

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on November 27, 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 Platting Officer Fred Wagner.

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1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **THUNDER ROAD ADD No 2:** The request is to create two lots from Lots 1 & 5, Thunder Road, Plat #2003-143 and Lot 2, Thunder Road Addition No. 1, Plat #2005-118 to be known as **THUNDER ROAD ADDITION No. 2**, containing 26.21 acres +/- . The property is located east of N. Wasilla-Fishhook Road, south of E. Tex Al Drive, and west of N. Engstrom Road (Tax ID # 5434000L001, L005, & 5738000L002); within the W¹/₂ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Chris Soloy, Staff: Matthew Goddard, Case #2024-130*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 26 public hearing notices were mailed out on November 5, 2024.

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.

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

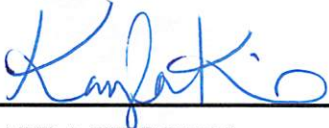
4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:31 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on December 4, 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 Platting Officer Fred Wagner.

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DEC 04 2024

CLERKS OFFICE

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Kinneen, Platting Administrative Specialist

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

- A. **HATCHER PASS VILLAGE PHASE IX:** The request is to create three lots from Tract A-7, Hatcher Pass Village Phase III, Plat No. 2022-132 to be known as **HATCHER PASS VILLAGE PHASE IX**, containing 9.74 acres +/- . The property is located north of E. Edgerton Parks Road, east of N. Moose Lick Circle, and directly west of N. Mountain Trails Drive (Tax ID # 8332000T00A-7); within the NE ¼ Section 33, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Petitioner/Owner: Hatcher Pass Village Inc., Staff: Matthew Goddard, Case #2024-132*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 26 public hearing notices were mailed out on November 12, 2024.

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, Craig Hanson, had no comment.

MOTION: Platting Officer, Fred Wagner moved to amend the Conditions of Approval and strike #5

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

4. ADJOURNMENT

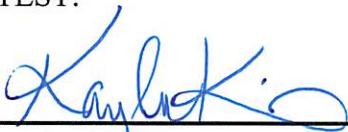
With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:31 a.m.

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FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA KINNEEN,
Platting Administrative Specialist

- 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

Executive Board Meeting – September 24, 2024 – 6:00 PM
Big Lake Family Restaurant

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Quorum: Yes Time: 6:10pm
 Guests: none

2.) Pledge of Allegiance

3.) Agenda Approval Motion: Margaret Billinger Second: Yes

4.) Previous Meeting Minutes Approval (August 27, 2024)

Motion: Dave Haggard Second: Yes Copy signed: Yes

5.) Presentations none

6.) Treasurer's Report Checking: \$34,504.93 Savings: \$3010.03

7.) Correspondence none

8.) Unfinished Business none

9.) New Business

1. Future speakers for General Membership meetings
 - a. October – Alyssa Nelson, Election year judge voting information
 - b. Recommendations for future meetings:
 - i. Margaret Billinger – someone to speak on the topic of land titles. Margaret will look for a speaker for November 12
 - ii. Cindy Bettine – Parks & Rec, Mat Su Health Foundation.
2. BLCC Board Election – November 12, 2024, General Membership meeting
3. CAPSIS Grant Funding – Jodi will get info from Cindy Bettine

10.) Persons to be Heard (3 Minute Maximum time per person) none

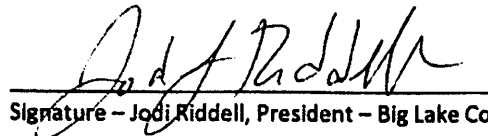
11.) Announcements none

12.) Board Member Closing Comments none

- Jodi Riddell:
- Margaret Billinger:
- Lisa Behrens:
- Irene Crowley:
- Dave Haggard:
- Ben Tew:
- Lindy Moss:

13.) Adjournment

Motion: Margaret Billinger Second: Yes Time:



Signature – Jodi Riddell, President – Big Lake Community Council Date 10/22/2024



Attestation – Lisa Behrens, Secretary – Big Lake Community Council Date 10-23-24

- President: Jodi Riddell
- Vice President: Margaret Billinger
- Secretary: Lisa Behrens
- Treasurer: Irene Crowley
- Director at Large: Ben Tew (arrived 7:44pm)
- 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 – October 8, 2024 – 7:00 PM
Big Lake Lions Recreation Center

MINUTES

1.) Call to Order/ Determination of Quorum

By: Jodi Riddell Time: 7:10pm
 Quorum: Yes Attendees: 40+ (34 signed in)

2.) Pledge of Allegiance

3.) Agenda Approval

Motion: Margaret Billinger Second: Yes

4.) Previous Meeting Minutes Approval (September 10, 2024)

Motion: Dave Haggard Second: Yes Copy signed: Yes

5.) Treasurer's Report

Checking: \$34,493 Savings: \$3010 Jordan Lake Donations account: \$520

6.) Membership Report

Voting Members renewed for 2024: **105**
 Associates (non-voting) renewed for 2024: **5**

7.) Presentation(s) (15 Minutes per presentation)

1. Susanne DiPietro, Fair and Impartial Courts Committee and Judge Tom V. Jamgochian
 Judge Jamgochian gave an update on his biographical information. Susanne provided information on the process to become a judge, including makeup of the judicial council, candidate application screening, and selections based on merit. Further information can be found on the website.
2. DOT – West Susitna Access Alignment information & update
3. Brandon Brefczynski, Jeff San Juan, Robyn Reyes - AIDEA
 West Susitna Access project: Economic impacts

8.) Reports

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

Representative McCabe: Provided notification that the Hangar Lounge building in Big Lake has been condemned and sealed. "Thank you" to McKenna company for the Big Lake Road work done this fall, to hold over until the 2025 scheduled upgrade.
2. Assembly (District 5)
Assembly Representative Gamble: Provided further update information on the status of the Hangar Lounge building. Reports/updates on: Point Mackenzie, 2024 local salmon return numbers, and the Summit youth shooting range.

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- 3. Fire Service (West Lakes Fire Department)
Chief Hightower: Provided information on Fire Safety Week, current West Lakes Fire Department staffing and service area. Reminder that WLFD has smoke alarms for any community members who need them – just contact the department to ask for one.
- 4. Road Service Area: not available

8.) Correspondence

- 1. Rodney Fodge, MSB Planning Dept. re: Update process for the 1998 Big Lake management plan
- 2. Shonda Erickson, Office of Senator Shower re: MSB response to letter from Big Lake residents

10.) Unfinished Business

- 1. Lake Setback Ordinance & Waterbody Setback Advisory Board:
<https://matsugov.us/boards/waterbody-setback-advisory-board>
 Bill Haller – update: See the website for minutes, outlining amendments from the past 3 meetings. As a result of public comment, the 75’ setback has been left as-is. Consider inviting Alex Strawn from MSB, to a future BLCC meeting, for further details.

11.) New Business

- 1. BLCC Board election next General Membership meeting, November 12, 2024 (Members need to be signed up no later than the October 8, 2024, meeting to be eligible to vote) Candidate biography statements are being received via the BLCC email, and will be distributed to the membership via the BLCC group email list.
- 2. CAPSIS Grant funding – Info from Jodi provided

12.) Persons to be Heard (3 Minutes per person)

- 1. Bill Haller – Reminder that Big Lake Lions “Trunk or Treat” is coming up soon, and donations are needed. Also provided update on November hockey and free skate weekends at the facility.
- 2. Rene Ritter – Thank you to BLCC for Grizzly Cache support
- 3. Jim Faiks – Update on the Jolly Creek and Jordan Lake improvements project
- 4. Karen Crandall – Big Lake Library needs advocates for their board and a bookkeeper. Next meeting will be on November 4. Check the Big Lake Library Facebook page for specifics on library needs.

13.) Announcements

- 1. Jodi Riddell – Jay Nolfi Park Ribbon Cutting, October 15 and Boys & Girls Club fruit drive

14.) Board Member Closing Comments none

15.) Adjournment

Motion: Dave Haggard Second: Yes Time: 8:49pm


 Signature – Jodi Riddell, President – Big Lake Community Council Date 11-12-2024


 Attestation – Lisa Behrens, Secretary – Big Lake Community Council Date 11-12-24

I. CALL TO ORDER

An appeal hearing was held on May 24, 2022, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 10 a.m. by Chair Terry, Nicodemus.

II. ROLL CALL

Board members present and establishing a quorum were:

Terry Nicodemus
Claudia Roberts
Tina Crawford
Jesse Rongitsch
Jay Van Diest

Staff in attendance were:

Ms. Brenda J. Henry, MMC, Assistant Borough Clerk
Ms. Shannon Bodolay, Assistant Borough Attorney

III. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

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

IV. APPROVAL OF MINUTES

There were no minutes presented.

V. ITEMS OF BUSINESS

A. MOTION HEARING: BOAA Case No. 22-02, Hearing on Appellant's Motion for Stay Pending Appeal of the Planning and Land Use Director's Decision Regarding the use of Personal Watercraft on Morvro Lake, Rodney Wayne Oliver, Appellant (*Timeframes for presenting testimony are determined by the Chairperson and can only be extended by a vote of the Board.*)

Ms. Henry advised that the appellant had filed an amended motion for stay. Stated that code does not provide for filing of an amended motion for stay. Noted that it would be up to the BOAA if they admit it or not. Advised that the BOAA should consider allowing Ms. Bodolay to speak to it prior to a decision being made.

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Chair Nicodemus queried if there was any objection to inviting Ms. Bodolay to speak to the appellant's amended motion for stay.

There was no objection noted.

Ms. Bodolay spoke in opposition to allowing an amended motion for stay.

MOTION: Ms. Crawford moved to approve the amended motion for stay.

VOTE: The motion failed unanimously, and the amended stay was not admitted to the record.

1. Appellant Statement (*5 Minutes*)

Rodney Wayne Oliver testified in support of the motion for stay.

2. Matanuska-Susitna Borough's Statement (*5 Minutes*)

Ms. Bodolay testified in opposition to the motion for stay.

VI. ADJUDICATORY SESSION

MOTION: Ms. Crawford moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 10:18 a.m.

MOTION: Mr. Rongitsch moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited the adjudicatory session at 10:32 a.m.

Chair Nicodemus requested Ms. Henry to read the draft decision into the record.

Ms. Henry read the draft decision into the record.

MOTION: Ms. Crawford moved to approve the decision as read into the record by the Clerk.

VOTE: The motion passed without objection and the stay was not granted.

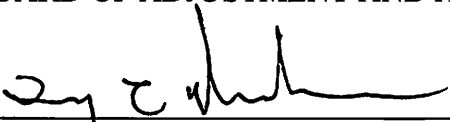
VII. BOARD COMMENTS

There were no comments provided.

VIII. ADJOURNMENT

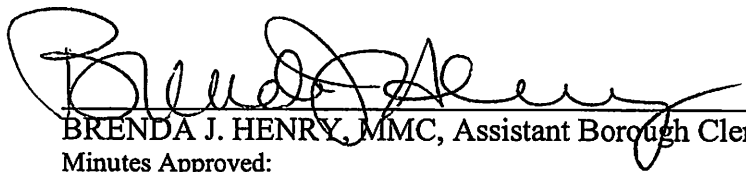
The meeting adjourned at 10:33 a.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



TERRY NICODEMUS, Chairperson

ATTEST:



BRENDA J. HENRY, MMC, Assistant Borough Clerk
Minutes Approved:

I. CALL TO ORDER

An appeal hearing was held on June 30, 2022, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 10 a.m. by Chair Terry Nicodemus.

II. ROLL CALL

Board members present and establishing a quorum were:

Terry Nicodemus
Claudia Roberts
Tina Crawford
Jesse Rongitsch
Jay Van Diest

Staff in attendance were:

Ms. Brenda J. Henry, MMC, Assistant Borough Clerk
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Alex Strawn, Planning and Land Use Director

III. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

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

IV. APPROVAL OF MINUTES

A. April 20, 2022

Chair Nicodemus queried if there were any changes to the minutes as presented.

GENERAL CONSENT: The minutes were approved as presented without objection.

V. ITEMS OF BUSINESS

A. HEARING: BOAA Case No. 22-02, Appeal of the Planning and Land Use Director's Decision Regarding the use of Personal Watercraft on Morvro Lake, Rodney Wayne Oliver, Appellant (*Timeframes for presenting testimony are determined by the Chairperson and can only be extended by a vote of the Board.*)

Ms. Henry advised she received a late-filed notice of interested parties form from Ms. Virgie Thompson. Stated that code does not provide for the acceptance of late-filed notice of interested parties form. Noted that it would be up to the BOAA to accept that or not.

Chair Nicodemus queried if there was any objection to allowing the late-filed notice of interested parties form.

There was no objection noted.

1. Borough Staff (*10 minutes to present the decision below and to set forth the evidence and rationale of the decision maker*)
 - a. Alex Strawn, Planning and Land Use Director

Alex Strawn presented the decision below and set forth the rationale of his decision.

Ms. Crawford asked questions of Mr. Strawn.

Chairperson Nicodemus asked questions of Mr. Strawn.

2. Appellant (*15 minutes*)
 - a. Rodney Wayne Oliver

Mr. Oliver provided his opening testimony.

Chairperson Nicodemus asked questions of Mr. Oliver.

3. Borough Attorney's Office (*15 minutes*)
 - a. Shannon Bodolay, Assistant Borough Attorney

Ms. Bodolay provided her opening testimony.

Mr. Van Diest asked questions of Ms. Bodolay.

Chairperson Nicodemus asked questions of Ms. Bodolay.

Mr. Rongitsch asked questions of Ms. Bodolay.

4. Interested Parties (*5 Minutes each*)
 - a. Michael Adams

Michael Adams provided his testimony in support of the Planning and Land Use Director's decision.

b. Randy Talvi

Randy Talvi did not appear and did not provide testimony.

c. Lia Talvi

Lia Talvi did not appear and did not provide testimony.

d. Glen Tilghman

Glen Tilghman provided his testimony in support of the Planning and Land Use Director's decision.

e. Duane Steele

Duane Steele did not appear and did not provide testimony.

f. Karla Steele

Karla Steele did not appear and did not provide testimony.

g. Sheila Borer

Sheila Borer provided her testimony in support of the Planning and Land Use Director's decision.

h. Virgie Thompson (late filed interested party)

Virgie Thompson provided her testimony in opposition of the Planning and Lane Use Director's decision.

5. Appellant for Rebuttal (*5 Minutes*)

Rodney Wayne Oliver provided his rebuttal.

VI. ADJUDICATORY SESSION

MOTION: Ms. Crawford moved to enter into adjudicatory session.

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

MOTION: Ms. Crawford moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited the adjudicatory session at 2:01 p.m.

Chair Nicodemus requested Ms. Henry to read the draft decision into the record.

Ms. Henry read the draft decision into the record.

MOTION: Ms. Crawford moved to approve the decision as read into the record by the Clerk.

VOTE: The motion passed with members Nicodemus and Roberts in opposition.


VII. BOARD COMMENTS

There were no comments provided.

VIII. ADJOURNMENT


The meeting adjourned at 2:03 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



TERRY NICODEMUS, Chairperson

ATTEST:



BRENDA J. HENRY, MMC, Assistant Borough Clerk
Minutes Approved:

I. CALL TO ORDER

A hearing to take up reconsideration was held on August 17, 2022, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 10 a.m. by Chair Terry Nicodemus.

II. ROLL CALL

Board members present and establishing a quorum were:

Terry Nicodemus
Claudia Roberts
Tina Crawford
Jesse Rongitsch
Jay Van Diest

Staff in attendance were:

Ms. Brenda J. Henry, MMC, Assistant Borough Clerk
Ms. Shannon Bodolay, Assistant Borough Attorney

III. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

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

IV. ITEMS OF BUSINESS

Ms. Henry advised that this cultivation facility is located in her neighborhood and that she has not engaged in any discussion for or against the facility. Stated that due to it being in her neighborhood, she sought on outside legal opinion to ensure that there was no conflict of interest between her position as Assistant Borough Clerk and staff support to the BOAA and her having the right to have a personal interest in the facility as a private citizen. Advised that she is only about process and that she is in no way a decision maker and that she voluntarily forfeited her right as a private citizen to take a position for or against the facility in favor of her job as staff support to the BOAA. Invited anyone with questions to ask them.

No questions were asked.

Ms. Henry advised that Mandy Bledsoe had late-filed written comments. Noted that it up to the BOAA to admit them or not.

Chairperson Nicodemus queried if there was any objection to admitting the late filed comments.

There was objection to accepting the late-file documents.

VOTE: The motion failed unanimously and the comments from Mandy Beldsoe were not admitted into the record.

Ms. Henry advised that late on August 12, the Borough Attorney's Office filed a motion to supplement the record. Noted that she was unable to reach the Chairperson until August 15, who requested that the motion be addressed at the hearing today. Stated that the supplement, if admitted consists of lists of addresses that the notice of public hearing for the conditional use permit were sent to. Stated that the documents were originally 2-sided but were produced for the record as 1-sided. Stated that it would be up to the BOAA to grant the motion to supplement the record.

Chairperson Nicodemus queried if there was any objection to granting the motion to supplement the record.

GENERAL CONSENT: The motion passed without objection.

Ms. Lisa Day, appellant, noted that an interested party was unable to attend the hearing today due to work requirements. Requested to read his statement into the record.

Chairperson Nicodemus stated that the BOAA does not generally allow that as they stick to the code and its requirements. Stated that he is not in favor of that occurring. Queried if there was any objection.

There was objection noted.

VOTE: The motion failed unanimously, and the statement was not read into the record.

Chairperson Nicodemus queried if there were any other prehearing issues that need to be addressed or if anyone had any questions.

No questions or comments were noted.

A. Hearing, BOAA Case No. 22-03, Appeal the Approval of a conditional use permit to operate a marijuana cultivation facility, 3097 South Sylvan Lane, Tax Id. No. 6315B01L011.

1. Borough Staff (*10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker*)

a. Peggy Horton

Ms. Horton presented the decision below and set forth the rationale of the decision maker.

2. Appellant (*15 minutes*)

a. Lisa K. Day

Ms. Day provided her opening statement.

Chairperson Nicodemus asked questions of Ms. Day.

3. Entitlement Applicant (*15 Minutes*)

a. Jana Weltzin, Attorney for Entitlement Applicant

Ms. Weltzin provided her opening statement on behalf of the entitlement applicant.

Chairperson Nicodemus asked questions of the entitlement applicant, Ryan McKay.

Chairperson Nicodemus asked questions of Ms. Weltzin.

4. Borough Attorney (15 minutes)

a. Shannon Bodolay, Assistant Borough Attorney

Ms. Bodolay provided her opening statement.

Chairperson Nicodemus asked questions of Ms. Bodolay.

Ms. Crawford asked questions of Ms. Bodolay.

Mr. Rongitsch asked questions of Ms. Bodolay.

(The meeting recessed at 11:15 a.m. and reconvened at 11:20 a.m.)

5. Interested Parties (5 minutes each)

a. Wendy Richerson

Wendy Richerson spoke in support of the appeal.

b. Karri Donahue

Karri Donahue did not appear and did not provide testimony.

c. Mandy Bledsoe

Mandy Bledsoe did not appear and did not provided testimony.

d. Christopher Smith

Christopher Smith spoke in support of the appeal.

e. Jarrett Carson

Jarrett Carson did not appear and did not provide testimony.

f. Nicole Martin

Nicole Martin spoke in support of the appeal.

g. Pat Martin

Pat Martin spoke in opposition to the appeal.

6. Appellant for Rebuttal (*5 minutes*)
 - a. Lisa K. Day

Ms. Day provided her rebuttal.

V. ADJUDICATORY SESSION

MOTION: Ms. Crawford moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 11:40 p.m.

MOTION: Ms. Crawford moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited adjudicatory session at 2:54 p.m.

Chairperson Nicodemus requested Ms. Henry to read the draft final decision into the record.

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

MOTION: Ms. Crawford moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

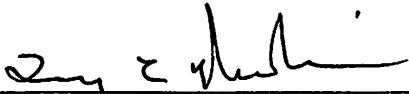
V. BOARD COMMENTS

There were no comments provided.

VI. ADJOURNMENT


The meeting adjourned at 2:56 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



TERRY NICODEMUS, Chairperson

ATTEST:



BRENDA J. HENRY, MMC, Assistant Borough Clerk
Minutes Approved:

I. CALL TO ORDER

An appeal hearing was held on September 8, 2022, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 10 a.m. by Chair Terry Nicodemus.

II. ROLL CALL

Board members present and establishing a quorum were:

Terry Nicodemus
Claudia Roberts
Tina Crawford
Jesse Rongitsch
Jay Van Diest

Staff in attendance were:

Ms. Brenda J. Henry, MMC, Assistant Borough Clerk
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Alex Strawn, Planning and Land Use Director

III. APPROVAL OF AGENDA

Chair Nicodemus queried if there were any changes to the agenda.

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

IV. ITEMS OF BUSINESS

- A. BOAA Case No. 22-02, Hearing To Take Up Petition For Reconsideration Of The Final Decision For BOAA 22-02, Appeal Of The Planning And Land Use Director's Decision Regarding The Use Of Watercraft On Morvro Lake, Rodney Oliver, Appellant. *(Order of agenda and timeframes are determined by the Chairperson of the BOAA)*
 - 1. Borough Staff *(10 Minutes)*
 - a. Shannon Bodolay, Assistant Borough Attorney

Ms. Bodolay stated that she had an exhibit that she would like to use. Noted that it is information that is already contained in the record, so it is not something new. Stated that she had copies for everyone. Requested permission to use the exhibit.

Chair Nicodemus queried if there was any objection to allowing Ms. Bodolay to use the exhibit?

There was no objection noted.

Ms. Bodolay presented her case in support of the motion for reconsideration.

No questions were asked of Ms. Bodolay.

2. Appellant (*10 minutes*)
 - a. Rodney Oliver

Rodney Oliver presented his case in opposition of the motion for reconsideration.

No questions were asked of Rodney Oliver.

V. ADJUDICATORY SESSION

MOTION: Mr. Rongitsch moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 10:22 a.m.

MOTION: Mr. Rongitsch moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited adjudicatory session at 10:58 a.m.

Chairperson Nicodemus requested Ms. Henry to read the draft final decision into the record.

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

MOTION: Mr. Rongitsch moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

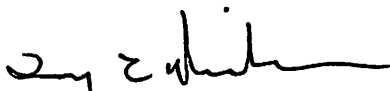
V. BOARD COMMENTS

There were no comments provided.

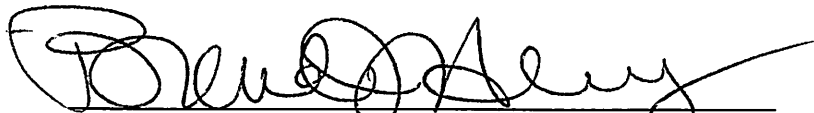
VI. ADJOURNMENT

The meeting adjourned at 11 a.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, Chairperson

ATTEST:


BRENDA J. HENRY, MMC, Assistant Borough Clerk
Minutes Approved:

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:)
)
 Appeal the denial of a conditional use)
 Permit for Shoreline Cannabis located)
 At 4200 East Snider Drive, Wasilla)
)
 Justin Benson) BOAA Case No. 24-01
 Appellant)
)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals, on November 20, 2024, rendered the following final decision regarding the appeal filed in the above captioned matter. This final decision may be appealed within 30 days of the date of this decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part 600.

FINDINGS

1. This appeal was filed in a timely manner.
2. The appellant's CUP application is to operate a retail Marijuana facility at 4200 East Snider Drive, in Wasilla.
R. 1, 35
3. The appellant's retail facility license was approved by delegation by the Alaska State Alcohol and Marijuana Control Office, which means that as soon as the appellant

secures the CUP from the Borough, that he can open the retail marijuana facility to the public. R. 37

4. On February 12, 2024, the appellant filed his application for a conditional use permit (CUP) from the Borough for a retail marijuana facility. The appellant submitted the application along with the nonrefundable \$1,500 application fee. R. 3, 6
5. On June 5, 2024, staff provided their recommendation in support of the CUP for the subject parcel. R. 36
6. The subject parcel is identified in the staff report as being in the core area. The subject parcel is part of the Midway Estates Subdivision and within an area where the local community council (South Lakes Community Council) was inactive at the time of the application. R. 36-37
7. The subject parcel is 1.18 acres in size and situated south of, and adjacent to, the Palmer/Wasilla Highway. The structure for the proposed use has been used commercially since approximately 2001. R. 37
8. The area around the subject parcel is a mix of commercial, residential, and industrial properties. R. 37
9. There are commercial properties to the north, which include but are not limited to a telecommunication company, a restaurant, and lumber sales. *[Clerk's Note: As of the writing of this final decision, the telecommunication*

company is no longer there. At the time of the staff report, the signs for the telecommunication company were still in place.] R. 37

10. To the west is a commercial storage rental facility; to the south and the east, there are a mix of residential uses, an industrial equipment storage yard, a dog boarding facility, and a veterinarian's office. Most of the businesses within a mile of the subject parcel, heading in both directions on the Palmer/Wasilla Highway, are commercial land uses. R. 37
11. The area of the Palmer/Wasilla Highway in which the retail marijuana facility is located is a State-maintained major arterial roadway. East Snider Drive is a Borough-maintained residential roadway. R. 37
12. In the staff report, staff provided 27 findings that the retail marijuana facility would not detract from the value, character, and integrity of the surrounding area. R. 39-40
13. On May 10, 2024, Borough Staff sent out public notices and requests for comments as required by code. Comments that were received back, as noted in the staff report, spoke to concerns with increased traffic, availability of on-site parking, ADA compliant parking spaces, potential of decreased property values, and the proximity of other marijuana retail facilities. R.37, 39

14. The record reflects that a public notice mailout was sent to the Knik Tribal Council, but there is no evidence in the record that they responded to the request for comment.
R. 65
15. The staff report contains 22 findings, stating that granting the CUP would not be harmful to the public health, safety, convenience, and welfare. R. 39-40.
16. The staff report contains five findings that the proposed use has sufficient setback, lot area, buffers, or other safeguards being provided to meet conditions required by code. R. 40
17. The staff report contains one finding that the proposed use for the CUP fulfills all other requirements of Borough code. R. 41
18. The staff report contains nine findings to support the fact that the retail marijuana facility use will not negatively impact other properties due to factors such as noise and odor. R. 41-42
19. The staff report contains 19 findings that the retail marijuana facility is compatible with the character of the surrounding area. R. 42-43
20. The staff report also found that the appellant provided written documentation that all applicable licenses have been obtained; that the retail marijuana facility is in

full compliance with applicable fire code; and that it is located on a parcel that is appropriate for commercial use.

R. 44-46

21. Of note, the staff report contains a finding that the nearest school is Cottonwood Creek Elementary, which is approximately 2,910 feet from the subject parcel. R. 43-44
22. The maps in the record reflect the lot at 720 North Shoreline Drive as commercial. R. 48-51
23. At the public hearing held before the Planning Commission on June 17, 2024, staff recommended approval of the CUP. R. 497
24. After recommending approval in the staff report, a Planning Commissioner queried, "Was the Knik Charter School considered when you looked at schools?" Staff stated, "It was not." The same member queried, "Is it within 1,000 feet?" Staff stated, "That I'd have to - I can't verify the exact distance for the - from the Knik School." R. 497-498.
25. At the June 17, 2024, public hearing, the Planning Commission conducted audience participation during which members of the public spoke in opposition to marijuana facilities. R.489-492
26. Next, the staff report was provided by Planning Staff. During the report, a commissioner asked questions that

staff couldn't answer. The body then decided to postpone the resolution to July 15, 2024. R. 493-497

27. At the July 15, 2024, Planning Commission meeting, Jason Ortiz, Development Services Manager, stated that, "Well, the other thing I wanted to add is just a little bit more context. is - and we have corrected or asked our GIS to correct, but some of our maps that we load internally didn't recognize this as a school. The other thing is on the mailing list it didn't - it went out to the Knik Tribe. I'm not familiar of other charter schools that are owned by someone else, but like, for instance, when you look up Academy Charter, it shows the Borough owning the parcel, so this parcel they did actually get a mailer and went to Knik Tribe. I did visit the location just to see, because I wanted to see how to see how this error - because I didn't even know the school existed there, and I did not see anything with my eye. Even when I went onto Shoreline (the road) and then down from that, you still cannot - were not able to see that it was a school, until I drove into the property and then saw something. So, it was obscured from view, so I did want to just make that known." R. 511
28. During the Planning Commission meeting, after a member of the public spoke against marijuana businesses during audience participation, Assistant Borough Attorney Shannon

Bodolay advised the Planning Commission, "And I just want to mention to the Planning Commission while the media folks are here for public testimony, that to the extent that that was related to a CUP that will come before you, the evidence for that needs to be heard at the night that the CUP is before you, and that that is noticed for that night so the applicant is present. So, the Planning Commission really can't take evidence for that tonight and can't consider it in the future, but there will be an opportunity specifically to speak for that later. And I just wanted to mention that." R. 491 *[Clerk's Note: this page of the record was inadvertently marked up with red squiggly lines indicating it was not part of the Shoreline Cannabis portion of the Planning Commission meeting. That was an error, and it should be considered by anyone reading this final decision.]*

29. The Planning Commission was notified that the appellant was not able to be present at the July 15, 2024, hearing due to previously paid for and scheduled travel. The Commission then took a vote to postpone the resolution to August 5, 2024, a time at which the appellant would have been available to attend. The Planning Commission voted 4 to 2 against postponement. R. 508-509

30. The BOAA finds that when the question of "Oh wow, there is a school there?" arose, that the next logical question should have been "when was the school established?"
31. The BOAA finds that staff erroneously recommended denial of the CUP without all the information that is pertinent to this CUP. It was in no one's best interest to make a recommendation to deny the CUP, based on an assumption that just because there is a school, that the school was there first. Should a marijuana facility have been previously established, a school would not get to move within the 1,000-foot buffer and require the marijuana facility to cease operations.
32. The BOAA finds that the allegations that the Planning Commission violated parliamentary procedure by assigning the same number to both the approval and the denial resolution, to be outside of their purview. This is addressed due to the appellant having listed it as a point on appeal as noted in the appellant's notice of appeal and request for record, page 2 of the attachment dated August 2, 2024.
33. The BOAA finds that the crux of the issue is the definition of "established" and who was established first, the school or the retail marijuana facility. Title 17 does not define "established" but refers to the *Illustrated Book of*

Development Definitions, when a word is not defined by code. R. 510

34. Lake Landing Investments is dba Shoreline Cannabis. Lake Landing Investments received their certificate of organization from the Alaska State Department of Commerce, Community, and Economic Development, Divisions of Corporations, Business, and Professional Licensing on June 5, 2020, Entity No. 10134482. (from the website: Department of Commerce, Community, and Economic Development)
35. In the spring of 2019, the Knik Tribe received a grant to develop and establish a tribal education agency. The application was not signed and agreed to until July 20, 2020. The term of the agreement was from July 1, 2020, through June 30, 2021.
Knik STEC demonstration STEC Application.pdf (alaska.gov)
36. The Matanuska-Susitna Borough School District approved the Knik Cultural Charter School's initial application on December 15, 2021.
<https://education.alaska.gov/State Board/june-2022/4.1%20Knik%20Charter%20School%20Executive%20Summary%202022%20ht.pdf>
37. The *Illustrated Book of Development Definitions* does not define "established" but does define "establishment" as "an

economic unit where business is conducted, or services or industrial operations are performed." It then comments: "an establishment is generally at a single location, but not necessarily so. An establishment may include, for example, one or more manufacturing plants and several retail sales outlets." The legal annotation added states: "But if, as we believe, Congress used the word "establishment" as it is normally used in business and in government - as meaning a distinct physical place of business - petitioners' enterprise is composed of 49 retail establishments and a single wholesale establishment." *AH Phillips, Inc. v. Walling* (U.S., 1949). *Page 188-189 of Illustrated Book of Development Definitions*

38. If the definition of a word is not in code and not in the *Illustrated Book of Development Definitions*, the next reference is *The Zoning Dictionary*.
39. *The Zoning Dictionary* does not have a definition of "established." Code then refers readers to *Webster's New Universal, Unabridged Dictionary*.
40. *Webster's New Universal, Unabridged Dictionary 2003, 2nd Edition*, defines "established" as 1) To found, institute, build, or bring into being on a firm or stable basis 2) to install or settle in a position, place, business, etc.: to *establish one's child in business*. 3) to show to be valid

or true; prove: to establish the facts of the matter. 4) to cause to be accepted or recognized: to establish a custom; She established herself as a leading surgeon. 5) to bring about permanently: to establish order. 6) to enact, appoint, or ordain for permanence, as a law: fix unalterably 7) to make (a church) a national or state institution. 8) Cards. To obtain control of (a suit) so that one can win all the subsequent tricks in it. Webster's New Universal, Unabridged Dictionary 2003, 2nd Edition, page 663

41. Although not referenced in Borough code, *Black's Law Dictionary, 11th Edition*, defines "established" as an adjective (17c) 1) Having been brought about or into existence <newly established courts>. 2) Having existed for a long period: already in long-term use <an established legal rule>. 3) Proven; demonstrated beyond a doubt <an established fact>. 4) Known to do a particular job well because of long experience with good results <an established legal author>. 5) (of a church or religion) Officially recognized and sponsored by the government. (*Black's Law Dictionary, 11th Edition, page 688*)

42. The BOAA finds that under the definition provided by *Webster's New Universal, Unabridged Dictionary 2003, 2nd Edition* above, that Lake Landing Investments, dba Shoreline

Cannabis, was established, from and including 06/05/20 to, but not including 07/01/20, **26 days before** Knik Charter School's initial application for a grant for development of an educational program and **558 days before** the Matanuska-Susitna Borough School District approved their application. The State of Alaska approved the charter application for 10 years in June of 2022, **726 days after** (using the date of 06/01/22 as the date the state approved their application) Lake Landing Investments was established. *(dates calculated from website: timeanddate.com from the count days tab)*

43. The BOAA finds that the appellant made every reasonable effort to ensure that there were no sensitive land uses that would impact his application for the CUP.
44. The BOAA finds that Mr. Benedict and Mr. Aschenbrenner both opened the door to the appeal hearing being a De Novo hearing during their testimony. Both speakers introduced new information that was not included in the record and that was not presented to the Planning Commission.
45. As a result, the BOAA sought new evidence to assist them in making the determination of who was established first. The testimonial evidence introduced at the appeal hearing could not have been obtained prior to the deadline for evidence submittal and the evidence is relevant and it is in the interest of justice that it be considered.

CONCLUSIONS

Based upon the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. The Board of Adjustment and Appeals has jurisdiction over this matter pursuant to MSB 15.39.030(A)(2).
2. MSB 15.39.220, Decision, states in part, "the BOAA may affirm, reverse, or modify in whole or in part, the appealed determination, decision, or order, or remand pursuant to MSB 15.39.150."
3. MSB 15.39.180(B) states in part, "... New evidence may be submitted at the time of hearing if the BOAA determines that the evidence was not discovered or could not have been obtained prior to the deadline for evidence submittal, or if the evidence is relevant and it is in the interest of justice that it be considered."
4. Pursuant to MSB 15.39.210(A), the BOAA may exercise its independent judgment on matters that relate to the interpretation or construction of ordinances or other provisions of law.
5. The BOAA concludes that MSB 15.39.150, remand is not applicable, as the definition of established was readily available and could have been established before a decision of the Planning Commission was made.

6. Which party was "established" first was readily available, but neither were sought out by staff, nor did the Planning Commission request that information. It appears that it was assumed that because there was a school in proximity to the cannabis facility, that the school held priority.
7. Borough code does not establish that schools automatically have location priority over a cannabis facility unless the school is established first.
8. If a cannabis facility existed and a school moved in within the 1,000-foot distance requirement, code would not require the cannabis facility to shutter its business at that location.
9. The BOAA concludes that it is in the best interests of all parties to this appeal to consider when the school and the appellant's business were established.
10. The BOAA concludes that the Planning Commission erred by not seeking out substantial information on the definition of "established." Because the Planning Commission failed to consider when the school and the retail marijuana facility were each established and therefore MSB 15.39.210(B) is not applicable.

11. Based on the findings above and testimony at the appeal hearing, the BOAA concludes that Lake Landing Investments, LLC. dba Shoreline Cannabis was established 26 days prior to Knik Charter School.
12. Pursuant to MSB 17.60.100(B)(1), the proposed use will not detract from the value, character, and integrity of the surrounding area.
13. The BOAA concludes that the application for the CUP meets the general standards required for approval, pursuant to MSB 17.60.100(B)(1) through (4).
14. The BOAA concludes that that the application for the CUP meets the additional standards set forth in MSB 17.60.150 (A) through (D).
15. The BOAA concludes that the application for the CUP meets the standards set forth in MSB 17.60.170(A) through (D).
16. The BOAA concludes that MSB 17.61.020(A)(1) through (4) are not applicable as the facility is not a commercial or industrial use that generates noises beyond the boundaries of the lot line of the site on which it is located; it will not generate traffic in excess of what is required by code; nor will it process, manufacture, or store hazardous materials.

17. The BOAA concludes that Lake Landing Investments, LLC. dba Shoreline Cannabis meets the definition of "established" as written in *Webster's New Universal, Unabridged Dictionary 2003, 2nd Edition* and was established 26 days prior to Knik Charter School and is therefore not subject to the distance requirements of MSB 17.60.150(B)(1).
18. The BOAA concludes that MSB 15.39.210(B) does not apply and require the BOAA to defer to the judgment of the Planning Commission in this case, regarding findings of fact because they are not supported in the record by substantial evidence. The Planning Commission sought no definition of "established" from one of the references cited in Borough code as the authority on definitions.
19. The BOAA concludes that Staff offered an opinion of the definition of "Establishment", but it differs from the definition in the Webster's new Universal Unabridged Dictionary, 2nd Edition.

FINAL DECISION

Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals reverses in full, the denial of the conditional use permit for Lake Landing Investments, LLC. dba Shoreline Cannabis and hereby

approves the CUP for the operation of a marijuana retail facility, with the following conditions:

1. Prior to operating, the applicant shall remove one proposed parking space on the westernmost portion of the parking lot to accommodate emergency vehicles. Parking spaces shall conform to the minimum requirements of MSB 17.60.170(B) & (C).
2. Prior to operating, the ADA parking space shall be painted, and the ADA van-accessible sign be mounted to indicate its location. The applicant shall provide the Planning Department proof of completion in the form of photographs in color.
3. The operation shall comply with all applicable federal, state, and local regulations.
4. 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 before any expansion of the conditional use.
5. Borough Staff shall be permitted to enter the premises subject to this permit to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, or with prior verbal or

written notice, or other times as necessary to monitor compliance.

6. On-site consumption of marijuana and marijuana products is prohibited.

7. The hours of operation shall be:

Sunday through Thursday, 10 a.m. to 10 p.m.; and

Friday through Saturday, 10 a.m. to Midnight.

RECOMMENDATION TO THE PLANNING AND LAND USE DEPARTMENT:

The BOAA recommends that the Planning and Land Use Department consider establishment of a pre-application site visit process that would ensure that PRIOR to accepting an application for a marijuana CUP, that a thorough in-person visit of the subject parcel and any business or service within 1,000 feet be performed.

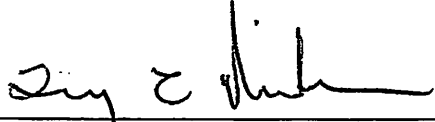
Whether a location is appropriate for either a cultivation or retail marijuana facility CUP should be the first and most important determination before an application for a CUP is accepted to be presented to the Planning Commission.

The BOAA recommends that Borough code, specifically concerning Marijuana CUP's, be amended to include a definition of "established" to provide a fair and equitable process and prevent a moving timeline target for new businesses.

The Borough is the fastest growing area in Alaska and the potential for this type of conflict to occur again is great.

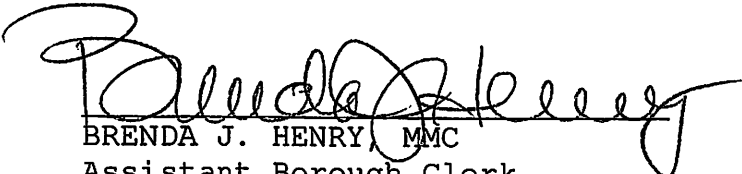
Dated this 20 day of November, 2024.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



TERRY NICODEMUS, Chairperson

Attest:



BRENDA J. HENRY, MMC
Assistant Borough Clerk

YES: Nicodemus, Rongitsch, Van Diest, and Schmidt

NO: Crawford

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:)
)
 Appeal the approval of the preliminary)
 Plat for Lazy Moose Run Subdivision)
)
 Abby Pochatko, Appellant) BOAA 24-02
)
)
 _____)

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals, on November 8, 2024, rendered the following final decision regarding the appeal filed in the above captioned matter. This final decision may be appealed within 30 days of the date of this decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part 600.

FINDINGS

1. This appeal was filed in a timely manner.
2. The request before the Platting Board was to create seven lots from existing lots 5, 6, and 7, in the current Ranchettes Subdivision. With approval of the preliminary plat, those lots would now be known as Lazy Moose Run Subdivision. R. 1

3. The property is located north of East Clark Wolverine Road, East of North Clark Wolverine Road, and directly east of Thor Road. R. 1
4. For a preliminary plat to be approved, Borough code requires that each lot have legal and physical access. This required approval of the Thor Road public use easement. The public use easement was done in lieu of applying for a variance for legal access. R. 1
5. North Thor Road currently meets the requirements for physical access. Based on average daily traffic counts, no upgrades would be required for North Thor Road. Legal access requirements will be met upon recordation of the Thor Road Addition public use easement. R. 1, 21
6. Code requires that a geotechnical report to be submitted by a professional engineer. Curtis Holler, P.E. noted that existing vegetation within the wooded portion of the parent parcel primarily consists of willow, cottonwood, birch, and spruce trees. The report noted that areas between mature trees are dominated by thick stands of second growth young trees with tall grasses and shrubs throughout. *[Clerk's note: the staff report contains a typo and references the report as Exhibit C within the narrative, the report begins*

on R.9 and the geotechnical report is Exhibit B and consists of 12 pages.] R. 9-20

7. The report shows that there are grassy areas, some tussocks, and an apparent minor spring pond that appears in aerial images of proposed Lot 1. However, there are no mapped wetlands. R. 2
8. Five new test holes were dug on the parent parcel on August 23, 2023, to evaluate existing soil conditions. Receiving soils under the topsoil consist primarily of relatively dense silty sands and gravels, with the silt content generally decreasing with depth. R. 2
9. Soil samples were sieve tested for each logged test hole, except test hole no. four, which was dug to a depth of 11-feet and used as a supplementary groundwater level for information only. R. 2
10. Groundwater was encountered in test holes 1, 2, 3, and 5 at depths of 11-feet, 10-feet, 9-feet, and 11-feet, respectively. Useable septic areas will be limited by setbacks to existing water wells, setbacks to surface water, areas with less than 8-feet groundwater tables, steep areas, and lot lines. R. 2
11. Limiting factors for useable building areas, were identified to be lot lines, utility easements, and

right-of-way/public use easement setbacks. For each of the proposed lots, there is adequate unencumbered areas to meet useable building area code requirements. R. 2

12. Based on the available soils and water table information, topography contours, and observations at the site, the proposed seven lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. R. 2
13. When request for comments were sent out, Public Works, the U.S. Army Corps of Engineers, GCI, and Enstar Natural Gas had no objections. R. 2, 22-24, 27-28
14. Matanuska Telephone Association and Matanuska Electric Association did not respond to the requests for comments. R. 2
15. The Borough's Development Services Division only noted that a new driveway permit would be required for 3405 North Thor Road. R. 25-26
16. Objections of the public included concerns about the lot sizes being smaller than existing lots, increased traffic, increased crime, insufficient water table to support increased needs, and trespass concerns. R. 2
17. The initial staff report recommended approval of the preliminary plat with eight conditions. R. 3

18. At the public hearing during testimony, a member of the public spoke to concerns with the sizes of lots being changed and the timeframe during which the water table assessments were done. R. 82
19. The Platting Officer addressed the lot size and soils question, noting that the Ranchettes Subdivision developer could have gone with one-acre lots but did not. He further stated that the minimum lot size of 40,000 has not changed in a while. R. 83
20. Public testimony at the May hearing, was about concerns in development of lot sizes that are not the same size as existing lots. Testimony noted that the Lazy Mountain Comprehensive Plan recommends lot sizes to be no less than two acres. R. 82-100
21. Comprehensive Plans are not codified laws. The Lazy Mountain Comprehensive Plan provides a flexible framework to address future community needs. R. 357
22. A Platting Board member expressed concern and queried that if by approving the preliminary plat if the board would be in violation of the comprehensive plan. R. 106
23. The Platting Officer advised that comprehensive plans are a guide and that nothing in it is enforceable unless a Special Use District (SPUD) is created. He continued that

the area did attempt to create a SPUD, but that effort failed. R. 107

24. The Lazy Mountain Comprehensive Plan states, *"If the community wishes to implement these recommendations through a SPUD, then these policies may be used to develop land use regulations in the form of a SPUD. In order to implement the Comprehensive Plan recommendations, the Community must request a SPUD."* R. 357

25. Based on public testimony, the Platting Board voted to deny the preliminary plat. The basis for denial were: 1) denied due to substantial public testimony that there is a water table problem 2) denied due to substantial public testimony stating that the road is substandard 3) denied the subdivision on the concerns that it violates the Lazy Mountain Comprehensive Plan. R. 109 and Page 2 of the Platting Officer notification letter, as attached to the Notice of Appeal and Request for Record as issued on August 6, 2024.

26. Reconsideration was filed, and a hearing was scheduled for June 6, 2024. At that hearing, the Platting Board approved reconsideration and the matter was set for rehearing. R. 121, 147-148

27. On July 18, 2024, the Platting Board started from the beginning as though the matter had not been before them. Staff again recommended approval of the Lazy Moose Run preliminary plat as it met all the code requirements for approval. R. 153
28. Their decision at the July 18, 2024, hearing was to postpone their decision to the next meeting, which was August 1, 2024. The Board wanted more information from the Platting Officer who was not present at the July 18 hearing. The Board had questions about a corner monument on the plat and if the plat was correct. R. 479-480
29. On August 1, 2024, the staff recommendation with attachments, recommended approval of the preliminary plat as it met all the code requirements for approval. R. 482-705
30. At the August 1, 2024, hearing, the Platting Officer confirmed that the corner monuments for the plat were correct. The Board then voted without objection to approve the Lazy Moose Run Preliminary Plat. R. 735-737
31. In the Lazy Mountain Comprehensive Plan, the executive summary, page 8, third paragraph reads: *"The Lazy Mountain Community Comprehensive Plan provides a flexible framework to address existing and future community needs and goals,*

such as open space and recreation, transportation, public facilities, and land use. This Comprehensive Plan gives the community a voice in the decisions made by state, federal, and borough entities. It expresses the decisions that may affect Lazy Mountain."

32. Executive Summary, page 8, last paragraph, reads: *"If the community wishes to implement these recommendations through a Special Land Use District (SPUD), then these policies may be used to develop land use regulations in the form of a SPUD. In order to implement the Comprehensive Plan recommendations, the community must request a SPUD."*
33. As of the date of the approval of the preliminary plat, the community had not developed a SPUD.
34. In the application for appeal to the BOAA, the appellant noted that the engineer's report and the preliminary plat failed to identify the existing septic system on Lot 4. The record reflects that the appellant is correct. R.11, 31
35. The BOAA finds that the code process for reconsideration by the Platting Board is cumbersome and poorly constructed and not easy for anyone to understand, which caused the Platting Officer to improperly instruct the Platting Board and public on the reconsideration process. R.147-148

36. Although the process was improperly interpreted and implemented by the Platting Board, the ultimate result provided for adequate and appropriate public notice of the post reconsideration de novo hearing on July 18, 2024. The notices were mailed out on June 27, 2024, to 84 residents.

R.397

37. In the appellant's written arguments, she alleges that code was not followed as the soil test holes were not done under the direct supervision of an engineer, in that the engineer was not present when the test holes were initially excavated.

38. Curt Holler, P.E. testified at the appeal hearing that he was not present while the holes were being excavated, however, he testified that he was the one who identified the locations where the test holes would be excavated and the parameters under which the excavation would occur.

39. Curt Holler further testified that upon his arrival to the site, he confirmed that the test holes were excavated to appropriate depths and in the locations he had previously designated.

CONCLUSIONS

Based upon the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. The Board of Adjustment and Appeals has jurisdiction over this matter pursuant to MSB 15.39.030(A)(2).
2. The soils report was submitted as required, certifying that all proposed lots meet the minimum requirements pursuant to MSB 43.20.281(A)(1).
3. All lots have the required legal and physical access pursuant to MSB 43.20.100, Access Required; MSB 43.20.120, Legal Access; and MSB 43.20.140, Physical Access.
4. The preliminary plat application met the requirements of MSB 43.15.016, preliminary plat submittal and approval and is consistent with Alaska Statute 29.40.070, Platting Regulations, except for MSB 43.15.016(A)(1)(4) and MSB 43.15.016 (B)(13), which require that, approximate locations of visible existing roadways, driveways, sewage systems, wells, above-ground utilities, excavations, bridges, and culverts within 100 feet of the proposed subdivision boundary unless access is denied to the surveyor.

5. The BOAA concludes that the preliminary plat failed to reflect the septic system on Lot 4, as required by MSB 43.15.016(A)(1)(4) and MSB 43.15.016 (B)(13).
6. The Lazy Mountain Comprehensive Plan was approved by the Assembly with the adoption of Ordinance Serial No. 08-030 and is codified at MSB 15.24.030(B), but a special land use district was never developed.
7. Pursuant to MSB 43.35.005(E) *"If the petition for reconsideration is granted, the platting board shall set the matter on its agenda for rehearing only after notifying all people giving testimony and all people required to receive notice of the original petition under MSB 43.10.065. Parties shall have ten days from the date of notice that a reconsideration hearing has been granted to file written comments and inform the platting division of their intent to participate in the hearing."*
8. MSB 43.10.050(A), states in part *"The notice shall include separate finding of fact supporting the decision, based upon the facts presented to the board and the board's debate on the matter..."*
9. The BOAA concludes that the original Platting Board action letter dated May 20,2024, lacked sufficient findings for denial. R. 172-173

FINAL DECISION

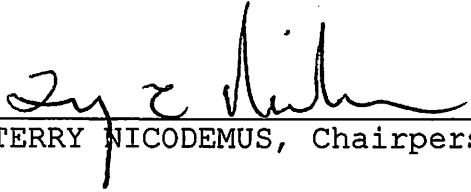
Based upon the above Findings and conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals affirms condition Nos. 1 through 6 and amends in part the approval with conditions by the Platting Board of the Lazy Moose Run Preliminary Plat, dated August 6, 2024.

The BOAA hereby amends the conditions of approval as follows:

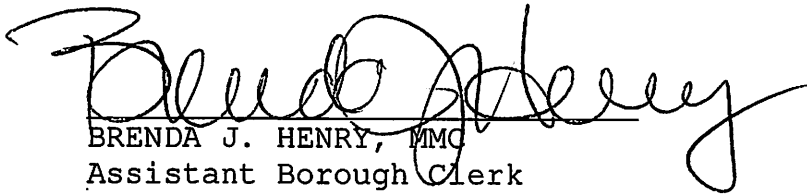
- By amending No. 7 to insert the following language at the end of the sentence, "and show existing septic system on Lot 4 and include 100-foot well separation radius" to read: "Submit plat in full compliance of Title 43 and show existing septic system on Lot 4 and include 100-foot well separation radius."
- By inserting a No. 8, to read: "Provide an engineered septic design from a professional engineer, for a three-bedroom house for each lot that test holes showed water."

Dated this 8 day of November, 2024.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, Chairperson

Attest:


BRENDA J. HENRY, MMC
Assistant Borough Clerk

YES: Nicodemus, Rongitsch, and Schmidt

NO: Crawford

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
August 12th, 2024
Meeting Minutes

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I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:35 PM at Sheep Creek Lodge by Chairperson, DJ McBride.

II. ROLL CALL – DETERMINATION OF QUORUM

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

Also present: Stacy Johnson, Secretary; Jenny Willoughby, Press. Resident(s): Justin Lawson, Katie Zagar, Ruth Decker, Simeon Jacoy, Michelle Kelly, Frank Kelly, Hunter Leach, Jessi Leach, Leslie Tubman, Leslie Herring, Linda Cline, Marie, Jeff Hintzman, Richard Sayers, Marti Goff, Matthew Fort, Shawn McBride, Kenneth Eggleston and Sandi Eggleston.

III. APPROVAL OF AGENDA

MOTION: Tam Boeve moved to approve the agenda. Agenda was approved.

IV. APPROVAL OF MINUTES

Minutes of the June 10, 2024 meeting were reviewed and approved with no changes.

MOTION: Tam Boeve moved to approve the minutes. The June 10, 2024 meeting minutes were approved.

V. TRAINING - None

VI. STAFF REPORTS

Sky Ledoux, MSB Road Superintendent:

- The biggest issue is the quantity of complaints in the quality of grading. They recently had a sit-down meeting with McKenna Brothers and hopefully they see improvements immediately.
- Adding topping for various roads to help with potholes and the ability to grade. Some areas like Wilderness Rim and Montana Creek Rd need added material. There was one leftover mud mat spot near the mailboxes and has been removed. That remains a high priority to have fixed this season to prevent impassable conditions with school buses.
- There is potentially a culvert that is damaged near Sharon Drive that might need to be fixed. The contractor is going to be looking into it and doing an evaluation.
- It is tough to justify adding material to the road surface if the grader is going to push it off into the ditch-line. Sky is pushing the contractor to pull the ditches and have the roads in good shape, getting ready for winter before throwing money at every single road. It needs it, but the money is going to limit what we can address.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
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- Asphalt is not being neglected when it comes to potholes. It has been a matter of getting the asphalt. The road crew is not yet in a position to make their own and the pits are not always selling. This may seem like a long way to get the potholes filled, but they are trying and putting guys on the asphalt crew anytime the material is available for purchase. Hopefully, next year they will have a trailer that allows them to cook their own asphalt and do their own batches.
- They had a meeting with McKenna Brothers on August 5th. McKenna is over-extended. They have both types of contracts and our RSA is on the old contract. The McKenna foreman does not understand both contract requirements.

VII. OFFICER REPORTS

- No Big Board Report. There is a meeting on August 14th.
- Budget balance is \$43,929.

VIII. OLD BUSINESS

A. Sand Storage Site

Dustin Spidal has taken over for Matt Garner. He talked to one of the subcontractors in the area who is not interested in clearing the ROW for sand and storage site. However, he is going to check with Granite Construction Clearing Subcontractor to see if they would be interested in clearing the ROW. The next step would be to put it out to bid.

B. Willow Creek Airpark

Properties are now for sale. Nineteen commercial lots and 73 to 74 residential lots. This area also does not have a secondary egress. Our RSA has not added this area to our maintained roads.

C. Hidden Hills & Caswell Lakes Road Projects

DJ gave out the construction schedule. Construction schedules are not written in stone; weather happens, equipment breaks down, things happen. The only thing that does have to be done on schedule is the fish passage for which there is a limited window for completion. Hidden Hills will be done next year. Caswell Lakes will have earth-work done this year and is expecting paving next year. Unpermitted driveways will be evaluated for their necessity and whether or not they go forward with putting in an apron on an unpermitted driveway. The Borough says that unless your driveway is permitted, they have every right to not replace it. The permits are free until September 30, 2024. The fish passage window for construction is May 15 through July 15, 2025. They will be having weekly meetings next year when they start up the construction. DJ was informed that she will be kept in the loop with the weekly meetings. There is a Traffic Control Plan (TCP) available.

**Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
August 12th, 2024
Meeting Minutes**

D. Susitna Landing Rd Survey

The owner wants to trade the road ROW for borough property that fronts the highway. This is not an equal trade and therefore is not acceptable to the Borough.

E. Dolly Varden and Dog Sled/Homestead Flooding

The RSA does not have funding to fix Dolly Varden. One of the residents talked to Dustin Spidal and offered a piece of his property for a drainage structure. We still are working on flooding funding. Dogsled/Homestead are now in better shape than was predicted. The water has gone down even though it has rained and has not come back up at this time.

F. Calcium Chloride vs. Permazyne Dust Control

Nothing

G. Caswell Lakes/Bendapole Bus Stop

Principal, Bryan Kirby, at Su Valley Jr/Sr High School is working on having issues resolved before school starts.

H. RIP List

Dolly Varden, Dogsled, Sand and Storage Site Development and Bendapole/ Caswell Lakes Feasibility Study are on the RIP List. Any changes will be finalized in October.

I. Public Construction Projects

Next year, the RSA has a completely different contract. Any new projects will need to be submitted by October for finalization. DJ submitted information to Representative Kevin McCabe about the alternate access road problem for the Caswell Lakes area and has not heard anything back. McCabe is talking about using federal funding for fire emergency access roads. After the McKinley Fire, we talked to Senator Sullivan and Senator Murkowski at length about this and figured that this had to be a federal project. At the time, the Borough looked into three possible options; one was taking Amundsen and going north, one was Talachulitna Trail and the other one was Willer-Kash off Hatcher Pass Rd. The Borough does not have zoning or requirements for subdivisions to be built with alternate access roads. Hidden Hills/Caswell Lakes Improvement Project was intended to be a band-aid because we did not have that secondary egress. This was supposed to be a much bigger project that did not get fully funded and we do not have any current projects on the ballot for funding from the Borough. These projects are on TIP21 and all that needs to be done is for the Borough to issue the bond that has already been approved by the voters. Now the Borough is proposing another list of projects that does not include some of these projects that they should have finished. If the community would like to see Hidden Hills/Caswell Lakes done, talk to your assembly member and tell them you would like them to issue the bond that was already approved, but this will make your taxes go up.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
August 12th, 2024
Meeting Minutes

IX. NEW BUSINESS

A. Matt Garner Replacement

Dustin Spidal has replaced Matt Garner. He is wearing two hats and is now running the RSA projects.

B. Assembly Member Election

There is a new election coming up and there are two people running for the election.

C. Fourth Superintendent

The Borough has hired a fourth superintendent, Sky Ledoux, who is almost finished with his training which means that our superintendent is not going to have to manage Big Lake and will now be able to manage Willow, Caswell, Talkeetna and Trapper Creek.

D. Alternate Access Route

See Old Business item "I".

E. Mobile Home Park Rules

The Borough took away the regulations for the mobile home parks. So now you cannot have a mobile home at a mobile home park on wheels. If you bring in a mobile home and put it on a foundation it is not considered a mobile home. There is a lot of confusion about this issue. Essentially, if your neighbor wants to put in a mobile home park and they put the homes on a permanent foundation, you get no say because it is a conditional permit. A conditional permit does not have a public process; it is an administrative permit.

F. Snow in ROW

Last year we paid \$14K to remove snow that was in the ROW from people who were pushing their snow into and across the street. DJ will print out the flier for the next meeting on how to properly remove snow from your driveway. If you see someone pushing snow into the ROW, you can inform them of the issue or report them. If someone is reported, the Borough would first bring a flier to inform them, then they could receive a letter, and lastly there could be a fine.

G. Montana Creek/Leroy Davies/Dogsled Fire Damage

No funding available.

X. PERSONS TO BE HEARD

Resident, Justin Lawson: Wanted to know why there was no asphalt available. He was informed that Granite sold out of all their asphalt and AAA will only sell asphalt if they have an order for more than 5 tons and the Borough trailer can only carry 4 tons.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
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Resident, Frank Kelly: Wanted more clarification on the combining of the Willow and Caswell Fire Departments. Tam Boeve informed him that this merger will save on paperwork and will lower the mill rate.

XI. BOARD COMMENTS

DJ talked to Mike Johnson with Code Enforcement about the Passthebait junk issue. The property owners are being served with an injunction. The first court date will define the problem. Second court date will be on how they will need to fix the problem and how long they have to do it. The third court date is if they do not adhere to instructions from the second court date. And at that point they go into foreclosure.


Sheena Fort is running for District 7 Assembly. Please cast your vote for the November ballot.

XII. NEXT MEETING

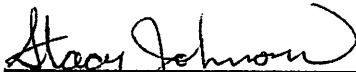
December 9th, 2024 at 6:30 PM at Sheep Creek Lodge.

XIII. ADJOURNMENT

Meeting was adjourned at 7:32 PM.



Chairperson, DJ McBride



Secretary, Stacy Johnson

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Reso # 01

A RESOLUTION OF ROAD SERVICE AREA #15, CASWELL SUBMITTING AN APPROVED 2025 ROAD SERVICE AREA IMPROVEMENT PLAN FOR ROAD IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

WHEREAS, the Annual Road Improvement Project List is developed for road improvement projects in each road service area; and

WHEREAS, the Road Improvement Project List has been presented to area residents by this Road Service Area Board of Supervisors; and

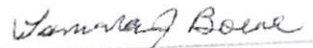
WHEREAS, the Matanuska-Susitna Borough Assembly reviews and approves the Road Improvement Project List; and

NOW THEREFORE BE IT RESOLVED, that Road Service Area #15, Caswell Supervisors concur with this Road Improvement Project List and request the Matanuska-Susitna Borough Assembly approve it as submitted.

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


Supervisor Signature


Supervisor Signature


Supervisor Signature

Date: 10 / 31 / 2024

dm

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**MATANUSKA-SUSITNA BOROUGH
ROAD SERVICE AREA #14 FAIRVIEW BOARD OF SUPERVISORS**

REGULAR MEETING

April 16, 2024, 4:00 PM, at Fairview Loop Baptist Church

3118 W Fairview Loop, Wasilla AK 99654

CALL TO ORDER.

Call to order at 1600.

ROLL CALL, DETERMINATION OF QUORUM

Quorum with Brian Swanson and Craig Stewart

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Agenda approved by unanimous consent.

APPROVAL OF MINUTES: None

TRAINING:

None.

STAFF REPORTS

O&M: Alex Forkner staff report. Routine maintenance is ongoing.

Matt Garner. Battleground is low bid for new contract. Discussion of the company's qualifications. Discussion of what occurs when the contractor fails to perform. Matt described the deficiency and default process.

Mill rate 1.5 for FY25, discussion ensued.

A discussion of appropriate driveway berm levels ensued.

UNFINISHED BUSINESS

A. None

NEW BUSINESS

- A. Craig moved to resolve a berm level of 12 inches. Brian Seconded. Craig supported 12 inches. After discussion Craig offered to withdraw. The board voted unanimously to allow the motion to be withdrawn.
- B. Craig moved to adopt zero berm policy. Brian seconded. No further discussion. Motion carried unanimously.
- C. Future meeting dates were discussed.

PERSONS TO BE HEARD:

cu

CORRESPONDENCE AND INFORMATION: None


OTHER BUSINESS: None

BOARD COMMENTS: None


ADJOURNMENT: Adjourned 1707

Next Special Meeting:

Next Regular Meeting: September 24, 2024 at 4PM.


CRAIG STEWART


SWANSON, BRIAN K.


Dolan, Terrance J.

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NOV 25 2024

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**MATANUSKA-SUSITNA BOROUGH
ROAD SERVICE AREA #14 FAIRVIEW BOARD OF SUPERVISORS**

SPECIAL MEETING

May 7, 2024, 4:00 PM, at Fairview Loop Baptist Church

3118 W Fairview Loop, Wasilla AK 99654

CALL TO ORDER.

Call to order at 1600.

ROLL CALL, DETERMINATION OF QUORUM

Quorum with Brian Swanson and Craig Stewart

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Agenda approved by unanimous consent.

APPROVAL OF MINUTES: None

TRAINING:

None.

STAFF REPORTS

None.

UNFINISHED BUSINESS

A. Consideration of berm level resolution.

B. Resolution was passed unanimously.

NEW BUSINESS

A. None

PERSONS TO BE HEARD: None


CORRESPONDENCE AND INFORMATION: None


OTHER BUSINESS: None

BOARD COMMENTS: None

ADJOURNMENT: Adjourned 1630

Next Regular Meeting: September 24, 2024 at 4PM.


SWANSON, BRIAN K


DOLAN, Terrance J.


CRAIG STEWART

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**MATANUSKA-SUSITNA BOROUGH
ROAD SERVICE AREA #14 FAIRVIEW BOARD OF SUPERVISORS**

REGULAR MEETING

September 24, 2024, 4:00 PM, at Fairview Loop Baptist Church

3118 W Fairview Loop, Wasilla AK 99654

CALL TO ORDER. Call to order occurred at 16:18

ROLL CALL, DETERMINATION OF QUORUM

All three members were present.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Passed by unanimous consent.

APPROVAL OF MINUTES:

Minutes of April 16 and May 7, 2024, were approved unanimously.

TRAINING:

None.

STAFF REPORTS

- A. O&M: Alex Forkner discussed dust control. Ridgeview pavement was discussed. Birchtree drainage is not operating nor is Bluff Vista. Battleground started brushing near Abby. 100% yearly and anything over 36" must be cut and is being enforced. The board discussed pavement maintenance and asked Alex to look more closely at inside corners. Alex stated he was building a three-year work plan for smaller projects. The Board requested he share the work plan to allow the Board to discuss it. Battleground finished the start-up condition assessment. The report was done in GIS and Alex will ask Kenney Kleewein to compile and send a copy of the results to the Board members.

UNFINISHED BUSINESS

- A. None

NEW BUSINESS

- A. None

PERSONS TO BE HEARD: Dan Praslowicz and Sonia Paslowicz and Michelle Westwood all residents of Fairview Meadows Ave. attended to discuss the road condition. It's a fully developed neighborhood with 18 lots and three more off the cul-de-sac. The road is 1200 feet long with 80' cul-de-sac. Borough cleaned out ditches in the past and maintains the road.

cn

The road has been graded about 6 times this summer. Residents submitted requests to correct the potholes, and Battleground did come out and grade. Residents stated the road topping has been graded off the road into the ditches. Graders are pulling up 6-to-8-inch rocks. The residents believe the cost of maintenance is more than the cost of paving over the long haul. During the summer the dust is terrible. The Borough applied calcium chloride this spring for dust control. Residents would like to see a long-term solution. The board expressed their support for a paving project.


CORRESPONDENCE AND INFORMATION: None

OTHER BUSINESS: None.

BOARD COMMENTS: Craig brought up the resolution to increase the mill rate. Discussion ensued about the assessed value of properties on paved roads and the value of paving collector roads vs. residential streets. Craig stated his intent to resign effective on September 25 for health reasons.

ADJOURNMENT: Adjournment occurred at 1720.

Next Meeting: November 19, 2024 at 4PM.


Brian K. Swanson, Board Member


Terrance J. Dolan, Primary

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MATANUSKA-SUSITNA BOROUGH
LOCAL ROAD SERVICE AREA ADVISORY BOARD

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

November 21, 2024, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 110-231-940 #

CALL TO ORDER

ROLL CALL, DETERMINATION OF QUORUM:

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA:

APPROVAL OF MINUTES from October 17, 2024, meeting.

TRAINING:

A. None

STAFF REPORTS

A. O&M/Public Works:

B. Other Staff reports.

BOARD MEMBER REPORTS

A. TAB.

B. MPO.

C. Other Board Reports.

AUDIENCE PARTICIPATION. (Members of the public have 3 minutes to address the Board on any topic.)

UNFINISHED BUSINESS

A. None.

NEW BUSINESS

A. Resolution recommending Public Works return bonding requirements to Borough road maintenance contracts

PERSONS TO BE HEARD: (Requires 14 days advance notice. If no advance notice is given, persons wishing to speak may do so under the audience participation section of the agenda.) None

CORRESPONDENCE AND INFORMATION:

OTHER BUSINESS:

BOARD COMMENTS:

ADJOURNMENT: Next meeting: December 19, 2024, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)

**MATANUSKA-SUSITNA BOROUGH
LOCAL ROAD SERVICE AREA ADVISORY BOARD**

REGULAR MEETING by TELECONFERENCE/TEAMS and IN PERSON

October 17, 2024, 7 PM, at Fire Station 73, 10073 W. Parks Hwy

Conference Call Line Number: Dial 1-907-290-7880, then Conf ID 236 315 759 929#

CALL TO ORDER at 7:00 PM.

ROLL CALL, DETERMINATION OF QUORUM: 10 RSAs were represented for a quorum.

RSA# Member Name

9 Dan Tucker

14 Terry Dolan

15 DJ McBride

16 Rhonda Stark

17

19 Robert Stone Dan Keane

20

21 Pat Daniels

23

25

26 Lucy Klebesadel

27 Steve Edwards

28 Harry Zola

29

30 Donna Massay

31

Public Works: Chad Fry (O&M), Jamie Taylor (Borough Engineer)

Borough Staff (other than Public Works): None

Assembly Members: Stephanie Nowers

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA

APPROVAL OF AGENDA: Dan Tucker moved to approve. DJ McBride seconded.

Motion carried without objection.

APPROVAL OF MINUTES. Dan Tucker moved to approve the minutes from September 19, 2024 and DJ McBride second. Motion Carried.

TRAINING: None

STAFF REPORTS

- a. **O&M/Public Works** Chad Fry reported the Borough hired a 4th Road Maintenance superintendent who is expected to work in the norther part of the Borough. Some shifting of superintendents will occur in other RSAs. O&M is looking for input on contract revisions. Discussion ensued on the new contract. The board generally agreed to add a resolution to new business at the next meeting recommending the Borough add bonding to the maintenance contract. The board discussed the contractor vehicle tracking system. The board also discussed public construction and periodic maintenance including crack sealing.
- b. **SS4A.** Jamie Taylor from Public Works introduced Joni Wilm from Michael Baker International, the Borough's consultant, to talk about the SS4A grant for development of the comprehensive safety action plan. Joni presented results of 912 survey responses from around the Borough and provided tools to review data at SS4A.matsugov.us. The board asked various questions about the data.

BOARD MEMBER REPORTS

- A. TAB.** Pat Daniels reported TAB covered the SS4A safety plan development. Pat also reported TAB is looking at funding processes for plan development and discussed the Bogard corridor access management plan. Next meeting is in November.
- B. MPO.** Dan Tucker reported that MPO had its final certification and will begin working on full plans and catching up on paperwork owed to State of Alaska. A discussion of the board structure ensued, and Dan reported the MPO will be hiring a full time manager.

AUDIENCE PARTICIPATION. (Members of the public have 3 minutes to address the Board on any topic.) None.

A. UNFINISHED BUSINESS. None.

NEW BUSINESS:

A. Completion and Submission of Reappointment Form. Terry and Jennifer talked about the reappointment process.

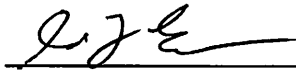
PERSONS TO BE HEARD: (Requires 14 Days Advance Notice. If No Advance Notice Is Given, Persons Wishing to Speak May Do So Under The Audience Participation Section Of The Agenda.) None

CORRESPONDENCE AND INFORMATION: None

OTHER BUSINESS: None.

BOARD COMMENTS: None

ADJOURNMENT Terry moved to adjourn at 7:53 PM. Motion passed. Next Meeting: November 21, 2024, at 7PM (In-person mixed w/ Teams at Fire Sta. 73)



Stephen Edwards, Board Chair



Terry Dolan, Board Secretary

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**Matanuska-Susitna Borough
Local Road Service Area Advisory Board
350 E Dahlia Ave, Palmer AK 99645**

RESOLUTION 2024-01

**A RESOLUTION OF THE LOCAL ROAD SERVICE AREA ADVISORY
BOARD RECOMMENDING ADDITION OF PERFORMANCE BONDS TO
ALL ROAD MAINTENANCE CONTRACTS**

WHEREAS, performance bonds are used almost universally by municipal, state and federal government agencies to ensure that contractors meet their obligations and fulfill the terms of their contracts; and

WHEREAS, performance bonds protect the Borough and taxpayer by ensuring contracts are completed on time and to the required standards; and

WHEREAS, performance bonds protect the public from fraud by ensuring that all applicable laws and regulations are followed; and

WHEREAS, the ability to obtain a performance bond demonstrates contractor reliability and financial stability and can be used to screen out contractors with poor performance histories or risky finances; and

WHEREAS, the Borough effectively used performance bonds to hold contractors accountable and to prevent expensive litigation when terminating poor performing contractors in the past; and

WHEREAS, the Borough removed performance bond requirements from road maintenance contracts in 2024 which increases the risk assumed by the Borough, its taxpayers and road users;

NOW THEREFORE BE IT RESOLVED, the Local Road Service Area Advisory Board recommends returning performance bonds, at an amount equal to the contract price, to all road maintenance contracts, including those to be renewed for 2025.

ADOPTED AND APPROVED BY THE LOCAL ROAD SERVICE AREA ADVISORY BOARD

This 21st day of November 2024.


Stephen Edwards (Nov 23, 2024 16:05 AKST)
Stephen Edwards, Chair

Terrance J.
Dolan
Terry Dolan, Secretary

Digitally signed by Terrance J.
Dolan
Date: 2024.11.23 15:59:09
-09'00'

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LRSAAB Resolution 2024-01

Final Audit Report

2024-11-24

Created:	2024-11-24
By:	Terrance Dolan (alaskatd@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAu0bQzZAV-2rXsj0UkezJK9V9DIZ43CaK

"LRSAAB Resolution 2024-01" History

-  Document digitally presigned by Terrance J. Dolan (alaskatd@gmail.com)
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-  Document created by Terrance Dolan (alaskatd@gmail.com)
2024-11-24 - 1:01:50 AM GMT- IP address: 216.137.242.249
-  Document emailed to sledwards4959@gmail.com for signature
2024-11-24 - 1:03:05 AM GMT
-  Email viewed by sledwards4959@gmail.com
2024-11-24 - 1:03:17 AM GMT- IP address: 66.249.84.70
-  Signer sledwards4959@gmail.com entered name at signing as Stephen Edwards
2024-11-24 - 1:05:25 AM GMT- IP address: 216.137.223.12
-  Document e-signed by Stephen Edwards (sledwards4959@gmail.com)
Signature Date: 2024-11-24 - 1:05:27 AM GMT - Time Source: server- IP address: 216.137.223.12
-  Agreement completed.
2024-11-24 - 1:05:27 AM GMT

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**North Lakes Community Council Minutes
Boys & Girls Club - Bogard Road, Wasilla
Meeting Minutes October 24th, 2024**

1. CALL TO ORDER

Meeting called to order at 7:00 pm by R. Hanson, President

- a. Welcome / Introductions: R. Hanson welcomed everyone and officers and members introduced themselves.
- b. Confirm Quorum (Majority of Board Seats / Minimum 10% of Membership) Board quorum established 4 of five. R. Greenberg arrived during New Business, prior to the end of the meeting Membership quorum established.
- c. Pledge of Allegiance Led by Steve Pannone.

2. AGENDA APPROVAL No revisions. S Johnson moved to approve the agenda as presented, seconded by J. Coleman . No objections. Agenda approved unanimously.

3. PRIOR MEETING MINUTES APPROVAL

J. Kincaid moved to approve minutes of 9/26/24 as presented, seconded by S. Johnson. Approved unanimously.

4. CORRESPONDENCE & ACTIVITY SUMMARY

A written report was made available to all members as part of the meeting packet and as posted on the website. R. Hanson highlighted some specific items in the report.

- a. The Planning Commission met on 10/7 regarding the proposed resolution on Mobile home parks. NLCC spoke to urge a more coordinated approach and a public hearing was scheduled for 10/21. At the 10/21 hearing, the item was postponed to allow for the recommended coordination.
- b. Outgoing mail regarding Central Gravel Products was sent to our subscribers, posted on Facebook pages. Same info was also provided to CGP and was sent to Mayor DeVries, MSB Planning Director, MSB Manager, MSB Public Works Director, and to Alaska DOT so everyone is aware of our process and the forthcoming resolution from NLCC. We also provided a copy to the Mat-Su Sentinel.
- c. The Borough did approve Springs West Subdivision. NLCC feedback regarding a need to have the developer improve Beverly Ann Road was addressed through an amendment before the Platting Board approved it.

5. OFFICER / COMMITTEE REPORTS

- a. President's Report: R. Hanson reported he had nothing to add.
- b. Treasurer's Report: J. Coleman reviewed the September Balance Sheet and Budget report. Copies made available in the meeting packet and on the website.
- c. Road & Traffic Safety Committee: R. Greenberg was not available but R. Hanson reported a meeting was held 10/20/24 and highlighted items discussed. The primary focus was the pending resolution. Radar signs will be deployed in other areas. Next meeting will be held 11/17/24. The team would welcome additional members.

- d. **Finance Committee Report.** Louie Calandri was not available but J. Coleman, Treasurer reported the committee met to draft a 2025 budget. Per our Bylaws, the draft budget has been provided to the Board and will be finalized and approved at a Board Meeting to be scheduled in November. It will be presented to Members at the January 2025 meeting.
- e. **Bylaws Committee** P. Purcell reported that the Bylaws Committee (Pat Purcell, Franklin Conaway, and Nicole Smith) met Oct. 7th and endorsed proposed changes. An update has been sent to all NLCC members and we will vote to approve updated Bylaws at our November Membership Meeting.
- f. **Nominations Committee** P. Purcell reported no additional meetings of the Nominations Committee. There are nominations and nominees for tonight's election. The election is later on our agenda this evening.

6. PRESENTATIONS / SPEAKERS

- a. **Legislative Office Updates -** Senator Wilson shared that Nov. 6th is an open house regarding the Bogard Corridor Access Management Plan (CAMP) at Career Tech High School from 5:30-7:30 pm. There is a flier available in the meeting packet. The Senator also reported that early voting was underway. J. Klapperach asked if there was anything significant about progress the State Senate has made in the last year? Senator Wilson answered that funding has been put into road projects and Bogard/Engstrom is a priority for our Mat-Su Delegation.

7. ONGOING / UNFINISHED BUSINESS

- a. **Proposed Bylaws Update.** R. Hanson summarized that the changes being reviewed are designed to: eliminate membership dues effective January 1, 2025; define a process for annual membership renewal; and provide flexibility for current and future NLCC President and Vice President to use the terms Chair or Vice Chair as working titles.

8. NEW BUSINESS

- a. **NLCC Board Nominations Annual Election -** P. Purcell, Chair of the Nominations Committee identified three nominations; Colleen Vague, Rachel Greenberg, and Nicole Smith. Rachel Greenberg announced that she is declining a nomination for a board seat and would prefer to focus on her work with the Road & Traffic Safety Committee as well as upcoming work on Capital Improvement Projects. R. Hanson, asked if there were any other nominations from the floor. There were no additional nominations. R. Hanson asked for a motion to accept Colleen Vague and Nicole Smith as new Board Members by unanimous consent. So moved by R. Greenberg. Seconded by J. Klapperich. No objections. Motion carried.
R. Hanson welcomed Colleen Vague and Nicole Smith to the Board. Rachel Greenberg and Pat Purcell spoke positively about their experience on the Board and encouraged members to continue to volunteer and keep the energy and momentum going.

9. BREAK & EXECUTIVE SESSION

- a. Board Members went into executive session to determine which members will fill the various Officer and Director roles.

10. NEW BUSINESS CONTINUE

- a. R. Hanson reported the outcome of Executive Session; President, Rod Hanson; Vice President, Colleen Vague; Secretary, Nicole Smith; Treasurer, Joleen Coleman; Director at Large Franklin Conaway.
- b. Central Gravel Productions - CUP Application - NLCC Resolution
 - i. R. Hanson reviewed the actions taken to date. He reported we became aware of the application for a conditional use permit on September 20th. We had a discussion at the September NLCC meeting and Central Gravel Products was there to answer questions. A copy of the public notice, application materials, a map, and several pages of research notes and early draft recommendations was made available and sent to our subscribers and the various neighborhood Facebook groups on October 14th. We explained that we felt it very likely the MSB would approve the Conditional Use Permit and we asked for input and let everyone know we would be discussing and finalizing our feedback to the MSB at the October NLCC meeting. Primary concern is traffic safety. Also of concern are numerous public concerns about viewshed, noise, dust, health, water quality impacts, snow drifting, and overall impacts to surrounding property values.

Rod also reported that a petition is being circulated to halt the project on change.org. As of today, there were 379 signers. 45% of the signers do not have a Wasilla or Palmer zip code. Through a show of hands, it was apparent that a high percentage of attendees had read the resolution, so he did not go through it in detail.

Rod summarized the outcome of several face-to-face or phone and text conversations he had when he reached out to the property owners that directly border or are directly across Engstrom Road from the Havemeister property. Rod communicated with 6 of those property owners. One of the owners was adamantly opposed to the development and did not want to talk about any compromise or conditions of approval. The other property owners were frustrated that the development would likely be approved and appreciated the various recommendations that the NLCC was exploring.

Rod also shared that he spent quite some time talking with Central Gravel Management and that it was his understanding that when they first approached the MSB, the Havemeister and Kircher property owners were willing to negotiate and sell ROW to the Borough for the South Alternative Engstrom to Trunk Connector and that CGP was willing to construct the road. He shared how he has also had discussions with the

Lohmann-Olson family and that they are strongly opposed to the Northern Alternative which would cut through their undeveloped property.

- ii. Central Gravel Products was asked to provide comments. Jay Laughlin spoke about his business. He understands the community's main concerns are noise, dust, and traffic. He explained that there isn't an expected increase in overall traffic levels because the business is simply moving from the SE corner of Trunk and Bogard to the NE corner.. He described the traffic volume as being roughly equivalent to a 4-house subdivision. He also explained they are only a 6 month business with no operation during winter. Their hours are limited from 8 am to 5:30 pm. He further explained a number of self-imposed operational measures that he will continue to take to limit negative impacts.

Audience members raised their hands with questions and comments and Mr. Laughlin offered to stay at the front of the room to facilitate answers and discussions.

Peggy Horton, from MSB Planning Department was also there to listen to public concerns and field questions about the MSB review process.

Discussion topics that weren't necessarily already identified in the draft resolution included:

- Depth of excavation to water table. Code requires something like 4-feet. CGP is voluntarily leaving 20-feet of material over any detected water table.
- Concern about the volume of water that CGP may consume from their well and the potential negative impact to the aquifer that nearby homeowners use for their wells. CGP explained they only use about 1,000 gallons of water per day and that they intended to drill a deep well to obtain about a 10 gpm flow rate.
- Dust concerns expressed. CGP explained that they have very little silt in their pit (low percentage of fines) and that they use 3/4 " NFS material to "cap" the floor of the pit wherever dust appears to be a potential problem.
- CGP explained local gravel sources were quite limited for local use.
- Snow drifting concerns with a new connector road. CGP explained that it could be engineered and solved with a berm set back onto the Havemeister / Kircher properties.
- Concerns about the costs of the new connector road to the taxpayers and its effectiveness. CGP indicated that they would "build the road for free" except for final paving and for the bridge.
- CGP explained that 65% of their clientele are local homeowners.
- Significant desire for enforcement from the Borough rather than relying on the public to bring forward concerns.
- Strong desire to have the voluntary self-imposed operational measures turned into conditions of approval that essentially create

a contract between the Borough and the operator of the gravel pit. Also a desire that these conditions of approval be carried over to a new operator if someone else were to purchase the operation and CGP was no longer the operator.

- Questions about setbacks from Wasilla Creek and protection of the creek. CGP explained setbacks will be in excess of those required by code and that any runoff would not be allowed to flow toward the creek.

iii. R. Hanson indicated that the draft resolution would be updated to address some of the themes and discussions heard tonight. He said it would then be circulated amongst Board Members for final review and approval before submitting to the MSB on Monday 10/28.

iv. R. Hanson asked for a motion for membership approval to proceed as described above. So moved by Jackie Davis. Seconded by Randy Hillman. Discussion ensued. R. Hanson asked if there were any objections to the motion. No objections were raised, so the motion passed by unanimous consent.

c. R. Hanson reminded everyone of the upcoming Open House regarding the Bogard-Seldon Corridor Access Management Plan. It will be at the Mat-Su Career and Tech High School on Seward Meridian on November 6th, starting at 5:30 pm. He encouraged everyone to attend, learn more about the plans, and to take the opportunity to provide input.

11. AUDIENCE PARTICIPATION - No time for comments.

12. BOARD MEMBER COMMENTS - Vice President Colleen Vague thanked attendees for their participation and emphasized the likelihood that the Borough will approve the development, but will hopefully consider our input in imposing conditions of approval.

13. ADJOURN ^{Nichole}
Motion by Nicole Smith to extend meeting to 9 pm seconded by Louie Calandri. approved unanimously. The meeting was extended to 9 pm.
Sharon Johnson moved to adjourn the meeting at 9:10 pm seconded by Elexie Moore.
Approved unanimously

APPROVAL OF MINUTES:

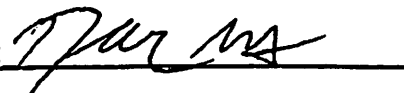
Signed by:



Date Signed:

11/21/24

Attested by:



Date Signed:

11/21/24

RECIEVED

11.02.24

CLERKS OFFICE

TCC

Tanaina Community Council
PO Box 870236
Wasilla, AK 99687

Report Written: Nov 25, 2024 by Mary Ravetta

tanainacommunity@gmail.com Facebook as "Tanaina Community Council"

GENERAL MEMBERSHIP MEETING MINUTES FOR Oct. 22, 2024

LOCATION: Menard Center 1001 S. Clapp St. Wasilla, AK 99654 and/or Zoom meeting ID: 898 6138 3709 or telephone 346-248-7799

CALLED TO ORDER: 7:06PM AKST by Corine

ATTENDEES: Corine Hickey, Rachel Lund, Mary Ravetta, Amanda L. Kern, Velinda Brooks, Senator Wilson

TREASURER'S REPORT

Brought forward: \$75,042. Motion by Mary to approve room rental at Menard Center until April 2025 @ \$405.00. Seconded by Rachel. Motion passed unanimously.

Motion to approve agenda as written and previous meeting minutes September 24, 2024 by Corine, Mary seconded, passed unanimously.

Guest Speak Speaker/Assembly Rep: Senator Wilson attended and gave the following update:

- Valley Charities meeting Wed 10am for durable equipment. Moved from near Lowes to across from Walmart near GMC.
- Slaughter House 4 Point Ranch – Keeping it open, it was purchased, did not want to lose USDA rating in the Valley.
- Our court hearing regarding Heather Way was a big accomplishment.
- Economic Forum – on Health Care forum, housing, economic development, energy with MEA, Job opportunities, partial on trades, pipelines
- Port McKenzie was mentioned, first time Port broke even, no bridge any time soon, etc.
- 2 Roundabouts to be built at Vine and Hollywood and Spruce and Wasilla/Fishhook
- 2 lights being put in for Seward Meridian and Bogard.

New Business: Elections were held. Results were Amanda Kern, President; Corine Hickey, Treasurer; Stace Devillier, Council Coordinator. Mary Ravetta continues term as VP and Rachel Lund continues as Secretary.

Old Business: Heather Way Update. Discussed problem property. Court granted injunction to clean up until July 1, 2025. Bids have been around 40-50K. Ortiz will know by end of week. Might try to reduce costs. Goal is to be done in the next few weeks, barring large snowfall.

Persons to Be Heard: Colin Faye on the trail project is rescheduled due to travel delays. Our next Community meeting is 4th Tuesday of the month November 26th, 2024 Meeting adjourned at 8:23 pm.

Rachel Lund 11/26/24 TCC Secretary
 Corine 11/26/24 TCC President

an

RECEIVED

DEC 04 2024

CLERKS OFFICE

Trapper Creek Community Council
Minutes
6:30PM Thursday September 19, 2024

Trapper Creek Community Center Mile Post 115.2 George Parks Highway.

Turn onto E Trapper Creek Park Circle

PO Box 13021 Trapper Creek AK 99683

Telephone Conference (907)-373-2663 Enter Code: 991090#

- I. **Call to Order 6:44pm**
- II. **Pledge of Allegiance**
- III. **Determination of Quorum- yes**
- IV. **Board Members in Attendance-** Tom Amalfitano, Mike Volin, Jason Kresge, Degosh Reed, Kim Torbick
- V. **Others in Attendance-** Crystal Mayer, Dave Rittenburgh, Doyle Holmes, Brad Roberts, Kevin McCabe, Sheena Fort, Isaac Garner, Alma Garner. Via Teleconference: Jenny Earles Goetsch, Donna Massay, Joan Medberry
- VI. **Approval of September Agenda-** approved
- VII. **Minutes of the Regular August Meeting –** approved with revision
- VIII. **Borough Assembly Report (if current Representative has reached out)-** no report
- IX. **Treasurer Report –** Given by Degosh Reed. Report Attached. Mike mentioned CERT supplies were \$84 less than anticipated, gave treasurer a check for the amount. New key was purchased for post office box.
- X. **Community Reports**
 - A. **TCCSA Water Committee-** Approximately 338,500 gallons have been pumped so far. Required lead test revealed no lead in the water.
 - B. **Trapper Creek Volunteer Fire Department-** Crystal Mayer from Fire Department gave report. Recent fire was believed to be arson, since home is unoccupied. Squatters in the area seem to be an issue in our community. Propane was the cause of the fire and department was not able to put it out.
 - C. **CERT Team-** allowed to access station 14-1 next to the library, they can now keep their supplies inside the building where they will stay warm. The supplies that were ordered were received. Recently, a community member called Mike to be evaluated; they didn't want to contact EMS. Upon arrival, Mike saw he was dehydrated. Took him to the ambulance station in Talkeetna, where they determined that he did not need to go to the hospital. 13 Cert Members currently. 13 more signed up for the program at the fireweed festival.
 - D. **Youth Council Liaison-** Alma Garner gave report. Youth Committee has held off on hosting a bake sale, because the elementary school has their dessert auction planned; date is TBD. They plan to make their Facebook page public to reach more of the community.

cm

XI. Correspondence/Current Mail

Alaska Department of Natural Resources Division of Forestry and Fire Protection – Timber Sales (See attached document)

XII. Public Forum

- A. Jason stated a few residents were calling him ahead of the meeting to address concerns about Crime and Drugs in our community.
- B. Jason mentioned to the Fire Department that CAPSIS funding would be available for projects that they may apply for
- C. Kevin McCabe spoke on the change to the speed limit in town. Petition not required but will help and a letter from Council will be necessary. Request was made by him to the DOT. Michael wanted to point out that the Speed Survey needs to be done during the Tourist Season while we have heavy traffic. Crystal, who is a bus driver, pointed out that there are 4 bus stops between Petersville Rd and Vitus and has had many instances where cars have not stopped when the bus red lights are on. It was mentioned that the state didn't mow the side of the highway so signs are hard to read and cars are hard to see. The passing lane coming into the community was brought up again as well. The high school by the Spur Rd. in Talkeetna does not have blinking lights on the highway. McCabe mentioned that the entrance to Cubby's is creating a traffic issue with the School being across the street and turns for Senior Center and Spur Road also nearby. Crystal requested school bus stop signs along the parks highway, as well as a school bus turn around sign at mile 127. Then the issue was brought up that the mile 127 parking lot is not being plowed sufficiently, nor is the highway above mile 124, where the plow trucks turn around and head back south to their garage.
- D. Doyle Holmes brought up sending the requests through the Borough, using local government to get things pushed through.
- E. In regards to the Troopers, Kevin McCabe told us seven positions were cut out from the budget cuts in 2023 in the Valley; troopers are short. A request to hire a VPSO can be made by the community. The Borough would be responsible to cover the cost to have one here. He said that a Troopers office will be opening in Talkeetna in the near future. Letters of support will be needed from the community members to push this through. Funding would have to be approved by the Borough Assembly.
- F. Jason mentioned the Borough assessor is in town in a clearly marked Borough vehicle, so be aware and treat him with kindness and respect.
- G. Doyle Holmes spoke on the VPSO idea. He mentioned that this would need to be done with State Funding. In the past this program was voted down by the Borough Assembly.

XIII. Unfinished Business

- A. TCCC Boundary Update- We have been following checklist from the Borough on making the changes. The checklist will be hung at the Post Office and posted online. Mile 136 will be the new northern boundary. The southern boundary on Oilwell Rd will be at mile 14.5. The boundary alongside Oilwell road is narrower than the original proposed area, which accommodates where the majority of our permanent residents live.

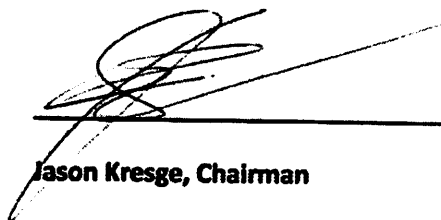
Approximately 100 presumably recreational properties were omitted from this boundary change. (See Attached Maps)

- B. Speed Limit in Town- Jason suggests starting a petition and letter from the Council. We need to find a place where we can keep the petition for community members to sign. Possibly at the Library or at the Post Office. More information to follow.

XIV. New Business

- A. Change Bank Account Signers- Jason made a motion to remove Janet Grelson, Duronda Twigg and Liz Guinn from the Bank Accounts and add Degosh Reed and Jason Kresge onto the accounts.
 - B. Timeline for Council – October timeline reads that applications will be taken for the upcoming election, which takes place in December. We need to have someone available to do the vote counting. Everyone on the Board except for Jason will be up for reelections. The boundary change will NOT be used for the elections this year; only those living within the current boundary will be able to vote.
 - C. Corrections to previous minutes – Mike makes a motion to remove the temporary minutes from Thursday May 16, 2024 and replace them with the minutes taken by the previous Secretary. Seconded by Tom Amalfitano. Passed unanimously. Mike read the minutes aloud. Mike went through old records looking for past Meeting Minutes from 2021; some were found but not all. Mike read changes on minutes from February 2024 meeting. Adjusted minutes will be sent to the Borough.
 - D. Question from Members about the Community Revenue Sharing Program, and who applied and the disbursement of funds. This information is hung at the Post Office, and voting is public on which plan the people want the money to be distributed to.
 - E. Donna Massay asks if/when the council will have a hearing on the boundary change? Jason stated a public meeting just for the boundary change/ discussion will be held, outside of the regular council meeting. Jason checked the bylaws on how much notice is required for holding a special meeting. Discussion on when the meeting should take place ensued. It was brought up that we should wait until the public mailers are issued so that most of the residents are aware of the boundary changes. Jason mentioned that more than one meeting can be held, if needed.
- XV. Meeting Adjourned: Tom made a motion to adjourn the meeting, Degosh seconded; meeting adjourned at 8:17pm**

Date of New Regular Meeting: Thursday, October 17, 2024 6:30pm


Jason Kresge, Chairman

11/21/24
Date


Kim Torbick, Secretary

11/21/24
Date