 5-1 being addressed by a contractor
- Other stations being assessed
- We are watching Station 6-4 exterior wall on the admin side and may have to take action there in the near future.

#### Training Complex

- Estimates for the driving pad came in high.
- We are working with project management on options.
- We may end up coming to the board to ask for additional funding to keep the project on track.

#### Firefighter Positions - 6

- The 6 additional Firefighter positions are still in the proposed budget for next year

#### Station 5-2/6-5 replacement idea



- We are currently looking at different options to deal with replacing Station 5-2.
  - One idea is to combine 5-2 and 6-5 into one new station in the area of the Seward Meridian extension.
  - I will be including the Board as we start exploring this more. We have a option of maybe sharing the building with MSB Land Management.
- Chief Keenan will look at driveway restrictions with the property.



#### 2024 State Fire Conference

- Planning is in progress.

#### Apparatus update

- Truck 6-1 is finally back in service.
- Both Rescue-Engine 6-1 and 6-2 are out of service awaiting parts.

#### Project

##### UAV

- Two drones have arrived and one on backorder.
- Training and certification for operators is in progress.
- Plan is to stand-up the team this summer.

##### Aerial Platform – final inspection completed

Heavy Rescue – SVI - Pre-construction complete with estimated completion date – Aug 2023

Two Rescue-Engines – Spartan – Preconstruction completed with estimated delivery date – 2024

Tactical Tender - Estimated construction in May/June 2023 for the Tender.

Brush Truck - Nov 2023 for the Brush Truck Chassis

Support truck – We received one truck, several still on order but don't know if we will even get them.

##### Shaw Fill Site

- On schedule for 2023 construction season.

- Selected paint colors

Central Ambulance 4 - Successful results, with a positive impact on patient care in that area

- 10 year run call volume #'s

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

X. **AUDIENCE PARTICIPATION & BOARD COMMENTS**

XI. **ADJOURNMENT**

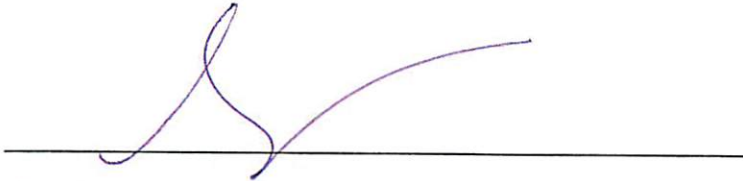
Mr. ~~Eller~~ adjourned the board meeting at approximately 6:41 p.m.

*Steele*



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

ATTEST:



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

Minutes approved on: 5/8/23



CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : February 8th, 2023

RECEIVED

MAY 22 2023

CLERKS OFFICE

Officers Present: Jim Ramsey (Chairman), Jeff Myers (Vice President), John J Vessey (Member at Large), Janie Vessey (Treasurer), and Kalee Bowen (Secretary)

Officers Absent: none

General Members Present: 17 community members present (see sign in sheet for reference), and 4 on zoom (one of them a guest)

Meeting called to order at: 7:01 PM

Pledge by: Marcia

Approval of Agenda by: 1st- John 2nd- Lil

Minutes from Last Meeting: Read by Kalee Bowen

Approved by: 1<sup>st</sup>- Frankie 2nd- Lil

Announcements:

- George R spoke from zoom about February 14<sup>th</sup> being the deadline for project money. He turned in for our water well, proposal for having abandoned cars removed and is working on the budget. He also spoke about being short staffed for plowing around the state and that there are only two working our section of the highway.

Public Comment

- Ron Clarke spoke about the blood bank of Alaska. They have a new blood mobile and blood collection center in Wasilla. He would like to coordinate a time for the mobile unit to come to Chickaloon for donations. They need 30 units to make it worth the trip. Sounds like there will be efforts to collaborate with a community event or fire department fundraiser. Go to BBAK.com for more information



- Donna: Officers are at the academy now. They received grants for planning on a new police department building. Two new positions will be posted for hire.

#### Reports and Correspondence

- Treasurers Report Read by: Jim. Heating oil has been filled, and jackets were purchased for the fire department (part of 2020 revenue sharing)
- RSA: You have to live in RSA area to be a part of the committee. Jim has a possible volunteer interested in participating
- CAP: Jeff: nothing new has been proposed, please present new ideas that benefit the community. Ron asked if a new station would qualify. Jeff answered yes, we are just waiting on additional details.
- Fire Department: Wesley: No calls for last two months. The recent Glacier View fire was a total loss. We are getting ready for this year's fundraiser. Met with and will do training with Red Cross regarding smoke detectors and installation. We will be offering smoke detectors and installation to the community. Burn permits will be starting up again soon. Let the fire department know if you are doing a burn to give us a heads up.
  - Jim makes a motion to spend \$1800 for ~~smoke~~ smoke detectors to install in the community. Ron 1st to approve, and Jeff 2nds
- Crime Watch Update: Jim: nothing new to report. Angye asked about people living in their cars at the pull outs for extended time. Jim said to call the Troopers, especially if it is suspicious.

#### Old and New Business:

- Community Cleanup: Jeff is doing the planning and sign up with be at the PO. The cleanup will be through May and the trailer will be at the Council building for trash drop off. The BBQ will be on June 10<sup>th</sup> at the Pavilion and we are looking for raffle prize donations.

#### Agenda Items for Next Meeting:

Dinner at 6 before next meeting and spring cleanup

Meeting Adjourn: 7:53 PM by everyone



CHAIRMAN *[Signature]* SECRETARY *Kilee Raven*

DATE *5/10/23* DATE *5/10/23*

**A Resolution of the Gateway Community Council regarding MSB Code 17.30 for Gravel Extraction Permits**

WHERE AS, The Matanuska-Susitna Borough Assembly is considering code change to allow up to 10,000 cubic yards of gravel per year without a permit.

WHERE AS, the Gateway Community Council agrees that the Matanuska-Susitna Borough area is founded on several clean gravel deposits and development of this resource should be maximized where appropriate. Providing easier access to gravel will increase the developable lots across the Mat-Su Borough and potentially decrease the travel distance thereby reducing energy consumption and impact to additional roads used for longer hauls.

WHERE AS, The purpose of this regulation change is to reduce costs associated with residential and commercial development. This change should allow for shorter haul distances and development of lots for uses other than gravel pits while allowing sale of gravel from a lot thereby reducing development cost.

WHERE AS, higher density subdivisions (0.5-1 acre lots) should be impacted less than sub'd of larger lot sizes. Most neighborhoods consisting of primarily <40,000 sf lots require a community water/wastewater system which are typically operated by a HOA and should be regulated by that HOA's CCR's and would most likely not contain 10,000 CY of economically extractable material. 40,000 sf lots will require an average of about 7' of excavation depth to produce 10,000CY. Thus, potentially leaving the site in an unbuildable condition and will cost more in property value than the gravel is worth.

WHERE AS, 10,000 CY is approximately 1,000 dump truck loads of gravel which could pose safety and maintenance concerns on local roads. Site constraints may limit the cycle time for hauling though this is also dependent on the distance to the final destination. Hauling should be routed to higher classification roads. Pit developers should be required to maintain haul routes and mitigate traffic concerns where appropriate.

WHERE AS, Small gravel pits should not be held to the same standard as large ones.

WHERE AS, pit development within local neighborhoods is not desirable due to traffic, noise and pollution concerns. Permitting is necessary to control the means and methods of gravel extraction and impact to neighboring lots and roads.

NOW THEREFORE, let it be resolved that the Gateway Community Council supports reducing permitting requirements for small pits extracting up to 10,000 CY per year for up to two years . However, permitting should be required but be less onerous than the current administrative permit and the permit submission require at minimum:

1. As-built survey including existing topography – To illustrate existing lot conditions.
2. Site/grading plan including final grade - to illustrate lot is developable after gravel extraction, mitigation of steep slopes and runoff impacts to neighboring lots.
3. No onsite processing of materials (i.e. crushing, screening, concrete/asphalt mixing plants) – to reduce noise impacts to adjacent lots.



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GATEWAY COMMUNITY COUNCIL  
Resolution GCC-230315-1

4. Estimated traffic in vehicles per day and peak hour. Require traffic mitigation (i.e. traffic control) for more than 25 vehicles per hour (vph) and Traffic Impact Analysis and CUP for greater than 100 vph. – To reduce traffic impacts and improve safety
5. SWPPP – to provide stormwater management, mitigation of steep slopes and final stabilization/reclamation.
6. Haul Route to the nearest subcollector road or final destination – To show route selection and avoid residential roads.
7. Work Hours between 07:00-17:00 – To reduce noise impacts to area residents.
8. Reduction in permitting fees – To reduce cost of development.
9. Require notification to residents within a mile and hold a public hearing - to provide opportunity for testimony by concerned residents.
10. Identify ADEC drinking water protection areas - To verify potential impact to groundwater.

Passed Unanimously on March 15, 2023



Tim Breeden  
President

## MATANUSKA-SUSITNA BOROUGH

## FISH &amp; WILDLIFE COMMISSION RESOLUTION SERIAL NO. FWC 23-03

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH FISH AND WILDLIFE COMMISSION MAKING RECOMMENDATIONS TO THE PROPOSED REVISED WATERBODY SETBACK ORDINANCE 23-049.

---

WHEREAS, the Matanuska-Susitna Borough has a vested interest in utilizing science-based standards and forward-looking policies to help ensure a balance between the critical fish and wildlife resources of the region with other needs of the population, including responsible resource development; and

WHEREAS, the Matanuska Susitna Borough is charged by the State of Alaska with Land Use Planning and Implementation; and

WHEREAS, Title 15 of the Borough Code contains a multitude of plans containing statements, goals and objectives about the protection of water quality and shoreline habitat; and

WHEREAS, Title 17 of the Borough Code contains only two sections with minimal regulations concerning waterbody setbacks,

WHEREAS, the Borough has also conducted a multitude of studies and adopted or facilitated other documents and partnerships concerning waterbody setbacks, protection of water quality and shoreline habitat, which this ordinance is inconsistent with, including:

1. Voluntary Best Management Practices for Development Around Waterbodies
2. Economic Benefits of Sport Fishing in the Mat-Su
3. Shoreland Setbacks Analysis and Recommendation, 1999
4. It Takes Fish to Make Fish Board of Fisheries Booklets

5. Mat-Su Basin Salmon Habitat Partnership goals, plans and projects

6. Various other studies, publications and partnerships facilitated by the borough

WHEREAS, the Matanuska-Susitna Borough has spent over \$20 million on aquatic restoration projects in the borough, replacing more than 100 culverts that have restored over 67 stream miles and 6,224 lake acres of anadromous fish habitat; and

WHEREAS, healthy shoreline habitat not only supports our fish and wildlife, but ensures clean water for our communities, key economic opportunities for Alaskans and an effective way of preventing and mitigating floods; and

WHEREAS, economic studies in our region in 2007 and 2017 show the significant positive economic impact sport fishing has on the economy of the MSB, including \$56 million in direct spending benefits to the MSB in 2017 alone, with additional economic benefits from healthy wildlife populations, both of which require adequate habitat locally; and

WHEREAS, an intent of waterbody setbacks is to protect life and property that support a high quality of life while helping maintain clean water and quality fish and wildlife habitat.

WHEREAS, the Matanuska-Susitna Borough is home to roughly 15% of the state's population and covers over 25,000 square miles, and continues to be the fastest growing region of Alaska with abundant aquatic resources encompassing two major river systems, all six of the Alaska-



designated recreation rivers, and contains a multitude of lakes, rivers, and streams supporting fish and wildlife; and

WHEREAS, the Matanuska-Susitna Borough projected growth will increase by approximately 38% by 2050; and

WHEREAS, the Matanuska-Susitna Borough Planning Department estimates that approximately 700 lake shore structures are currently in violation; and

WHEREAS, the number of structures built in violation of the shoreline setback dropped dramatically between 2008 and 2010 when a land use permit was required through the Matanuska-Susitna Borough Planning Department; and

WHEREAS, the Borough Assembly established the Matanuska-Susitna Borough Fish and Wildlife Commission to *"advise and make recommendations to the assembly, borough manager, and/or any state or federal agencies, departments, commissions, or boards possessing jurisdiction in the area of fish, wildlife, and habitat on the interests of the borough in the conservation and allocation of fish, wildlife, and habitat"* and to *"advise the assembly and the borough manager on any other... areas concerning fish, wildlife, habitat, administration, application, enforcement, or appointment... the borough should take on fish, wildlife, or habitat issues"*.

NOW, THEREFORE, BE IT RESOLVED, that the MSB Fish and Wildlife Commission hereby opposes the adoption of Ordinance 23-049; and

BE IT FURTHER RESOLVED, that the MSB Fish and Wildlife Commission hereby recommends a work group, involving representatives from the Assembly, Planning Commission, Fish and Wildlife Commission, an Matanuska-Susitna Borough staff, be formed to work on this issue further.

ADOPTED by the Matanuska-Susitna Borough Fish and Wildlife Commission this 18th day of May, 2023.

  
Mike Wood, Chair

ATTEST:

  
MSB Staff

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 1, 2023, 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 Kendig.

**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. C. J. Koan, Assembly District #3  
Mr. Michael Rubeo, Assembly District #4  
Mr. Bill Kendig, Assembly District #5  
Mr. Wilfred Fernandez, Assembly District #6  
Mr. Curt Scoggin, Assembly District #7

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**CLERKS OFFICE**

Staff in attendance:

Mr. Rick Benedict, Planner II  
Mr. Alex Strawn, Planning and Land Use Director  
Ms. Denise Michalske, Assistant Attorney  
Mr. Caleb Buist, Help Desk Specialist  
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Ms. Patty Fisher.

**IV. CONSENT AGENDA**

A. Minutes Regular Meeting Minutes: April 17, 2023

**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 23-10** A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit to operate a junkyard, known as Debach Auto Salvage, LLC, located at 6450 W. Jakes Road; Tax ID #17N02W22A009 & 17N02W22A010 within Township 17 North, Range 2 West, Section 22, Seward Meridian. Public Hearing: May 15, 2023 (Applicant: Carter Debach; Staff: Peggy Horton, Planner II)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

**Resolution 23-13** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt and fund a Transportation Infrastructure Program for 2023. Public Hearing: May 15, 2023 (Staff: Brad Sworts, Pre-Design & Engineering Division Manager).

**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 in denial of Resolution 23-11 (Ordinance 23-033): Patty Fisher; Steve Culligan, DJ McBride; Rob Hansen (North Lakes Community Council); Susan Kay; Tamara Symz; Tammy Yehle (Meadow Lakes Community Council); Steven Edwards; Ruth Wood; John Strassenburgh; Carolyn Keil; Diane Lada; Sandra Eggleston; and Dewey Bittler

Hearing a seeing no one else in the audience or online audience participation was closed.

**IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution 23-09** A conditional use permit in accordance with MSB 17.70 – regulation of alcoholic beverage uses for an alcoholic beverage dispensary (bar) known as, Fairview Inn, located at 13625 E. Main Street; Tax ID #7000B12L020-1; located within the Township 26 North, Range 5 West, Section 24, Seward Meridian. (Applicant: Hans Axelsson for Fairview Inn; Staff: Rick Benedict, Planner II)

Chair Kendig read the resolution title into the record.

Mr. Benedict provided a staff report.

Chair Kendig opened the public hearing.

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

**MOTION:** Commissioner Allen moved to approve Planning Commission Resolution 23-09. The motion was seconded. by Commissioner Glenn

Discussion ensued

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

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

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

**XII. UNFINISHED BUSINESS**

**Resolution 23-11** A resolution of the Matanuska-Susitna Borough Planning Commission amending MSB 17.30, Conditional Use Permit for Earth Material Extraction Activities by creating a registration process for earth material extraction of 2,001 to 10,000 cubic yards annually. (Staff: Alex Strawn, Planning and Land Use Director)

Chair Kendig read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- clarification on the Administrative Permit and registration process
- mining amount for administrative permit process

**MOTION:** Commissioner Koan moved to vote on Resolution 23-11 and then bring Resolution 23-19 to the table. The motion was seconded.

Discussion ensued

**VOTE:** The main motion failed with Commissioner Rubeo, Koan, Glenn, Allen, and Fernandez in opposition.

**MOTION:** Commissioner Koan moved to approve Resolution 23-19. The motion was seconded.

Discussion ensued

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

**XIII. NEW BUSINESS**



**XIV. COMMISSION BUSINESS**

- A. Commissioner Kendig advised the commission that he is resigning from the commission.
- B. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)  
(*Commission Business was presented, and no comments were noted.*)

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

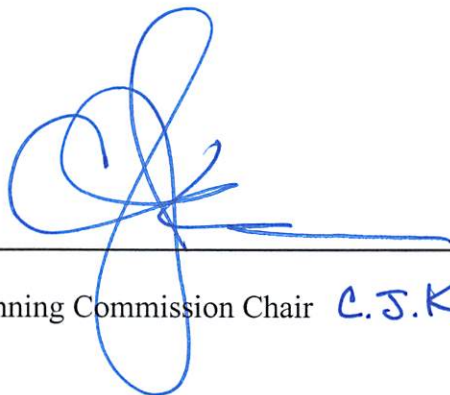
Commissioner Koan: Thanked Commissioner Kendig for his time; to the public we gave the assembly our comments rather than a “no” or a “yes”

Commissioner Allen: Thank you to Commissioner Kendig; we will never please everyone in public work – everyone cares about the valley

Commissioner Rubco: Thank you to Commissioner Kendig; Thank you to Commissioners Koan and Glenn.

**XVI. ADJOURNMENT**

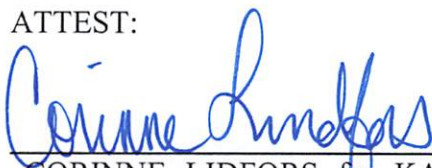
The regular meeting adjourned at 7:21 p.m.



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Planning Commission Chair **C.J. Koan**

ATTEST:



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CORINNE LIDFORS for KAROL RIESE,  
Planning Commission Clerk

*Minutes approved: May 15, 2023*

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MAY 16 2023

CLERKS OFFICE

By:	B. Sworts
Introduced:	May 1, 2023
Public Hearing:	May 15, 2023
Action:	ADOPTED

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 23-13**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION  
RECOMMENDING THE ASSEMBLY ADOPT AND FUND A TRANSPORTATION  
INFRASTRUCTURE PROGRAM FOR 2023.

---

WHEREAS, the Matanuska-Susitna Borough (Borough) is the  
fastest growing borough in the state; and

WHEREAS, with the ever increasing population, there is a need  
to accelerate improvements and connections within our  
transportation system network which includes roads, transit and  
pedestrian facilities; and

WHEREAS, the Borough's Long Range Transportation Plan (LRTP)  
identifies seven goals including the need to provide  
transportation choices, improve connectivity, improve mobility,  
make our transportation system safer, and support economic  
vitality; and

WHEREAS, the Borough's LRTP also includes a list of short-,  
medium-, and long-term road projects and identifies the need for  
additional transit and pedestrian facilities; and

WHEREAS, the LRTP identified \$1.3 billion worth of needed  
transportation infrastructure improvements between 2016 and 2035;  
and;

WHEREAS, during this same time period, the Borough's population is expected to more than double to 189,900 residents; and

WHEREAS, the Official Streets and Highways Plan, Transportation Improvement Program 2021, Safe Routes to School Plan, and Comprehensive Plans, also identify priority transportation projects; and

WHEREAS, the projects identified correlate well with the seven goals established in the LRTP; and

WHEREAS, to implement these programs and plans to improve our transportation infrastructure, funding needs to be budgeted so that construction can begin as early as possible in order to prevent additional connectivity, congestion, and safety issues from getting worse; and

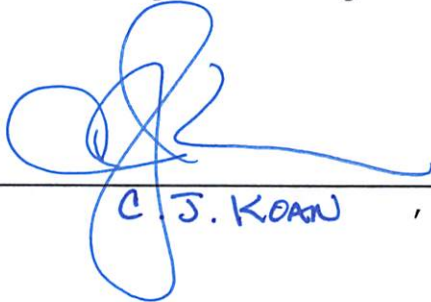
WHEREAS, it is in the best interest of Borough residents to fund and construct key elements of the Borough's transportation system.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission supports the list of proposed projects in the 2023 Transportation Infrastructure Program; and

BE IT FURTHER RESOLVED, the Matanuska-Susitna Borough Planning Commission supports the Assembly efforts to develop new funding mechanisms to support the construction of public collector and arterial roads, public transit facilities, and

pedestrian/bicycle pathways in the Borough to improve the safety and efficiency of our transportation system.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 15TH day of May, 2023.

  
\_\_\_\_\_  
C.J. KOHN, Chair

ATTEST

  
\_\_\_\_\_  
KAROL RIESE, Planning Clerk

CORRIGNE LINDFORS SGA KAROL RIESE

(SEAL)

YES: ~~Commissioner~~ Kohn, Glenn, Allen, & Scoggin

NO:  $\emptyset$



The regular meeting of the Matanuska-Susitna Borough Platting Board was held on APRIL 20, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Leonard called the Meeting to order at 1:00 p.m.

## **1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1  
Mr. Eric Koan, District Seat #3  
Ms. Linn McCabe, District Seat #5, Vice Chair  
Mr. Sandra Kreger, District Seat #6,  
Mr. Alan Leonard, District Seat #7, Chair  
Ms. Amanda Salmon, Alternate A  
Mr. Robert Hallford, Alternate B

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Platting Board members absent and excused were:

Ms. Emmet Leffel, District 2  
Mr. Dan Bush, District 4

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Kayla Kinneen, Acting Platting Clerk  
Ms. Amy Otto-Buchanan, Platting Technician  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician

### **B. THE PLEDGE OF ALLEGIANCE**

Platting member McCabe led the pledge of allegiance.

### **C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT:

- Item 1.A. Roll Call: amended to add Robert Hallford, Platting Board Member (as he was not a member when agenda was created)
- Item 2. Approval of Minutes: amended to read; March 16, 2024 minutes, (as April 6, 2023 meeting was canceled)

## **2. APPROVAL OF MINUTES**

- March 16, 2023 minutes approved unanimously.

## **3. AUDIENCE PARTICIPATION & PRESENTATIONS** *(Three minutes per person, for items not scheduled for public hearing)* *(There is no Audience Participation & Presentations)*

## **4. UNFINISHED BUSINESS**



*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **SUSLOSITNA ESTATES:** The request is to create six lots from Lot 1, Block 3, ASLS 72-26, Plat No. 73-26, to be known as **Suslositna Estates**, containing 6.17 acres +/- . Parcels are located south of W. Schrock Road and west of N. Suslositna Street (Tax ID# 1138B03L001); lying within the SW ¼ SW ¼ of Section 16 Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. *(Petitioner/Owner: Grigoriy Lozko, Staff: Amy Otto-Buchanan, Case # 2023-016)*

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

Kayla Kinneen provided the mailing report:

- Stating that 37 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with 6 findings of fact and 8 conditions of approval.

Chair Leonard invited petitioner/petitioner's representative, to give an overview of case.

- Ellery Gibbs, petitioner's representative gave a brief overview
- Grigoriy Lozko, the petitioner said they were just looking to subdivide

Chair Leonard opened the public hearing for public testimony.

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

Chair Leonard invited the petitioner and/or the petitioner's representative back up if the board had any questions.

The board did not have any questions.

**MOTION:** Platting Member McCabe made a motion to approve with 6 findings of fact and 8 conditions. Platting Member Salmon seconded the motion.

Discussion ensued

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

- B. **TIER 1:** The request is to vacate 12,000 sq. ft. of E. Parks Highway, adding it to Lot 1, Block 1, Chugach View Estates, Plat #70-12, to be known as **Tier 1**, containing 3.7 acres +/- . The property is located south and west of S. Pioneer Drive, north of E. Parks Highway, and east of S. Tanya Court (Tax ID # 6183B01L002 / 6077B01L001); within the NW ¼

Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Tier 1 Veterinary Medical Building LLC, Staff: Matthew Goddard, Case # 2023-020/021*)

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

Kayla Kinneen provided the mailing report:

- Stating that 48 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings 7 of fact and 7 conditions of approval.

Ellery Gibbs, petitioner's representative gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

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

Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

Petitioner's representative, Mr. Gibbs agrees with the conditions of approval.

**MOTION:** Platting Member Salmon made a motion to approve with 7 findings of fact and 7 conditions of approval. Platting Member Kreger seconded the motion.

Discussion ensued

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

- C. **STINER ESTATES:** The request is to create seven lots, in two phases from Tax Parcel A5, MSB Waiver 75-68, recorded as 79-229W Plat 2013-132, to be known as **Stiner Estates**, containing 9.97 acres +/- . The plat is located directly west of N. Moffit Rd, south of N Palmer Fishhook Rd, and directly east of the end of E. Morton Ave, (Tax ID #18N02E30A005) located within the NE ¼ Section 30, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Farm Loop Community Council and Assembly District # 2. (*Petitioner/Owner: Hanson Land Solutions/John and Kimberly Stiner, Staff: Chris Curlin, Case # 2023-015*)

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

Kayla Kinneen provided the mailing report:

- Stating that 48 public hearing notices were mailed out on March 29, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with 8 findings of fact and 7

conditions of approval.

Petitioner/petitioner's representative chose not to give an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Kurt Krieter
- Bruce Wright
- Sherri Orr
- Charlie Yoder
- Pete Tomco
- Marcus Munro
- Wendy Tomco

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

Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

Craig Hanson, petitioner's representative gave a brief overview and answered questions from the public.

Platting Member Salmon had questions for Mr. Hanson.

**MOTION:** Platting Member McCabe made a motion to approve with 8 findings of fact and 7 conditions. Platting Member Koan seconded the motion.

Discussion ensued

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

Recess 2:01 P.M

Reconvened 2:12 P.M.

## **7. OLD BUSINESS**

- A. **VIEW POINTE EAST MASTER PLAN:** The request is to create 69 lots and 1 tract by a four phase master plan from Tract D, View Pointe at the Ranch, Plat #2020-93, to be known as **View Pointe East MSP**, containing 51.66 acres +/- . The petitioner will dedicate as right-of-way and construct internal roads to serve as access for all lots, Tract D-1 will take access from S. Trunk Road. The property is located south of E. Parks Highway, west of S. Glenn Highway and directly east of S. Trunk Road (Tax ID # 8049000T00D); within the SE ¼ Section 16 and the NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Arctic Devco, LLC, Staff: Matthew Goddard, Case # 2022-153)*



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

Kayla Kinneen provided the mailing report:

- Stating that 93 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions of approval and 14 findings of fact.

Platting Member Johnson had questions for staff.

Platting Member Johnson also had questions for Chair Leonard.

Chair Leonard invited the petitioner/petitioner's representative gave an overview of case.

Rick Bess the petitioner's representative gave an overview of the case.

- Stated the Engineer/Hydrologist were present today to answer any questions.
- Wanted to ensure they would get approval on the two variances they are asking for.
- Conditions of approval clarify everything they are trying to do and willing to do the approvals of conditions.

Chair Leonard opened the public hearing for public testimony.

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

Chair Leonard invited the petitioner and/or the petitioner's representative back if the board has any questions.

Mr. Bess, petitioner's representative reiterated the fact that if the board had any hydrology questions they can be addressed to the Hydrologist.

- Platting Member Kreger had questions.
- Platting Member Salmon had questions.
- Platting Member Koan had questions.

Mr. Steve Eng, Engineer and Hydrologist for the petitioner answered questions from the board.

Mr. Bess, petitioner's representative answered questions from the board.

MOTION: Platting Member Salmon made a motion to approve with 14 findings of fact and 10 conditions. Platting Member Koan seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

**8. ITEMS OF BUSINESS & MISCELLANEOUS**

**9. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

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

- Reminder that May 4<sup>th</sup> Platting Board meeting will be at Station 6-2, Mile 7, Public Safety Building, 4568 Knik Goose Bay Road, Wasilla
- Five cases on the agenda:
  - Ridgeview 2023
  - Garrison Ridge 2023
  - Moose Range
  - Thunderbird's Lair
  - Alaska Vista Master Plan
- Mr. Wagner welcomed our new Platting Board Member, Mr. Johnson, District #1 and Alternate Platting Board Member Mr. Hallford.

**BOARD COMMENTS.**

- Platting member McCabe – Thanked the staff
- Platting member Hallford – Thanked everyone
- Platting member Koan – Thanked Linn for how she addressed the public
- Platting member Kreger – Made comment on learning how to ask questions
- Platting member Johnson – Thanked everyone
- Platting member Salmon – No comment
- Chair Leonard – Thanked staff and Jamie Taylor

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:49 pm.**



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ALAN LEONARD  
Platting Board Chair

ATTEST:



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KAYLA KINNEEN  
Acting Platting Board Clerk

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on MAY 4, 2023, at MSB Public Safety Building/Fire Station 6-2 (KGB) 4568 S Knik Goose Bay Road, Wasilla, AK. Chair Leonard called the Meeting to order at 1:00 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1  
Mr. Emmett Leffel, District Seat #2  
Mr. Eric Koan, District Seat #3  
Mr. Dan Bush, District Seat #4  
Ms. Linn McCabe, District Seat #5, Vice Chair  
Mr. Alan Leonard, District Seat #7, Chair

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Platting Board members absent and excused were:

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

Staff in attendance:

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

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Johnson led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously

**2. APPROVAL OF MINUTES**

- April 20, 2023 approved unanimously with amendments as follows; Item 1.A. Roll Call: add Platting member Koan and Hallford as being present at the meeting.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS** *(Three minutes per person, for items not scheduled for public hearing)*  
*(There is no Audience Participation & Presentations)*

**4. UNFINISHED BUSINESS**  
*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

- A. **RIDGEVIEW 2023:** The request is to create three lots from Lots 1, 3 & 4, Ridgeview Subdivision, Plat # 2018-1, to be known as **Ridgeview 2023**, containing 10.67 acres +/- . The petitioner is requesting the removal of Plat note #5, regarding common access onto E. Maud Road. The property is located west of McRoberts Creek, east of N. Sasquatch Circle, and directly north of E. Maud Road (Tax ID # 7720000L001 / L003 / L004); within the SW ½ Section 06, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. *(Petitioner/Owner: Summit Builders Inc., Staff: Matthew Goddard, Case # 2023-026)*

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

Theresa Taranto provided the mailing report:

- Stating that 53 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Bush had questions for staff.

Platting member McCabe had questions for staff.

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

Dave Miller, petitioner gave an overview of the case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Josh Rupe

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

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

Platting member Bush had questions for Mr. LoRusso.

MOTION: Platting Member Bush made a motion to approve with 10 findings of fact and 8 conditions. Platting Member McCabe seconded the motion.

Discussion ensued



VOTE: The motion passed without objection.

RECESS 1:33 P.M.

RECONVENED: 1:38 P.M.

- B. **GARRISON RIDGE 2023:** The request is to create six lots from Lots 1-3, Block 1, Garrison Ridge Phase 2, Plat No. 2022-125, to be known as **Garrison Ridge 2023**, containing 12.05 acres +/- . Parcels are located south of Scott Lake and W. Dean Drive, east of N. Melton Lane, west of N. Phillips Drive and north of N. Meadow Lakes Loop. Access is from N. Spook Hollow Circle and W. Dean Drive (Tax ID#s 8324B01L001-L003); lying within the S ½ SE ¼ of Section 28 and the N ½ NE ¼ of Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (*Petitioner/Owner: Lane Wraith, Staff: Amy Otto-Buchanan, Case # 2023-029*)

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

Theresa Taranto provided the mailing report:

- Stating that 9 public hearing notices were mailed out on March 21, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Bush had questions for staff.

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

Gary LoRusso, petitioner's representative chose not to give an overview at this time.

Chair Leonard opened the public hearing for public testimony.

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

Mr. LoRusso, petitioner's representative gave a brief overview and answered Platting members questions.

Platting member Bush had questions for the petitioner's representative.

MOTION: Platting Member McCabe made a motion to approve with 6 findings of fact and 9 conditions. Platting Member Koan seconded the motion.

Discussion ensued

AMENDED MOTION:        Platting Board Bush made a motion to continue this case to date certain, May 18, 2023. Platting Board Leffel seconded the motion.

Discussion ensued

Mr. LoRusso, petitioner's representative answered more questions from the board.

VOTE AMENDED MOTION:        Motion failed with Platting members Johnson, Koan, McCabe, Leonard not in favor. Platting members Leffel and Bush in favor

VOTE MAIN MOTION:        The motion passes with Johnson, Leffel, Koan, McCabe and Leonard in favor. Platting member Bush not in favor.

- C. **MOOSE RANGE:** The request is to create two lots from Tax Parcel D16 (MSB Waiver 72-44) to be known as **Moose Range**, containing 79.83 acres +/- . Parcel is located east of N. Palmer-Fishhook Road and north of E. Boyd Road. Access is from a 100' wide Section Line Easement and petitioner will construct a street with a temporary turnaround (Tax ID# 18N01E02D016); lying within the Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. *(Petitioner/Owner: Nancy J. Moore, Staff: Amy Otto-Buchanan, Case # 2023-031)*

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

Theresa Taranto provided the mailing report:

- Stating that 71 public hearing notices were mailed out on March 29, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with 7 findings of fact and 7 conditions of approval.
- Changing condition #5 to take out cul-de-sac and replace with turnaround, and striking out #5G in its entirety.

Platting member Bush had questions for staff.

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

Ray Michaelson, the petitioner gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Max Schillinger, the engineer stated he was available online for any questions.

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

Max Schillinger, the petitioner's representative gave a brief overview.

MOTION:                Platting Member Johnson made a motion to approve with 7 findings of fact and 7 conditions with amendments to condition #5 and removing #5G. Platting Member McCabe seconded the motion.

Discussion ensued

VOTE:                  The motion passed without objection.

D. **THUNDERBIRD'S LAIR:** The request is to create eight tracts from Tax Parcel B2, Section 29 and Tax Parcel A1, Section 30, to be known as **Thunderbird's Lair**, containing 135.86 acres +/- . Parcels are located east and west of S. Parks Highway at Milepost 93 and north and south of Goose Creek (Tax IDs# 23N04W29B002/23N04W30A001); lying within the W ½ NW ¼ of Section 29 and the E ½ NE ¼ of Section 30, Sections 29 & 30, Township 23 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Jonathan P. Coyle, Trustee, Jonathan P. Coyle Irrevocable Trust, Dated October 5, 2009, Staff: Amy Otto-Buchanan, Case # 2023-007)*

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

Theresa Taranto provided the mailing report:

- Stating that 48 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

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

Gary LoRusso, petitioner's representative gave an overview of case.

Chair Leonard opened the public hearing for public testimony.

The following persons spoke:

- Loyd Tesch - did not receive Public Notice

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

Mr. LoRusso, the petitioner's representative answered questions from board.

MOTION:                Platting Member Koan made a motion to approve with 9 findings of fact and 6 conditions. Platting Member Bush seconded the motion.

Discussion ensued

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

- E. **ALASKA VISTAS MASTER PLAN:** The request is to create six lots, by a two-phase Master Plan, from Lot 3, Granite Creek Meadows, Plat No. 2016-61, to be known as **Alaska Vistas Master Plan**, containing 24 acres +/- . Parcel is located northwest of N. Glenn Highway at Milepost #64 and northwest of the Matanuska River (Tax ID# 7529000L003); lying within Section 24, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and in Assembly District #1. (*Petitioner/Owner: Nicholas J. Begich, Staff: Amy Otto-Buchanan, Case # 2023-014*)

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

Theresa Taranto provided the mailing report:

- Stating that 24 public hearing notices were mailed out on April 7, 2023.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

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

Petitioner's representative chose not to comment at this time.

Chair Leonard opened the public hearing for public testimony.

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

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

**MOTION:** Platting Member Johnson made a motion to approve with 8 findings of fact and 6 conditions. Platting Member Bush seconded the motion.

Discussion ensued

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

## **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:

- Next meeting May 18, 2023 will be back at the DSJ Building, Assembly Chambers The following cases are on the agenda:
  - Wolfglen
  - JTBNS




**BOARD COMMENTS.**

- Platting member McCabe – Stated this was her last meeting with the Platting Board, and has spoke with someone interested in becoming a Platting Board member.
- Platting member Bush – Stated we will miss Ms. McCabe and thanked everyone for their patience today.
- Platting member Koan -Wished McCabe well and thanked Bush for his questions
- Platting member Johnson – Stated he would miss working with Ms. McCabe, stating he has a lot to learn.
- Platting member Leffel – It was a pleasure serving with Ms. McCabe and great to meet Platting member Johnson.
- Chair Leonard – Said he is sad to see Ms. McCabe leave the board. Also that as the board we do have limits and if we can change it, there is a process.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **3:09 pm.**

ATTEST:

  
\_\_\_\_\_  
THERESA TARANTO  
Platting Board Clerk  
\_\_\_\_\_  
ALAN LEONARD  
Platting Board Chair



### Meeting Minutes

April 6, 2023 7:00pm

Upper Susitna Senior & Community Center

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

- I. Call Meeting to Order – 7:03pm
- II. Pledge of Allegiance
- III. Approval of Meeting Agenda
  - a. Motion by: Bryan Kirby
  - b. 2<sup>nd</sup> by: Sheena Fort
- IV. Approval of Meeting Minutes
  - a. Motion by: Richard Sayers
  - b. 2<sup>nd</sup> by: Clark Smith
- V. Treasurer's Report
  - a. Checking Account – \$22,712.92
  - b. Savings Account – \$226.00
  - c. USSI rent due- \$2,160.00
- VI. Persons to be Heard (suggested 3 minutes each)
  - a. N/A
- VII. Correspondence-
  - a. Notification of public hearing- A request to create eight tracts from parcel B2 Thunderbird's Lair at Parks highway Mile 93.
- VIII. Committee and Governmental Reports
  - a. Road Service Area (15 & 29) RSA 15 Board meeting will be held April 10th at Sheep Creek Lodge at 630pm.
    - I. RSA 15 Resolutions to support Paving and RIP list.
    - II. Motioned by Clark Smith, 2nd by Sheena Fort.
  - b. Borough, Assembly -N/A

RECEIVED

MAY 08 2023

CLERKS OFFICE



c. Fire District – Had 16 calls last month and are expecting more this month with Spring being here. Burn permits are required as of April 1st. Talkeetna Fire Department is looking for more Fire fighter volunteers, contact the fire department if interested.

IX. Old Business-

- a. By Laws Committee- postponed for the moment.
- b. Fishermans Hop park property - The Council taking ownership is still being considered.
- c. Grant award announcement—
  - I. Upper Susitna Food Pantry- \$3,500.00
  - II. Willow Food Pantry- \$3,500.00
  - III. USSI- \$2,355.00
  - IV. MOW- \$2,355.00
  - V. Sunshine Transit- \$2,500.00

X. New Business-

- a. New Insurance proposal- Fishermans Hop park property possibly being covered by the councils insurance.
  - I. Bryan Kirby motioned to move insurance companies as long as it is a lesser amount than the current. Board Council agrees.

XI. Board Comments:

- a. N/A

XII. Adjournment- 8:26pm

# WEST LAKES FSA BOARD OF SUPERVISORS MEETING

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**West Lakes Public Safety Building Station 73**

**10073 W. Parks Hwy.**

**Wasilla, AK 99623**

**April 10, 2023**

## **MEETING MINUTES**

**RECEIVED**

**MAY 10 2023**

**CLERKS OFFICE**

### **I. CALL TO ORDER**

The meeting of the West Lakes Fire Service Area Board of Supervisors was called to order at 6:00 PM by Cindy Michaelson on April 10, 2023

### **II. ROLL CALL AND DETERMINATION OF QUORUM**

Board members establishing quorum:

*West Lakes Fire Service Area Board of Supervisors:*

Cindy Michaelson presiding, Cathi Kramer (by phone), and Randy Newcomb.

*Present from West Lakes FSA:*

District Chief Tawnya Hightower

*Also Present:*

Emergency Services Director – Ken Barkley

### **III. PLEDGE OF ALLEGIANCE**

- o Led by Cindy Michaelson

### **IV. APPROVAL OF AGENDA**

**MOTION:** Cathi Kramer moved to approve the agenda. Randy Newcomb 2<sup>nd</sup>

**VOTE:** Motion passed unanimously.

### **V. APPROVAL OF MINUTES FROM PREVIOUS MEETING**

**MOTION:** Cathi Kramer moved to approve March 13, 2023 meeting minutes. Randy Newcomb second the motion.

**VOTE:** Motion passed unanimously.

### **VI. ANNOUNCEMENTS**

There are two openings on the Fire Service Area Board. Ken Widmere and Jessica Warner are interested and were in attendance to observe this meeting and ask questions regarding duties and responsibilities.

Benny Cottle passed away March 18, 2023. A celebration of Life is scheduled for Saturday, April 15, 2:00 PM at Station 62. West Lakes Fire Department will be honoring Benny with an apparatus and personnel staging and salute at the Menard Center when the procession passes at 1:45 PM.



## WEST LAKES FSA BOARD OF SUPERVISORS MEETING

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### VII. CHIEF'S REPORT attached

#### District 2 Chief's Report – Tawnya Hightower

- **Emergency Calls 59**
  - 8 Structure fires: 4 WLFD, 3 CMSFD, 1 Houston
- **Community Risk Reduction**
  - 1 Installed Smoke Alarm
  - 1 Installed CO Alarm
  - 1 Battery Replaced
  - Social Media is still used to communicate fire safety and community risk reduction information with community members.
- **Upcoming Training and Events**
  - Firefighter II in April
  - Saturday, May 6 Wildfire Preparation Day at Station 73
- **Update/Status Report on Equipment**
  - Command Vehicles, possible arrival this summer.
  - Truck 73 out of service, waiting on parts.
  - Annual maintenance inspections in progress.
  - PT 71 currently in annual maintenance with identified deficiencies. Waiting on parts.
  - T 72 out of service, possible fuel pump issue. Waiting on final diagnosis and parts.

### VIII. UNFINISHED BUSINESS

- Cathi Kramer asked Director Barkley if there was someone doing Firewise Surveys. Director Barkley said that each individual fire service area would be completing them if requested by community members.

### IX. NEW BUSINESS

- Directory Barkley gave a brief summary of the budget process. Tuesday April 11 would be budget presentations to the Assembly.
- Director Barkley stated that Lindsey Shelly would be assisting West Lakes FSA with targeted recruiting to include the May 6 Wildfire Preparedness Day event at Station 73.

### X. PERSONS TO BE HEARD

### XI. ADJOURNMENT MOTION:

**MOTION:** Randy Newcomb motioned to adjourn meeting. Cathi Kramer 2<sup>nd</sup>.

**VOTE:** Motion passed unanimously.

Meeting adjourned at **18:40PM**

## WEST LAKES FSA BOARD OF SUPERVISORS MEETING

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Cathi Kramer, Chair

Cathi Kramer - West Lakes FSA B.O.S.

ATTEST:

T. Hightower

Tawnya Hightower – District 2 Fire Chief

Minutes approved on May 8, 2023 (West Lakes FSA B.O.S.)