

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 7, 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.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

RECEIVED  
FEB 28 2024  
CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **GEORGES' RSB B2 L18 & 19:** The request is to create one lot from Lots 18 & 19, Block 2, George's Subdivision, Plat No. 89-61, to be known as **LOT 18A**, containing 2.26 acres +/- . The parcel is located north of S. Bodenburg Loop, west of S. Spiro Drive and east of the Matanuska River (Tax ID#s 3221B02L018/L019); within Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (Petitioner/Owner: Cutting Edge Homes/Cabins LLC, Staff: Amy Otto-Buchanan, Case # 2024-001)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 17 public hearing notices were mailed out on January 17, 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.

Craig Hanson, the petitioner's representative had no comment.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 5 conditions. There are 6 findings of fact.

**DOO DAH ACRES:** The request is to create three lots from Tax Parcels B8, B11 & B12 (Parcels B, C & D, MSB Waiver 83-36-PWm, recorded as 83-63w) and Lot 2A Two Few Acres, Plat No. 89-1, to be known as **DOO DAH ACRES**, containing 30.07 acres +/- . Parcels are located north of S. Glenn Highway and the Matanuska River, east of Eska Creek and directly east of N. Jonesville Mine Road (Tax ID#s 19N03E22B008/B011/B012 & 3534000L002A), lying within Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and

Assembly District #1. (*Petitioner/Owner: Charles Overby, Laurel Anne Fynn & Ruth J. Olin, Staff: Amy Otto-Buchanan, Case # 2024-002*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 15 public hearing notices were mailed out on January 17, 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.

Craig Hanson, the petitioner's representative had no comment.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 9 conditions. There are 6 findings of fact.

#### 4. ADJOURNMENT

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



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Assistant

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 14, 2024, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:39 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **FLORA BOREALIS:** The request is to create two lots from Parcel 1 (Tax Parcel B6), MSB Waiver Resolution #84-87-PWm, recorded as 84-210w to be known as **FLORA BOREALIS**, containing 18.25 acres +/- . The property is located south and east of N. Pittman Road, north of Jaland Pond and directly east of N. Treasure Street (Tax ID # 18N02W23B006); within the NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Lisa Behrens, Bull Moose Surveying LLC/Holler Engineering, Staff: Matthew Goddard, Case # 2024-004*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 22 public hearing notices were mailed out on January 23, 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.

Owen Dicks, the petitioner's representative, thanked the staff.

Discussion moved to the motion.

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 8:40 a.m.





FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Platting Assistant

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 21, 2024, at the Matanuska-Susitna Borough, in the Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

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FEB 28 2024

CLERKS OFFICE

**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **MCINTYRE FARMS:** The request is to create one lot from Lots 6 and 7, Block 2, Beaver Lakes, (Plat# 62-30), to be known as MCINTYRE FARMS, containing 1.14 acres +/- . The plat is located directly east of N. Beaver Lodge Road and between West Beaver Lake and Big Beaver Lake. (Tax ID#'s 6025B02L006 & 6025B02L007) Located within the NW ¼ Section 9, Township 17 North, Range 03 west, Seward Meridian, Alaska. In the Big Lake Community Council and Assembly District #5. (*Petitioner/Owner: Wesley Gordon McIntyre & John-Wesley McIntyre, Staff: Chris Curlin, Case # 2024-006*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 39 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner, closed the petitioner's comments, and the discussion moved to the motion.

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

- B. **MCCARSON SUBDIVISION:** The request is to create two lots from Lots 12, 13 & 14, Block 11, Lots 26 & 27, Block 3, Windsong Subdivision, Plat No. 76-110 to be known as **MCCARSON SUBDIVISION**, containing 2.3 acres +/- . The property is located east and west of S. River Drive, south of Knik River, and north of S. Old Glenn Highway. (Tax ID #'s 1169B11L012/L013/L014, 1169B03L026/L027); within the SE ¼ Section 08,

Township 16 North, Range 02 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1. (*Petitioner/Owner: MSB Land Management / Curtis & Lori Mccarson, Staff: Matthew Goddard, Case # 2024-007*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 37 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 Lisa Gray, LMD Agent, Land and Resource Management Division, was present at the hearing and agrees with the conditions.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- C. **MEE ACRES:** The request is to create two lots from Tax Parcel C14 (Parcel #4, MSB Waiver 1999-50-PWm, recorded Book/Page 1048/477), to be known as MEE ACRES, containing 5.0 acres +/- . Parcel is located west of S. Bodenburg Loop, east of Matanuska River and directly north of E. Doc McKinley Avenue. (Tax ID# 17N02E22C014); lying within Section 22, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (*Petitioner/Owner: Mee 2012 Trust, Staff: Amy Otto-Buchanan, Case # 2024-008*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 14 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

- D. **HOTCHKISS FARM:** The request is to create three lots from Tract E, Fremont Meadows, Plat 72-31, to be known as HOTCHKISS FARM, containing 19.44 acres +/- . The plat is located directly south of E. Outer Springer Loop, east of S. Badger Road, and north of E. River Bend Circle. (Tax ID# 3013000T00E) Located within the NW ¼ Section 16, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. *(Petitioner/Owner: AK Commercial Property Trust, Staff: Chris Curlin, Case # 2024-009)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner, closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer, Fred Wagner moved to approve with 7 conditions of approval. There are 5 findings of fact.

- E. **NOVA:** The request is to create one lot from Lots 2 & 3, Block 4, Cottrell, Plat No. 67-2, to be known as NOVA, containing 2.402 acres +/- . The parcel is located directly east of S. Old Trunk Road and S. Trunk Road and north of E. Jim Cottrell Circle. (Tax ID#'s 6082B04L002/L003); within Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District #3. *(Petitioner/Owner: Paige H. Wallace, Staff: Amy Otto-Buchanan, Case # 2024-010)*

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 37 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

MOTION: Platting Officer, Fred Wagner moved to approve with 5 conditions of approval. There are 6 findings of fact.

- F. **FAIRVIEW ESTATES AT LOOKOUT:** The request is to create one lot from Lots 21A & 21B, Block 2, Fairview Estates Addition No. 1 Lots 21A, 21B, & 21C, Block 2, Plat No. 2014-131 to be known as **FAIRVIEW ESTATES AT LOOKOUT**, containing 1.85 acres +/- . The property is located south of W. Fairview Loop, west of S. Well Site Road, and east of S. Weeping Birch Street (Tax ID#'s 7357B02L021A/ L021B); within the NW ¼ Section 28, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Brian Monaghan, Staff: Matthew Goddard, Case # 2024-011*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 35 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

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

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



Ms. Kayla Kinneen provided the mailing report.

- Stated that 10 mailings were mailed on January 26, 2024.

Platting Officer, Fred Wagner, gave an overview of the case and 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 and /or the petitioner's representative was not present at the hearing.

Platting Officer, Fred Wagner closed the petitioner's comments, and the discussion moved to the motion.

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

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner, adjourned the meeting at 8:38 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN  
Acting Administrative Specialist

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on February 28, 2024, at the Matanuska-Susitna Borough, Conference Room 110, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

**1. INTRODUCTION**

A. Introduction of Staff

Staff in Attendance:

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

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**2. UNFINISHED BUSINESS:**

(None)

**3. PUBLIC HEARINGS:**

- A. **FIREWEED STORAGE:** The request is to create one lot from Tax Parcels D16 and D17, MSB Waiver Resolution 84-132-PWm, recorded as 84-327W, to be known as **FIREWEED STORAGE**, containing 15.12 acres +/- . The property is located directly south of E. Fireweed Road, east of S. Terrace Court, and west of S. Jensen Road, (Tax ID # 17N01E16D016 & 17N01E16D017); within the SE ¼ Section 16, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Countryside Properties, Staff: Chris Curlin, Case # 2024-013*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 36 public hearing notices were mailed out on February 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.

Discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

**MATANUSKA RUNWAY WAYNER:** The request is to create two lots from Lot 1, Matanuska Runway, Plat No. 2018-26 to be known as **MATANUSKA RUNWAY WAYNER**, containing 29.27 acres +/- . The property is located west of Carpenter Creek, directly south of N. Glenn Highway, and directly north of Matanuska River (Tax ID #7744000L001); within the NE ¼ Section 14, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community

Council and in Assembly District #1. (*Petitioner/Owner: MSB Land Management/Curtis & Lori Mccarson, Staff: Matthew Goddard, Case # 2024-014*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 6 public hearing notices were mailed out on February 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.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 9 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 8:32 a.m.



FRED WAGNER, PLS  
Platting Officer

ATTEST:



KAYLA KINNEEN,  
Acting Administrative Specialist



The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on March 6, 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.

## 1. INTRODUCTION

### A. Introduction of Staff

Staff in Attendance:

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

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## 2. UNFINISHED BUSINESS:

(None)

## 3. PUBLIC HEARINGS:

**BLOCK MANOR:** The request is to create two lots from Tax Parcels D2 & D5 (The portion of the N ½ SE ¼ lying south of the S. Knik Goose Bay Right of Way, and the S ½ SE ¼) to be known as **BLOCK MANOR**, (Tax ID #'s 15N03W04D005 & 15N03W04D002) containing 147.77 acres +/- . The property is located south and east of S. Knik Goose Bay Road, south of W. Point MacKenzie Road, and west of the Knik Arm of the Cook Inlet; within the SE ¼ Section 4, Township 15 North, Range 02 West, Seward Meridian, Alaska. In the Point MacKenzie Community Council and Assembly District #5. (*Petitioner/Owner: Countryside Properties, Staff: Chris Curlin, Case # 2024-016*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 20 public hearing notices were mailed out on February 14, 2024.

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

- Ellen Alberts spoke.
- Trey Hodge spoke.

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

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

The petitioner and/or the petitioner's representative was not present at the hearing.

Discussion moved to the motion.

**MOTION:** Platting Officer Fred Wagner moved to approve with 7 conditions. There are 5 findings of fact.

**ENCHANTED FOREST RSB BLOCK 16 LOTS 30 & 31:** The request is to create one lot from Lots 30 & 31, Block 16, Enchanted Forest, Plat No. 71-50, to be known as **LOT 30A**, containing 1.5 acres +/- . The parcel is located south and west of W. King Arthur Drive, north of W. Leprechaun



Drive and directly north of N. Rainbow Circle (Tax ID#s 6100B16L030/L031); within Section 26, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within Houston City Limits and Assembly District #7. (*Petitioner/Owner: Wesley Brockway, Staff: Amy Otto-Buchanan, Case # 2024-017*)

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

Ms. Kayla Kinneen provided the mailing report.

- Stated that 53 public hearing notices were mailed out on February 14, 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 and/or the petitioner's representative was not present at the hearing.

Discussion moved to the motion.

MOTION: Platting Officer Fred Wagner moved to approve with 5 conditions. There are 6 findings of fact.

#### 4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:39 a.m.

  
FRED WAGNER, PLS  
Platting Officer

ATTEST:

  
KAYLA KINNEEN,  
Acting Administrative Specialist

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MAR 04 2024

CLERKS OFFICE

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : January 10, 2024

Officers Present: Kalee Bowen (acting Chair), Angye Leavitt (acting Vice-Chair) John J Vessey (Member at Large), Janie Vessey (Treasurer), and Cassie Johnson (Secretary)

Meeting called to order at: 7:00pm

Zoom link ID: Meeting ID: 589 406 0352, Passcode: T3v2Yv

Pledge of Allegiance: John Sr

Approval of Agenda as posted: 1st by John Sr, 2nd by Sia

**1) Review Minutes from Last Meeting (10/11/23):** Read by Cassie

- a) Approval of Minutes: 1st by Pat 2nd by John Sr.
- b) Reviewed officers meeting minutes where officer positions were chosen.

**2) Announcements and Guest Speakers:**

- a) Kalee is working on getting quotes for our water treatment system to be completed. Discussed the state water quality standards and taking a sample in to have it tested.
- b) Progress of the website continues. Stephen Heckle has offered to build the site for free in his own time and continues to work on it as he is available.

**3) Reports and Correspondence:**

- a) Treasurer's Report: Read by Janie
- b) Road Service Area (RSA 31): Dave had no updates at this time, there is a meeting coming up. They are still understaffed and he encourages everyone to continue reporting if there are issues/complaints. To file road condition complaints go to the problem reporter app, borough website or call 907-861-7755.
- c) CAP: Angye Leavitt stated we need projects. Discussed resealing the building. Marcia stated the door still needs to be resealed, Kalee reported that we need to buy another seal for it, since we do not know what happened to the other one. The cooking stove still needs to have propane properly connected to it. Pat mentioned we should form a building maintenance committee since we do have so many projects that need to be handled.

d) Fire Department: Skip gave a report saying the department has consolidated fire trucks at Drill Lake and Kingdom Air Corps now so we have one that's closer to the highway and easier to access. In the summer, the department will be re-utilizing a large weatherport that has not been used so that we can have two trucks accessible on the highway and then still keep 1 at Drill Lake. Financial report for the fire department remains the same.

e) Crime Watch: Nothing to report

**4) Public Comment:**

a) Frankie informed us about new happenings at the Sutton library and the many wonderful resources they have available including; preschool hour Thurs @ 11, after school programs, teens book club, Thread group, Ladies movie night, and more...

**5) Old Business:**

a) Options for an automatic power system to supply heat during prolonged power outages. Skip supplied us with a comparative analysis of back up power sources for us to review. There were two options for short term outages (meaning 12hrs or less). One option was a UPS style system for about \$130. The other option was an inverter generator for about \$300. For long term outages (12 hours or more) there were 4 options starting with the use of the existing generator in the connex, which will need to be investigated to determine if it is still a viable alternative. If it is, then we need to practice setting it up and tying it into the main building manual transfer. The other three options were other generators starting as low as \$900 and going up to over \$4000 by the time installation is completed. Pat made a motion to purchase a UPS system for short term outages, Frankie seconded the motion. All in favor: 16 and 0 opposed. 1.10.01

**6) New Business: none**

Attendees: Cia Vessey, John Vessey Sr, Wesley Daniels, David Vancleve, Skip Stock, Marcia Stock, Quinn Johnson, Pat Owens, Frankie Barber

Zoom: Connie Koekkoek, Sheryl Ferrall, Stephen Heckle, Kendra Zamzow, Chris Vancleve.

Meeting adjourned: 7:48pm 1st by Marcia, 2nd by Quinn

Kalle Bauer  
Chair

2/14/24  
Date

[Signature]  
Secretary

2/14/24  
Date



North Lakes Community Council Minutes  
Boys and Girls Club Wasilla  
Meeting January 25, 2024

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**A. Call to Order**

1. Called to order at 7:07 by R. Hanson, President.

**B. Welcome / Introductions**

1. All attendees introduced themselves.

**C. Confirm Quorum**

1. Board member quorum established.
2. Membership quorum established.

**D. Pledge of Allegiance**

1. Franklin Conaway led the pledge.

**E. Agenda Discussion / Approval**

1. Review proposed agenda/identify changes: added speakers Senator Wilson via Zoom & Senator Shower's Representative Shonda Erickson.
2. Approval of Agenda: Motion by P. Nixon to approve with addition of speakers, seconded by R. Greenberg and approved unanimously.

**F. Prior Meeting Minutes Approval**

1. Approval of Minutes of Dec 14, 2023 meeting: R. Hanson, President noted that the meeting date needs to be changed from Dec. 16<sup>th</sup> to Dec. 14<sup>th</sup>. Motion by P. Nixon to approve the minutes with date correction, seconded by R. Greenberg, minutes approved unanimously as corrected.
2. Approval of Jan 11, 2024 Board meeting: Motion by P. Nixon to approve as presented, seconded by Rachel Greenburg, motion approved unanimously.

**G. Correspondence**

1. Review and discuss any recent Correspondence:
  - a. Several platting notices from the Mat-Su Borough were received regarding locations or issues not in our area.
  - b. Received an invoice from the Rent a Can for the toilet we have by Cottonwood Lake.
  - c. Received a notice from AMCO for Kreative Konfections that is planning to relocate to a location on Bogard Road and P. Purcell will follow-up.
  - d. We received a notice of the Borough's new Comprehensive Plan and results of citizen's survey. Information will distributed to our members.
  - e. The new Board membership directory was sent to the Mat-Su Borough and State of Alaska.
2. Identify any follow-up action items required:
  - a. P. Purcell will follow up with AMCO on notice of Kreative Konfections.
  - b. Rod will follow up on Comprehensive plan update with Borough and get information to membership.

**H. Officer / Committee Reports**

1. President Report: R. Hanson, President reported that the new Board is transitioning well. R. Hanson continues working with the past President. We had a Board meeting on Jan. 11 2024 to set the 2024 annual budget. He did outreach to Senators Wilson and Shower as well as Representatives Sumner and Rauscher. Also planning to reach out to Road Service and Fire service supervisors to connect and establish relationships and invite them to our meetings.
2. Treasurer Report: J. Coleman, Treasurer reported that the Board finalized the

annual budget for 2024. Expecting \$10,000 for grants. We now have Directors Liability Insurance. Copies of Budget, Profit and Loss and Balance sheet were made available.

3. Finance Committee: Planning to meet in the next month or two regarding the grant process.
4. Bylaws Committee: No report but a meeting will be set up by P. Purcell.
5. Road & Traffic Safety Committee: C. Schnipke reported that the Committee met and identified concerns. Information will be sent to membership as soon as descriptions, titles and updates on projects are obtained. R. Greenberg attended the Borough Transportation Fair. Another issue to consider is snow removal and the Borough may be contacted and have someone come talk to NLCC about this. Recorded Radar signs data is now being compiled for review. Data for December for one of the signs was that 4,596 vehicles drove by the sign. Of those 23% (1,065) were speeding. Of those speeding, 21% going 5-10 mph over the 25 mph speed limit, 7% 10-14 mph over and 5% 15+ mph over. Peak speed was 86 mph. It was noted there were gaps in data when batteries needed to be exchanged. Solar panels could keep batteries charged but are not an option on the signs we have purchased.

## **I. Special Business**

1. Introduce New Board Members & Discuss Process: R. Hanson, President reported that we had elections at the Dec. meeting. The day of our Board Meeting on Jan 11, 2024, T. Bair resigned as a Board member and a replacement was needed. Rachel Greenberg was appointed by R. Hanson, President, approved by the Board & she agreed to serve as Vice President for the remainder of T. Bairs term. Plan is to go back to Oct. elections.
2. Summary of January 11, 2024 Board Meeting
  - a. Purpose: R. Hanson, President reported purpose of meeting was to fulfill obligations outlined in Bylaws.
  - b. 2024 Budget Review & Approval: J. Coleman, Treasurer prepared a draft 2024 Budget. This was reviewed and approved by the Board. Copies are available and it will also be on our website.
  - c. 2023 Annual Financial Report: J. Coleman, Treasurer prepared the report and the Board reviewed and approved as presented. Copies are available.
  - d. Treasurer Transition: J. Coleman, Treasurer will be working with R. Sayen-Lambert the outgoing Treasurer and R. Sayen-Lambert will continue providing accounting services on a volunteer basis. R. Sayen-Lambert has a number of physical historic NLCC files that will be reviewed by R. Hanson, President and P. Purcell, Secretary to identify proper way to keep or destroy if not needed.
    - A. Review of Committees: Each year the Board reviews and determines if committees are retained.
      1. The Finance Committee is a standing Committee that will be retained. It is comprised of R. Sayen, J. Coleman, L. Calandri and J. Matlock.
      2. Bylaws Committee is a Standing Committee that will be retained P. Purcell will set a meeting date. Nicole Lafleur agreed to serve on the Committee along with R. Hanson.
      3. The Nominating Committee is a Standing Committee and will be retained with members P. Purcell, and L. Calandri. Another member will be needed and meetings should start by June.
      4. The Road and Traffic Safety Committee is a Special Committee that is doing good work. It will continue with members C. Schnipke, R. Greenberg, D. Willequer, N. LaFluer and R. Hanson as Ex officio.
      5. The Board agreed to dissolve AMCO committee and Communications Committee and rely on Board members to continue monitoring activities. P. Purcell will continue to monitor AMCO and both P. Purcell and R. Hanson will work to fulfill duties of the former Communications Committee.

## **J. Presentations / Speakers**

1. Senator David Wilson reported that he is working with DOT and the Borough to take care of the safety issues of snow berms on Valley roads. If anyone has any other questions or concerns he asked to please contact his office.
2. Shonda Erickson from Senator Shower's office spoke and she is eager to learn more about NLCC and to let us know that Senator Shower is available as well as herself for any questions or concerns and left cards with contact info.

#### K. Audience Participation

1. P. Nixon questioned balance sheet checking & savings balance because of the larger amount in checking why funds were not moved to savings? President explained that is being taken care of and funds may be put in certificates of deposit.
2. D. Willequer was interested in hearing more about the website and breakdown of funding. R. Hanson explained that our former President T. Bair has been taking care of that and will continue to assist.
3. B. Hansen attended Transportation Meeting discussing issues along Lakeview drive. With the extension of Seward Meridian to Seldon, additional through traffic is anticipated on Lakeview as a shortcut between Seldon and Wasilla Fishhook north. Traffic is increasing and Road has blind corners and hills. It needs stop signs and / or speed bumps. It is a very narrow road with no room for foot traffic or bicycles. He is looking for support from NLCC for needed changes. Road & Traffic Safety Committee will connect with Mr. Hansen and assist with his concerns.
4. F. Conaway contacted Rent A Can and gave them Board member names. They are aware of who we are. NLCC actually owns the toilet at the location and if it gets blown away or damaged, it is the NLCC responsibility.
5. F. Conaway attended the signing of the agreement of stakeholders with Metro Planning Organization. Borough will be getting approximately \$178 million for road projects. Federal requirement is that if the population is over 50,000 an MPO is required. About \$8-\$10 million dollars will be going through the MPO. A representative from the MPO will be speaking to NLCC regarding the funding and the projects. Since most of our members do live within the defined Metropolitan area, we need to understand the process and how our area will be affected.
6. F. Conaway also attended the Transportation Fair and reported that Seward Meridian is also getting an upgrade and will be a 4 lane with sidewalks on one side. The Green Forest roundabout is being made large enough for trucks to be able to move through easier.
7. F. Conaway continued and noted our Borough population will be increasing by 100,000 which will make it even more important to hear about how the MPO operates and what it can mean for our area. Also because of population increase more land will need to be set aside for schools. He noted that since we will be working Bylaws, the amount of voluntary contributions may need to be modified to accept a larger amount as allowed by borough regulations to meet operational costs.

#### L. Issue Updates / NLCC Representative Reports

1. MSB initiative on Derelict Properties/Cleanup Efforts: R. Sayen-Lambert reported she has heard no more information from the Borough regarding this potential funding.
2. Public Hearing on Shadowridge Subdivision: R. Hanson attended Jan. 4<sup>th</sup> Platting Board hearing and reported that concerns by residents are being addressed by the Borough. None of what they are planning will be causing harm to the wetlands. He commented representing NLCC that there needs to be better contact from the Borough with the community members. He also commented as an individual supporting the development as proposed. The project was approved and is moving forward.
3. MSB initiative to revise code on Waterbody Setbacks: R. Hanson reported an Advisory Board has met 3 times. The focus is on getting updated on issues & regulations. He was impressed with members of Advisory Board. The work of the Advisory Board is to be completed by Sept. 2024.
4. AMCO Updates: P Purcell noted that updates for our area were given under Correspondence.



## M. Unfinished Business

1. Bylaws Committee (objectives/membership/timing): P. Purcell will be contacting members for meeting soon and N. Lafleur has agreed to serve on committee. Need to address schedule for elections to move back to October and review other general items to improve bylaws. P. Purcell will look at other Community Council Bylaws and print some to be available for the meeting.
2. Welcome to North Lakes Signs – Status Update: R. Hanson reported we have added line item of \$8,000 to Budget & now we need to wait for spring to get posts in. He may get some things donated but has not lined up either a contractor or volunteer to do the work. Intent is to install about 19 signs and cost for signs is about \$4,000 and the installation another \$4,000.
3. Potentially table older 2023 business topics: a) MSB Code 17.05 Essential Services Utilities Amendment b) Homelessness Issues and c) NLCC new meeting place. R. Hanson, President proposed we postpone indefinitely these three items. P. Purcell moved to postpone indefinitely the MSB Code 17.05 Essential Services Utilities Amendment, Homelessness Issues and NLCC new meeting place. If they come up in the future, the possibility exists we could revisit the issue. R. Greenberg seconded and motion passed unanimously.

## N. New Business

1. NLCC Priorities for 2024: R. Hanson, President proposed we have 3 priorities that we start focusing on. As he sees it the highest focus should be on membership engagement, the issue of water body setbacks needs to be watched, and continued focus on Road and Traffic Safety. J. Coleman asked about also focusing on the Community Assistance Program Application because NLCC needs to note 1 or 2 non profit designees if we were to dissolve. R. Greenberg asked to add the Borough Comprehensive plan as something we continue to work on because it identifies what we want this community to look like in the future. D. Miller proposed we consider Set Free Alaska as one of our designees.
2. NLCC Activities/Calendar of Events for 2024: R. Hanson, President mentioned we need to update schedule for our grant process. Finance Committee will look at the grant process and bring dates for the process to the next meeting. Need to set a date for our BBQ and think about other events like the election nominations deadline. A calendar can be discussed further at our next meeting.

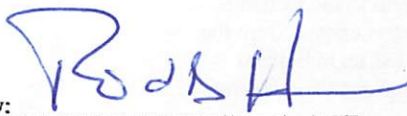
## O. Action Items - Review

1. Purcell will follow up on AMCO meeting and Kreative Konfections relocation.
2. Hanson, President will send out information to residents regarding the Borough Comprehensive Plan.
3. F. Conaway will meet with B Hansen regarding his traffic concerns on Lakeview Road.
4. P. Purcell will set up Bylaws meeting date after the February 12<sup>th</sup>

## P. Adjournment

1. Motion prior to 8:00 by R. Greenberg to extend meeting to 8:30; Seconded by Franklin Conaway. Unanimously approved.
2. Motion prior to 8:30 by R. Greenburg to extend meeting to 9:00; seconded by J. Coleman. Unanimously approved.
3. Final Motion by R. Greenberg at 8:50 pm to adjourn the meeting; seconded by Franklin Conaway, unanimously approved.

Signed by:



Date Signed:

2/29/24

Attested by:

Patricia Purcell  
Secretary

Date Signed:

2/29/24



**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
January 15, 2024**

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

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. C. J. Koan, Assembly District #3  
Mr. Andrew Shane, Assembly District #4  
Ms. Linn McCabe, Assembly District #5

**RECEIVED**

**MAR 06 2024**

**CLERKS OFFICE**

Planning Commission members absent and excused were:

Mr. Curt Scoggin, Assembly District #7

Planning Commission members unexcused were:

Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

Mr. Jason Ortiz, Development Services Manager  
Mr. Alex Strawn, Planning and Land Use Director\*  
Ms. Denise Michalske, Assistant Attorney  
Ms. Erin Dooling, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist  
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Glenn.

**IV. ELECTIONS**

A. Chair

MOTION: Commissioner McCabe nominated Commissioner Koan for chair; Commissioner Glenn seconded.

VOTE: Unanimous

B. Vice-Chair

MOTION: Commissioner Glenn nominated Commissioner Shane for vice-chair; Commissioner McCabe seconded.

VOTE: Unanimous

**V. CONSENT AGENDA**

A. MINUTES

Regular Meeting Minutes: November 20, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

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

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

A. Borough-Wide Comprehensive Plan Update

*(Staff: Kelsey Anderson, Senior Planner)*

Ms. Anderson presented on the Community Survey results on the Borough-Wide Comprehensive Plan

**VIII. PUBLIC HEARING: LAND USE CLASSIFICATIONS**

**Resolution 24-01** A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Classifying Borough Lands for Purpose of Inclusion in the 2024 Competitive Bid Land Sale (MSB008023)  
*(Staff: Lisa Gray, Land Management Agent)*

Chair Koan read the resolution title into the record.

Ms. Gray provided a staff report.

Commissioners questioned staff regarding:

- Transition to online; Borough finance

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-01: Greg Jones (Willow Community – Long Lake Road property in sale) – process concern; Mr. Hancock – (Long Lake Road property in sale) general use property; Barbara Laucius (Long Lake Road property for sale).

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

Chair Koan invited staff to respond to questions and statements from the audience.

Ms. Gray discussed the land classification definition (internal tool). Assembly resolution to start process to offer properties in a land sale.

Commissioner questioned staff: advertising; classification change; process to classify; bordering property; process to determine properties up for sale; trash on vacant property;

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 24-01.  
The motion was seconded. by Commissioner McCabe.

Discussion ensued

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

**IX. AUDIENCE PARTICIPATION (Three minutes per person.)**  
*(There were no persons to be heard.)*

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

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

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

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

**XIV. COMMISSION BUSINESS**

**A.** Approval of 2024 Planning Commission Meeting Calendar

Mr. Ortiz, provided information regarding the upcoming meeting schedule. Cancellation of February 5 on the tentative schedule and adding the special meeting on February 12 at 4:00 p.m. for Borough-Wide Comprehensive Plan Proposed Goals.

**B.** Upcoming Planning Commission Agenda Items  
*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Glenn: The borough is doing a great job plowing roads; we have snow; palmer airport is busy.

Commissioner McCabe: Happy New Year; thank you to CJ Koan and Andrew Shane.

Commissioner Shane: Thank you for your nomination and vote; borough has done an amazing job plowing; there is a hotline to contact if you need help; Happy New Year.

Commissioner Allen: Happy New Year.

Jason Ortiz: Congratulations to Commissioner Allen on his reappointment; thank you Commissioner Shane for coming in to learn about what we do in the Planning Department.

Commissioner Koan: The meeting went pretty good; appreciate everyone and their time; appreciate you all for that; I agree the borough is doing well with plowing and the state needs some help.

**XVI. ADJOURNMENT**

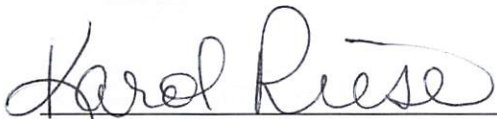
The regular meeting adjourned at 7:04 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

Minutes approved:

03-04-2024



**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**SPECIAL MEETING  
February 12, 2024**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on February 12, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 4:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

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

**RECEIVED**  
**MAR 06 2024**  
**CLERKS OFFICE**

Planning Commission members absent and excused were:

Mr. Doug Glenn, Assembly District #1

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Kelsey Anderson, Senior Planner  
Ms. Denise Michalske, Assistant Attorney  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist  
Ms. Lacie Olivieri, Planning Services Division Administrative Specialist  
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk\*

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commission Scoggin.

**IV. ITEMS OF BUSINESS**

- A. Borough Wide Comprehensive Plan  
a. Proposed Goals

Ms. Anderson presented and discussion ensued.


**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Shane: Thanks Planning Department.  
Commissioner Allen: Thanks.

Commissioner Fernandez: Thanks Kelsey for information provided.  
Commissioner McCabe: Thank you.  
Commissioner Koan: Thanks Planning Department and Commissioners  
Director Strawn: Introduced Lacy Olivieri  
Kelsey Anderson: Thanked Planning Commissioners.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 5:54 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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KAROL RIESE, Planning Commission Clerk

Minutes approved: 03-04-2024

# MATANUSKA-SUSITNA BOROUGH WASTEWATER & SEPTAGE ADVISORY BOARD

Mike Campfield, Chair  
Danny Noland

Bob Walden, Vice Chair  
Dan Tucker

Gina Jorgensen

## MINUTES

### REGULAR MEETING

December 13, 2023

MSB Assembly Chambers  
350 E. Dahlia Ave  
Palmer, AK 99645

2:30 p.m.

#### I. CALL TO ORDER

This regular meeting of the Matanuska-Susitna Borough (MSB) Wastewater and Septage Advisory Board was held on Wednesday, December 13, 2023 at the DSJ Building at 350 East Dahlia Avenue in Palmer, Alaska. The meeting was called to order at 2:31 p.m. by Mr. Mike Campfield, P.E.

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

Wastewater and Septage Advisory Board members present and establishing a quorum were:

Mr. Mike Campfield, P.E.

Ms. Gina Jorgensen (present telephonically)

Mr. Danny Noland (arrived at 2:43 p.m.)

Mr. Dan Tucker

Mr. Bob Walden

#### III. APPROVAL OF AGENDA

Motion to adopt the agenda, by Mr. Walden. Seconded by Mr. Tucker.

VOTE: No objections. The agenda was approved as presented.

#### IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Campfield.

#### V. AUDIENCE INTRODUCTIONS

Mr. Matt Midgett, Utility Foreman, City of Palmer

#### VI. APPROVAL OF MINUTES OF PRECEDING MEETING

##### A. November 30, 2023 (Special Meeting)

Minutes for the November 30, 2023 Special Meeting were reviewed by the Board.

Motion to approve the minutes as presented, by Mr. Tucker.

Seconded by Mr. Walden.

VOTE: The minutes were approved without objection.

## VII. PRESENTATION

### A. Presenter: Robert Walden

Topic: City of Wasilla Wastewater Treatment Plant

Mr. Walden presented an update regarding the City of Wasilla's Wastewater Treatment Plant. He explained the current ADEC permit which allows them to treat up to 400,000 gallons per day. They are working to extend that permit. Mr. Walden pointed out that the weakness of their system is the lack of another digester. A possible plan is to turn their unused clarifier into another digester.

Another goal the City of Wasilla is pursuing is to include joint pump vaults to decrease the maintenance work.

This year they acquired for operational expansion an additional 0.5 mile parcel which is needed for wetlands treatment. Three acres of this parcel will be used to build a new system, so that the overflow of the old system can be pumped into the new system or can be used as a redundancy as needed for repairs to the old system. Out of the 5-7 years of planning and construction, they are about 2 years into the project.

Additionally, the City of Wasilla is in the process of purchasing 12-14 additional sewer easements from local property owners. This will allow construction of containment dikes to slow down the water flow and allow additional treatment time and travel distance.

Mr. Walden also provided information on the City of Wasilla's water system since this might be added to the Wastewater and Septage Advisory Board's scope of work. The goal is to connect City of Wasilla's system with the City of Palmer's system.

To date, the City of Wasilla has received grant funding in the amount of five million dollars.

For additional information, please refer to the presentation attached to these minutes.

## VIII. AUDIENCE PARTICIPATION (*Three minutes per person*)

None.

## IX. AGENCY AND STAFF REPORTS

### A. City of Wasilla – Mr. Bob Walden, P.E., Public Works Deputy Director

Covered in the presentation.

### B. Mat-Su Borough – Mr. Mike Campfield

MSB Manager still considering adding the water systems to the Wastewater and Septage Advisory Board's scope of work.

## X. UNFINISHED BUSINESS

None



XI. NEW BUSINESS

None

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

None

XIII. COMMENTS FROM THE BOARD

Mr. Dan Tucker: There is some progress.

Mr. Bob Walden: Mr. Walden would like to utilize Borough grant writers to secure additional grant funds to address the community's wastewater and septage needs. He suggests the WSAB could present legislation to the Assembly in order to receive additional funding as well as to show presence before the Assembly.

Ms. Gina Jorgensen: Good meeting and sees some headway.

Mr. Danny Noland: Heard some good news during the meeting. Keep haulers updated on progress.

Mr. Mike Campfield: Thanks everyone for coming; looks forward to City of Palmer joining the discussion.

XIV. NEXT MEETING

<sup>sent</sup>  
A. March 6, 2025, 2:30 p.m., MSB Assembly Chambers

XV. ADJOURNMENT

Motion to adjourn the meeting, by Mr. Tucker. Seconded by Mr. Walden

Vote: No objections. The meeting was adjourned at 15:14 p.m.



Mr. Robert Walden, P.E., Vice Chair

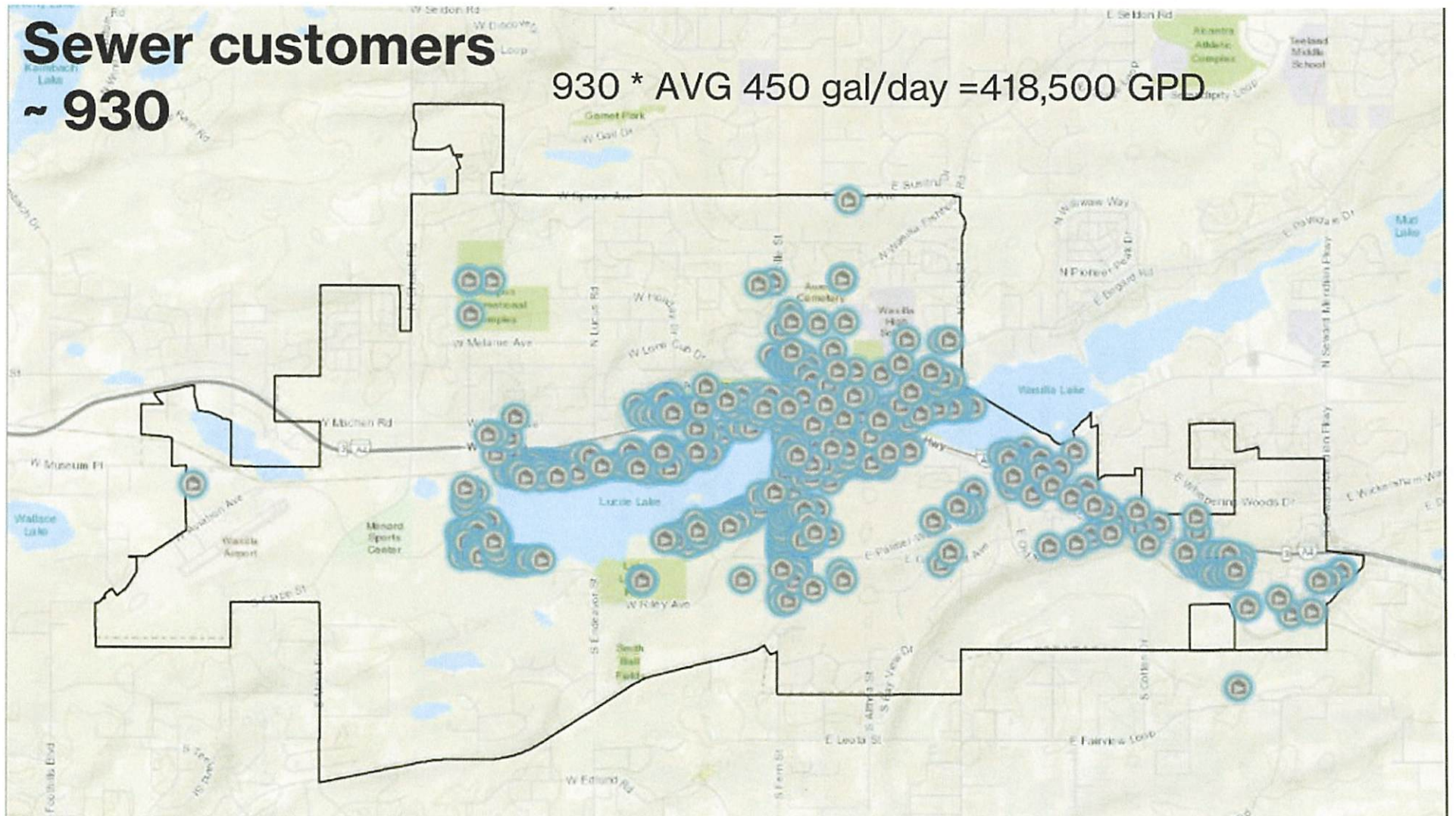
ATTESTED:



Elaine M. Flagg, Board Administrative Support

**Sewer customers**  
**~ 930**

$930 * \text{AVG } 450 \text{ gal/day} = 418,500 \text{ GPD}$

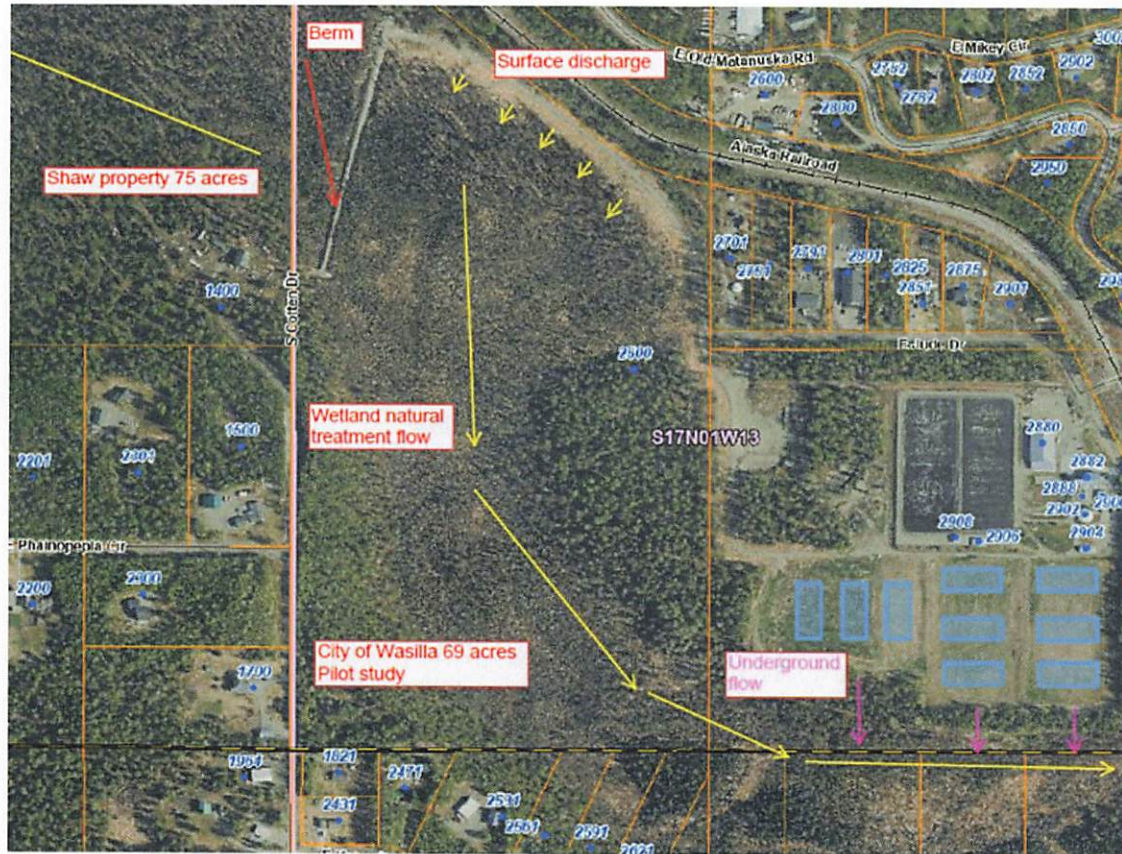






**City of Wasilla  
Wastewater  
Treatment Plant  
ADEC permit  
#9622-DB006  
Not to exceed  
400,000 GPD**





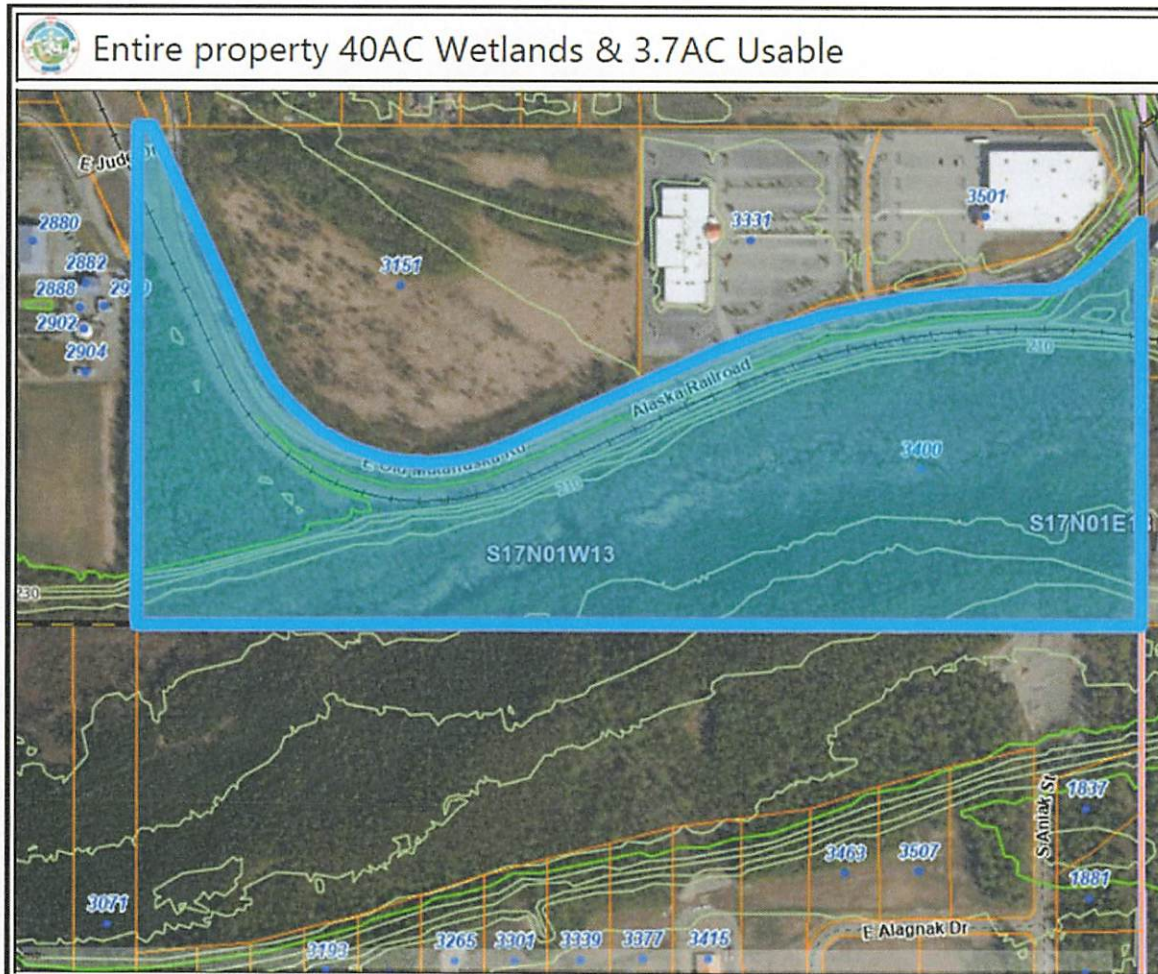
**2017, Purchase 69  
AC started ADEC  
Pilot program  
surface discharge  
treatment**





## Existing Sewer treatment operations easements





**2023 Purchase  
for operations  
expansion  
Adding ½ mile  
wetland  
treatment**





**New Area for  
Commercial  
headworks  
New Area  
treatment**

# Permitting Phase ADEC, CORP, & EPA

