

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chair Terry Nicodemus for the purpose of conducting an appeal hearing.

Board members present and establishing a quorum were:

Mr. Terry Nicodemus
Ms. Claudia Roberts
Ms. Tina Crawford
Mr. Larry Schmidt

Staff in attendance were:

Ms. Brenda J. Henry, Assistant Borough Clerk
Mr. John Aschenbrenner, Deputy Borough Attorney
Ms. Peggy Horton, Platting Technician

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: There was no objection to the agenda as presented.

III. APPROVAL OF MINUTES

A. January 27, 2020

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

GENERAL CONSENT: There were no changes to the minutes as presented.

IV. ITEMS OF BUSINESS

- A. BOAA Case No. 20-01 - Appeal Hearing Regarding Denial of Acceptance of a Public Use Easement for Floyd's Place, Platting Board Case No. 2019-139, Sean Frazier, Appellant
 - 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, Platting Technician

Ms. Horton presented the decision and rationale of the Platting Board.

2. Appellant (*15 minutes*)
- a. Sean Frazier, Appellant

Mr. Frazier provided his opening statement.

Chair Nicodemus asked questions of Mr. Frazier.

3. Borough Attorney (*15 Minutes*)
- a. John Aschenbrenner, Deputy Borough Attorney

Mr. Aschenbrenner provided his opening statement.

Chair Nicodemus asked questions of Mr. Aschenbrenner.

Ms. Crawford asked questions of Mr. Aschenbrenner.

4. Interested Parties (*5 Minutes Each*)
- a. Ellery Gibbs

Mr. Gibbs testified in support of the Appellant.

- b. Bob Hoffman

Mr. Hoffman did not appear and did not testify.

5. Appellant For Rebuttal (*5 minutes*)
6. Sean Frazier, Appellant

Mr. Frazier provided his rebuttal.

V. ADJUDICATORY SESSION

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

VOTE: There was no objection noted and the Board entered into adjudicatory session at 11:02 a.m.

MOTION: Mr. Schmidt moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 12:44 p.m.

Chair Nicodemus requested that Ms. Henry read the final decision portion of the draft decision into the record.

Ms. Henry advised the parties that there are findings and conclusions and that she would only be reading the final decision portion of the document. 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.

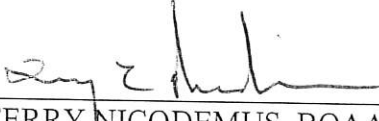
VI. BOARD COMMENTS

There were no comments provided.

VII. ADJOURNMENT

The meeting adjourned at 12:45 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, BOAA Chairperson

ATTEST:


BRENDA J. HENRY, CMC, Assistant Borough Clerk

Minutes Approved: 09/09/20

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:

Appeal the Approval of the
6 Mile Master Plan

Platting Board Case No. 2020-039

Jim Colver,
Appellant

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BOAA Case No. 20-02

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals, on September 9, 2020, rendered the following order regarding the appeal filed in the above referenced matter. This final order 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 that was approved and that is the subject of this appeal is to create a three-phase master plan of 36 lots from Tax Parcel A3, to be known as 6 Mile Subdivision, containing approximately 39.87 acres. Constructed access for the subdivision lots will be from East Mile 6 Road. The

property is located northeast of mile 6, Palmer-Fishhook Road at the east end of East Mile 6 Road.

3. Hanson Land Solutions filed a preapplication request in December of 2019, which included a plan set, aerial imagery, as-built information, topographic information with 2-foot contours, drainage plan, and road plan and profiles.
4. The lots range in size from 1.09 to .92 acres. The lots have been designed in accordance with Borough code and each lot has a minimum of 60-feet of road frontage, excepting the two cul-de-sacs, which have a road frontage of 45-feet.
5. The as-built information provided shows existing structures on lots 1, 2, and 3. Only one of the existing structures on the property, which is the shop, will remain; all other structures are marked for removal. The shop appears to meet the setback requirements from future lot lines.
6. The current driveway does not have a permit but the driveway is scheduled to be removed when the subdivision road is constructed.
7. Within the subdivision there is a stub road that would be required to be dedicated for connection to North Bemis Road, which is an adjacent stub road. The surveyor stated that there is no intent at this time to construct access to North Bemis Road, as all access will be from 6 Mile Road. However, that

connection is provided for in the plat as required by Borough Code.

8. Staff determined that construction to North Bemis Road is not required at this time, because the developer is creating 36 lots that will be accessed by a residential subcollector road.
9. Residential subcollector roads are rated to carry an average daily traffic volume of 500 vehicles. The Borough maintains East Mile 6 Road; it is currently classified as residential. The amount of traffic generated by this proposed subdivision will increase the traffic count to a point that the road classification will need to be increased to residential subcollector.
10. At the Platting Board meeting when the plat was approved, the appellant had requested that a plat note be added to the plat concerning construction of the existing Bemis Road. When asked if this is possible, Mr. Wagner advised that such a plat note is prohibited by code.
11. All lots have sufficient overall area as they have at least 10,000 square feet of useable building area and at least 10,000 square feet of useable septic area.
12. The drainage plan as submitted meets the requirements of the Subdivision Construction Manual (06/18/91 Version). The

drainage plan shows the drainage along the proposed roads, proposed placement of culverts, and infiltration points.

13. Comments from Matanuska Electric Association included two easements that needed to be included on the plat. One of these easements is for a guy wire anchor, which will be removed as it will fall into the new right-of-way.
14. The 15-foot utility easements shown along both sides of the proposed right-of-way are consistent with the Subdivision Construction Manual (06/18/91 Version) requirements.

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 BOAA may affirm, reverse, or modify, in whole or in part the appealed determination, decision, or order, or remand it back to the decision maker, in accordance with MSB 15.39.220(A), Decision.
3. The useable area for wastewater disposal and building meets the requirements of MSB 43.15.016.
4. The lots are consistent with the requirements of MSB 43.20.300, Lot and Block Design.

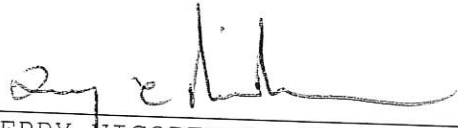
5. The as-built information from within and outside of the boundary is consistent with the requirements of MSB 43.15.016, Preliminary Plat Submittal and Approval.
6. Lot frontage is consistent with the requirements of MSB 43.20.320, Frontage.
7. MSB 43.20.060(D), Dedication to Public, requires the connection to the adjacent North Bemis Road stub and the unsubdivided parcel to the west identified as Tax Parcel A5.
8. MSB 43.15.052, Final Plat; Plat note, describes with specificity what types of plat notes are prohibited or allowed on subdivision plats.
9. The visual inspection and resulting soil classification meet the requirements of MSB 43.20.281, Area.
10. The existing structures will be removed and the one remaining structure (the shop) appears to meet the requirements of MSB 17.55, Setbacks and Screening Easements.
11. The Mile 6 Subdivision Master Plan meets the requirements of MSB 43.15.016, Preliminary Plat Submittal and Approval; and Alaska Statute 29.40.070, Platting Regulations.

DECISION

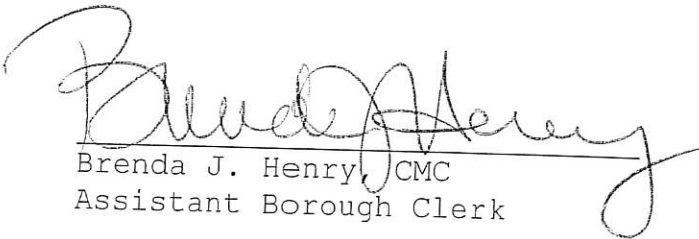
Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals affirms the decision of the Platting Board May 22, 2020, which approved the 6 Mile Master Plan with conditions.

Adopted this 9 day of September, 2020.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, Chair

Attest:


Brenda J. Henry, CMC
Assistant Borough Clerk

Matanuska-Susitna Borough
Butte Fire Service Area Board of Supervisors

Minutes

Type of meeting: Regular meeting

Date: 11 June 2020

Meeting time: 6:30 p.m.

Location: Butte Fire Station 21

Matanuska-Susitna Borough

SEP 15 2020

Received

I. Call to order: As meeting was properly noticed and a quorum was present, meeting was called to order at 6:35 p.m. by Gregory Nilsson, Butte FSA chair.

II. Roll call: Mitzi Van Asdlan, Robert Hicks and Gregory Nilsson, FSA board members,

Fire Department Staff: Chief Louis LaRousse, Assistant Chief Michael Shipton, Guest; Director Brian Davies.

III. Stand for Pledge of Allegiance

IV. Approved 13 February 2020 minutes

V. Reports/Correspondence:

A. Chief's report: Activity: Chief La Rousse explained the spike in spring calls. Advised that in March Covid 19 protocols were in place, and our staff are getting equipment and training. Chief Fire Investigator Course: Teaching hazmat and Fire Chief classes at same time, staff have been teaching from online classes for the last three years so transition to virtual teaching has been easy. In April chiefs Shipton and La Rousse continued updating SOP forestry refresher class taught by M.Shipton; eight Butte fire service personnel in hazmat class; 19 of our 28 Butte people are now wildland fire certified.

B. Director Davies explained what PPE issues management had in staying ahead of the Covid curve. Borough will maintain aggressive action to contain the virus. Borough will not let up on their Covid response.

VI. Financial:

A. Rescue Engine CIP: CIP is for \$700,000; still working out details, bid is at 709,000. Rescue pumpers can handle 95% of calls; only two or three calls for heavy rescue engines. We are looking at future savings on actions taken "today", eg. some manufacturers make parts for all the major builders of fire apparatus. Truck costs rise about five percent per year so there is a

savings for all users if the equipment is using the same parts. He needs to be able to plan for spending our money - manufacturers want to build long frame rigs, we are trying to keep them shorter.

B. Covid sheltering and the spring burn ban saved us a lot of money on Fire Department wages. Station 21 also had a well pump replaced in March.

C. New budget has passed the assembly - 16 new EMS positions and funding for a new fleet mechanic. Houston is kicking in 34,000 for their maintenance share for the year. A new communications position in EMS is meeting costs without reducing services. Boroughwide, we have ten paid on call EMS responders. Our response time is still averaging around six minutes. We are always looking at spending money more efficiently. Robert asked whether engine at 22 could be refurbished. Chief Shipton and Chief LaRousse have been discussing the possibility of doing the 3000 gal pumper.

Meeting adjourned 8:10 p.m.

Respectfully submitted,



Gregory S. Nilsson

Butte FSA Chair

Central Mat-Su FSA Board of Supervisors Meeting

Central Mat-Su PSB – Station 62
4568 Knik Goose Bay Dr.
Wasilla, AK 99654

Chairman: D. Eller
Vice Chairman: J. Jameson

Board Members: B. Davis
D. Tucker
J. Steele

July 13, 2020 – 6 P.M.

REGULAR MEETING MINUTES

RECEIVED
SEP 15 2020
CLERKS OFFICE

I. CALL TO ORDER

The meeting of the Central Mat-Su Fire Service Area Board of Supervisors was called to order at 6:00 p.m. at the Central Mat-Su Public Safety Building (CMSPSB) at 4568 Knik Goose Bay Dr., Wasilla, Alaska by Chairman Dave Eller on July 13, 2020.

II. ROLL CALL & DETERMINATION OF QUORUM

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

Chairman Dave Eller, Jim Jameson, James Steele, Dan Tucker and Brian Davis.

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

III. PLEDGE OF ALLEGIANCE

Deputy Director Davis led the "Pledge of Allegiance."

IV. APPROVAL OF AGENDA

July 13, 2020

MOTION: Mr. Jameson moved, and Mr. Tucker seconded, to approve the meeting agenda as presented.

VOTE: The motion passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

CENTRAL MAT-SU FSA BOARD OF SUPERVISORS

Regular Board Meeting Minutes

MOTION: Mr. Jameson moved, and Mr. Steele seconded, to approve the March 9, 2020, Regular Meeting minutes as presented.

VOTE: The motion passed unanimously.

VI. BOARD REPORTS/CORRESPONDENCE

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

Chiefs Report

COVID update – State and Borough cases are climbing

- Stations closed to the public
- Screening employees – beginning and mid shift
- Masks used when social distancing cannot be maintained
- Rapid test available for responders
- Stations are being cleaned regularly
- EOC has a contract in place for cleaning stations as warranted
- Emergency services continues to evaluate the situation daily
- We are working on building up our stock of PPE and cleaning supplies
- Operational changes may occur as warranted

Chief Keenan stated that the funding for some of the supplies is coming from the Cares Act Relief Fund.

Pumper-Tenders

- Pumper-Tenders - completion March 2021 and delivered May or June 2021

61 Remodel

- Remodel is on schedule
- Living quarters, kitchen, and day room is getting sheet rocked
- Concrete poured for addition and steel going up this week
- New boilers are in place
- Electrical, plumbing, and HVAC being replaced and updated
- New turnout locker rooms, decon room, tool room, and air compressor room are all framed and sheet rocked this week
- Downstairs move in date is scheduled for September
- FF&E package is out to bid now and will arrive after September

Chief Keenan stated that we might have to use some of the old furniture because the new furniture is coming out of the FF&E - FY21 fund.

61 Funding

- Contract amount - \$4,004,728.00
- Approved 5 % change order authority = \$200,236.40
- Project balance - \$105,674.72
- Balance needed to achieve 5% = \$94,561.66
- Requesting board approval to utilize our reserve fund to cover the request
- We have a estimated \$4,489,535.00 in our reserve fund
- Estimated balance in the reserve fund if approved - \$4,394,973.34

MOTION: Mr. Steele moved, and Mr. Tucker seconded, to use \$94,561.66 from the reserve fund for the Station 61 remodel.

VOTE: The motion passed unanimously.

CIP's FY2021

Station 6-1: FFE for remodel	\$250,000.00
Critical Response Unit & Related Equipment	\$375,000.00
Tactical Tender & Related Equipment	\$700,000.00
Training Complex Build Out	\$750,000.00
General Station Maintenance and upkeep to include painting	\$200,000.00
Replace Brush 6-6 Chassis and A Command Vehicle & Related Equipment	\$200,000.00
Personal Protective Equipment & Clothing	\$150,000.00
Firefighting Foam	\$50,000.00
Unmanned Aerial Vehicle Program	\$50,000.00

Personnel

- 86 personnel including 27 full time staff
- Ian Amidon – FSA Assistant
- Jacob Boothby – Promoted to Health, Safety, and Logistics - Assistant Chief
- Lisa Gowdy- 1000 hour Fire Code – Admin. Assistant
- Fire Code Official- Currently scheduling interviews

Training

- Tuesday night training unit and duty shift training is back to normal
- 9 candidates in the Basic Firefighter Class (July 7-26)
- HazMat Operations (July 28 – Aug 9)
- CPR/First Aid (Aug 11-30)
- Rescue Technician (Aug 11-30)
- Firefighter 1 (Sept 29 – November 9)
- Basic Firefighter Recruit Class (Nov 3-22)

Chief Keenan stated that we are back doing our regular Tuesday night training in small groups. The training department has been working hard on getting all the training classes scheduled.

Fire Code Office

June 2020 Fire & Life Safety Division Statistics		FY2020 Totals
New Plan Reviews	22	271
Valuation of Construction	\$8,888,255.00	60,394,396.88
Fees Assessed	\$31,571.66	310,419.41
Actual Fees Collected	\$21,574.76	292,470.68
Plan Reviews Approved	17	244
Inspections	31	375
Fire Investigations	8	55
Platting Comments	27	256
Pre-fire Plans	0	510
Public Education – Events	0	89
Public Education – Participants	0	8847
CMSFD Incidents	136	Jan – June 1007 FY2020 - FY2043
Mutual Aid Given	2	Tracking began in 2/2020
Alarms Installed	5	29

Operations

- 53 Structure Fires
- 19 Vehicles Fires
- 20 Wildland /Grass Fires
- 217 Medic Assists
- 123 Vehicle Accidents
- Over a 1000 in the last 6 months

Upcoming budget

- Command staff meets every two weeks to discuss budget preparations
- Station 52- Future plans
- Station 65
- Training complex built out
- Staffing station 51 (more full time staff)
- Fill sites (Wasilla Fishhook and KGB/Point Mack areas)
- Apparatus replacement schedule


- IX. **OTHER BUSINESS** (other items of discussion not listed on agenda)
- X. **AUDIENCE PARTICIPATION & BOARD COMMENTS**
- XI. **ADJOURNMENT**
Mr. Eller adjourned the board meeting at approximately 6:54 p.m.

Next Meeting: Meeting Aug 10, 2020 6PM



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

ATTEST:



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

Minutes approved on: Sept 9 2020

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SEP 11 2020

CLERKS OFFICE

**Greater Butte
Road Service Area Board
RSA #26**

Regular Meeting Minutes

Approved

Mike Shields

Attested

Lucy Klebesadle

Date

Sept. 10, 2020

July 9, 2020, at the MSB O&M Building

Meeting Called to Order at 6:02 pm

In Attendance:

Mike Shields, Supervisor
Lucy Klebesadle, Supervisor (by telephone)
Will Barickman, MSB Road Superintendent

Visitors

none

Roll Call: A quorum of 2 RSA 26 Supervisors present.

Approval of Agenda: Approved as presented

Approval of Minutes from January 9, 2020, regular meeting; approved as written.

Borough Staff Reports

Road Superintendent's Report:

Maintenance contract performance; new contractor for RSA 26: Norse's performance excellent through June (Mike noted there were no complaint calls for 4 of the past 5 months). The new contractor is Steppers Construction; their bid was at least \$2000 per mile *lower* than the normal mid-range for this RSA, which could be a problem for them.

Monthly Budget and Fund Balance Reports: Monthly Budget not yet available; current Fund Balance \$49,000+.

Additional Maintenance: Included repair of Tempura erosion, replace collapsed culvert on Lombardo, normal spring backfill on Backacres to make it driveable.

Maintenance & Improvements Projects: Current balance \$1.05 million; we must look at our CIP List for additions and possible re-prioritizing.

Unfinished Business:

Paving: The contractor is Western Construction & Equipment of Wasilla ("one of the good ones" according to Tracy Link). Work should start in late July, the schedule being Colonist first, then Triple Crown, then Lois subdivisions. Whether notice letters have been sent to residents and affected entities is unknown, Mike will follow up with Alex and Tracy.

Third Board member: Karl Kopperud is still very interested, but probably not before September.

New Business:

Subdivision Construction Manual re-write: Mike gave an update on the Planning Division "Working Group" progress and the RSA "Big Board's" Resolution requiring Amendment before it can support the draft, and the strong push-back from the developers and the Platting Officer. The TAB has passed a very similar Resolution. The draft goes to a Planning Commission public hearing July 20; if approved it goes for Assembly consideration August 4, and vote August 18.

Doc McKinley road-end cul-de-sac: Seeing a chance to finally get a functional cul-de-sac here, Mike has proposed its inclusion in the platting action for Bauer Estates subdivision, but the developer wants it to be at the pole-road intersection from his first flag-lot rather than at road end.

Mike will try to arrange an on-site meeting, hopefully including Will and Jamie Taylor, with the developer's surveyor this coming week to reach a compromise solution.

Back Home Road and subdivision annexation to the RSA: A Nystrom subdivision abutting the east RSA boundary before Hunter Creek which wants to join the RSA to obtain road maintenance. After looking at the road Will and I met with Lonnie McKechnie (MSB Clerk) and resident Julie Nystrom; this subdivision can be annexed rather than requiring a ballot-measure vote, but the road, platted as "Mountain Access", does not yet meet those specifications; Mike told Julie we had no problem with accepting them into the RSA but the road would have to be upgraded to specs before the MSB could accept it for maintenance. Julie said "but it was accepted 3 years ago when it was built", and we asked by who; she couldn't come up with a name or MSB Division, and Mike will try to track that down, but the upgrade requirement still stands.

Persons to be Heard: None

Adjourned: Meeting adjourned at 6:30 pm. Next regular scheduled meeting is October 8, 2020, at 6:00 pm in the O&M Building.

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SEP 11 2020

CLERKS OFFICE

**Greater Butte
Road Service Area Board
RSA #26**

Special Meeting Minutes

Approved

Mike Shields

Attested

Lucy Klebesadel

Date

9/10/2020

September 10,

July 9, 2020, at the Butte Fire Station pavilion

Meeting Called to Order at 4:00 pm

In Attendance:

Mike Shields, Supervisor

Lucy Klebesadel, Supervisor

Visitors

Julie Nystrom

Roll Call: A quorum of 2 RSA 26 Supervisors present.

Approval of Agenda: Approved as presented

Approval of Minutes from July 9, 2020, regular meeting; approved as written.

Unfinished Business:

A. Board approval of Homestead Hills subdivision annexation into the RSA. After brief discussion of the difference between subdivision annexation and subsequent acceptance of Back Home Road for Borough maintenance, Board approval of annexation was by unanimous vote.

B. Status of acceptance of Back Home Road for Borough maintenance. Mike reviewed each item on the punch-list resulting from our road inspection on August 28, and their relation to the 1991 Subdivision Construction Manual (SCM) specifications for a Mountain Access sub-collector. In the following discussion Julie said they had retained Dan Schuetter (Schuetter Trucking) to do the corrective work, which is to start in early October; Mike proposed, with Julie's permission, that he contact Dan to make sure he understands what the Borough can find acceptable, and Julie agreed. Mike added that the revised SCM, which goes into effect January 1, 2021, might have less stringent intersection grade and ditch foreslope requirements than the 1991 version, and if so he will check with the Borough to find out if they would be acceptable in this case.

New Business: None

Persons to be Heard: Julie Nystrom, covered above.

Board approval of these Minutes: Mike will put his draft Minutes into proper format and email them to Lucy today for review; corrections, if any, will be made promptly, so that a signed final version can be delivered to the Borough Clerk tomorrow.

Adjourned: Meeting adjourned at 4:30 pm. Next regular scheduled meeting is October 8, 2020, at 6:00 pm in the O&M Building.

MSB FISH AND WILDLIFE COMMISSION
Regular Meeting: February 27, 2020 – Minutes

RECEIVED
SEP 22 2020
CLERKS OFFICE

I. CALL TO ORDER; ROLL CALL; ESTABLISH QUORUM

Meeting was called to order at 4:08 PM

Members present:

Howard Delo HD, Andy Couch AC (phone), Larry Engel LE (phone), Dan Mayfield DM,
Tam Boeve TB, Amber Allen AA, and Mike Wood MW.

Members absent:

Robert Chlupach RC, Bruce Knowles BK.

*LE left the meeting at 4:50 PM

II. APPROVAL OF AGENDA

Agenda Amendment: Move V(a) to right after Approval of Agenda.

MOTION: Dan Mayfield moved to approve the Agenda as Amended by moving item V(a) to consideration immediately after approval of the agenda; Howard Delo seconded.

Discussion: No Discussion

Motion as amended approved unanimously.

III. APPROVAL OF MINUTES for JANURAY 16, 2020.

MOTION: Howard Delo moved to approve the minutes; Dan Mayfield seconded.

Discussion: Andy Couch corrected a word on red page 3 of the minutes, changing *make* to *may*.

Motion to approve the corrected minutes approved unanimously.

IV. AUDIENCE INTRODUCTIONS AND PARTICIPATION

1. Todd Smolden, Governor's Office: Was pleased with how everything worked out for the FWC at the BOF; sending thank you from the governor's office for everyone's work.

2. Stefan Hinman, Staff

3. Karol Riese, staff (phone).

V. STAFF/AGENCY REPORTS & PRESENTATIONS

a. Presentation/Dialogue: Mac Minard, BOF Results/Recommendations

Mr. Minard presented his report and answered questions/statements as presented. He stated that this BOF effort was more organized than years prior; social media and email updates had a

positive affect; the FWC were united in their message; housing at the Captain Cook provided opportunities to meet with BOF Commissioners in an informal setting. Kudos to Stefan Hinman for his online streaming efforts and numerous FB posts.

***Larry Engel left the meeting at 4:50 PM.**

Recommendations for next BOF cycle:

- 1) *Begin preparations* for the next Board meeting *now*.
- 2) *Cultivate relations with leaders of the business community within the Borough* in a way that causes them to support the Mat Su positions relative to the fisheries.
- 3) Consider *developing a strategic approach to media management* for both the short and long run.
- 4) Continue to *communicate and work with KRSA*.
- 5) *Work business owners or others that have seen a positive effect of the accomplishments* of the 2020 BOF Cycle helped their businesses.

b. Staff report

- (1) Ted Eischeid gave his reflections of his BOF experience. Howard Delo advised that there were very positive comments made regarding Ted's role at the BOF meetings. Ted is preparing a 3-year plan to be prepared for the next BOF meeting.
- (2) March 10, 2020 there is a joint meeting between MSB Assembly and Planning Commission. Ted is giving a presentation and would like to invite MSB FWC to attend the future such joint meetings. The next joint Assembly/PC meeting is October 2, 2020.
- (3) Gratitude resolution: Andy Crouch suggested three ACs;
- (4) Thank you letters – make resolution for the Chair to sign specifically to people; Ask an Assembly member to sponsor a resolution to give it some teeth.
- (5) Conservationist of the Year – Safari Club International (February 29, 2020)
- (6) Moose Range Habitat Resolution
- (7) Detail of minutes – how much detail do you want – are they helpful? Dan Mayfield: We really do not need that much detail – the action items is the important part. Does anyone go back through them? Howard Delo: I do like the details; it does help me on details and such. Andy Crouch: I hear what Dan is saying, those details are important when you need them. Mike Wood: Personally does not need that much detail. Andy Couch: We need to

have detailed notes when we have big meetings, i.e. ADF&G; BOF meeting preparation. Ted Eischeid: I can prepare action minutes and provide notes when it is needed.

VI. ITEMS OF BUSINESS

1. Reflect on UCI Board of Fisheries meeting, Feb. 7-19. 20 minutes

Tam Boeve: Live streaming was appreciated.

2. Consider Assembly presentation on BOF results. 10 minutes

Mike Wood: Would someone like to do that from FWC? I won't be able to attend.

Howard Delo: Larry Engel would be the ideal guy. Andy Couch: I won't be available.

Motion: Howard Delo made a motion to have Larry Engel help with the presentation; Andy Couch seconded.

Discussion: DM stated that he and/or Tam could mention the success of the BOF meeting in Assembly comments; HD said perhaps it could be combined with recognition of LE if he wins the SCI Conservationist of the Year award.

Motion passed without objection.

3. Board of Fisheries Resolution.

Salmon Habitat Partnership; three ACs (Yenlo AC, Upper Susitna AC, and Matanuska Valley AC). Howard Delo: Jessica Speed's testimony at the BOF meeting was very helpful, so recognition of the SHP should also be given.

Motion: Dan Mayfield made a motion to add the above four group names to the Board of Fisheries Recognition Resolution; Howard Delo seconded. Motion passed without objection.

4. Consider motion to send letters of appreciation to BOF allies.

Motion: Andy Couch made a motion to send letter of appreciation to BOF allies; Howard Delo seconded. Motion approved unanimously.

5. Moose Range habitat resolution – Campfield.

Motion: Andy Couch made a motion to approve the Moose Range Habitat Resolution; Tam Boeve seconded. Dan Mayfield moved to table this resolution; HD seconded. DM would like to know more about this and would like Mike Campfield to give a presentation; other members of the board would like to hear more about this before

making a resolution. No objection to tabling motion. Tabling motion passed unanimously.

VI. MEMBER COMMENTS

Karol Riese: Get your expenses when you get back; check Karol's earlier email.

Amber Allen: Thank you to the FWC – did an awesome job.

Tam Boeve: You all did an awesome job. I'm looking forward to preparing for next time.

Dan Mayfield: House Bill 258 coming out – this would like to take platting authority and the local contract is detrimental to us; I hope to have something from administration at our next FWC meeting to present a resolution on taking a stance on this. Both he and the Mayor have dialogued with staff asking about HB 258/SB 204 asking resolutions be prepared for the FWC/Platting Commission/Planning Commission with recommendations to the Assembly on actions towards these bills. Great job by everybody – it is really unbelievable how much success we had. I am learning a lot and I truly support the valuable work you do.

Howard Delo: We were cautioned about getting political – you guys do the biology and social economics and let the Assembly do the politics. The BOG comes up next year (2021); but we should schedule one of the game biologist to come to one of our meetings. The deadline for proposals is May 1, 2020. Letter of support for John Wood – it is very appropriate in my mind to support John Wood – MSB FWC supports the nomination of John Wood to the BOF Commission.

Mike Wood: Not that doing one is a bad thing. but I do not know if a letter from the MSB FWC would be helpful. I think it would be more helpful for one from another entity. Is there enough time - the meeting is March 3, 2020. I will be on the phone on Tuesday as a set netter but not as a MSB FWC member.

Ted Eischeid: I think I mis-spoke earlier. Essentially, we try to get the Agenda posted the Friday before the meeting – it is really appropriate to send Agenda items through the chair for their approval before sending them to me and Karol as staff.

Mike Wood: I have tried to be on the ball enough to get Agenda items in a timely manner. There is so much else going on right now that we need to give attention to, like the HB199; Su-Hydro Project; West Susitna Access. There are decisions that are being made about habitat in the MSB that need our attention. We really need to let these people know the impacts. We won a battle but we are going to lose the war if these things happen. All of the top people were in this – this one done with all agencies. This is a model of what we should be doing today.

VII. NEXT REGULAR MEETING – March 19, 2020 – AGENDA AND PRESENTATION IDEAS

1. Presentation: Salmon Gold program
2. Presentation from Mike Campfield on the Moose Range Habitat
3. ADFG Representative BOG
4. HB 258/SB 204 Resolutions

VIII. ADJOURNMENT

Meeting adjourned at 6:30PM.

Howard Delo for
Mike Wood, Chair

Sept. 17, 2020
Dated

ATTEST:

Ted J. Eischeid
Ted Eischeid, Planner II Staff

9/17/2020
Dated

MSB FISH AND WILDLIFE COMMISSION
Special Meeting: May 7, 2020 – Minutes

RECEIVED
SEP 22 2020
CLERKS OFFICE

I. CALL TO ORDER; ROLL CALL; ESTABLISH QUORUM

2:02 PM Call to order

Present: Mike Wood MW, Andy Couch AC, Howard Delo HD, Larry Engel LE, Tam Boeve TB, Robert Chlupach RC.

Absent: Dan Mayfield DM, Amber Allen AA, Bruce Knowles BK.

II. APPROVAL OF AGENDA

LE moved to approve, HD second. Passed unanimously.

MW moved to allow public questions during business items; second by LE: Passed unanimously.

III. AUDIENCE INTRODUCTIONS & PARTICIPATION (3 min./person, chair's discretion)

1. Ken FEDERICLO– SC Dip Netters.

2. Lynn Fuller

3. Troy Sayer - affiliation??

4. Andrea Jacuk – TIRI

5. Melissa Heuer – Susitna River Coalition

Opposes SB204; Still learning about the WSAR, but concerned about changes and transparency.

6. Kiegheiy Jacobson – Cabin owner in WSAR area.

7. Mike Overcast – Tordrillo Mtn. Lodge

Own a Judd Lake lodge that the proposed road will come near to. In business in 15 years in W. Susitna; concerned about road in the terrain in the area; worried about Talachulitna River and King Salmon habitat/ up to several crossings required; feasibility in terms of number of bridges and expense; wants to learn more about this – EIS, etc.

8. John Gaedeke – Fairbanks

Has a wilderness lodge in the Brooks Range, recreates in Talkeetna area; Say no to MOU because of experiences with AIDEA and the Ambler Road project in Brooks Range – his experience is that AIDEA is too pro-development, even for high risk, low tax industries/empty promises tear communities apart; AIDEA board structure is irresponsible.

9. Kim Sollien – MSB staff

10. Becky Long – Talkeetna

Hope FWC oppose SB204; also oppose WSAR MOU and access road; originally commented on the 2014 road plan; suggest MSB take no action on the MOU until the public has additional information; see her comments in her email; there should be no unmitigated wetland destruction as happened in the Donlin pipeline impacts; Port Mac route could parallel Donlin and the INHT; need more public input.

11. Zoe Fuller – Palmer

Concerned about myriad of impacts of the WSAR mine road; fast-tracked; concerned; this road would impact 1/3 of the land in the MSB; huge decision that warrants public involvement; impacts of mining road; concerned about impacts to cultural heritage sites; concerned that access via a remote road will lead to vandalism and crime; concerned about impact to rec rivers Dec.

12. Neil Dewitt: May 21 Federal Subsistence Bd, to close unit 13 to some users; 888 566 1030, 334 4290 code; will take public comment; news release on May 6 on Fed.

13. Lynn Fuller – AIDEA comment from FBX; Assembly needs to ask basic questions – do we want to mine, and do we want a private, publically funded road to a mine?; do we need what this mine is proposing? C/B analysis needed.

IV. STAFF/AGENCY REPORTS & PRESENTATIONS

a. Staff report

i. BOF

1. Story Map
2. Presentations about results if possible
3. Message: *the fish you see now came from efforts at BOF earlier in 2020; think now about 2023...*

ii. Wetlands Ordinance – expect to see more details this summer with a FWC resolution for fall consideration.

iii. SHP

1. Science Summaries coming.
 - a. Wetlands
 - b. Invasive Species.
 - c. Riparian buffers
2. Summer Site Tour? Unsure given COVID-19.

V. ITEMS OF BUSINESS

- a. AK Senate Bill 204, State Land Surface Disposal background -- FWC position.

Mike Wood: Reviewed background; eliminating rec rivers mgmt. plan impacts the MSB; involves 6 MSB rivers; related to MOU?; Nova Minerals related to other entities;

HD: looking for a FWC action? **MW:** try to not be political, but advisory – maybe we can develop some points where we can develop a resolution;

HD: Didn't know much about this, but thinks that the MSB letter sent to MatSu delegation was good; sees legislation as power grab by the state; opposed elimination of rec rivers program;

LE: Supports what Howard said; bill was unacceptable as written; thinks that FWC should take a position on this; suggested we stay on top of this; be ready to deal with this if needed; worked on Susitna River rec plan – had lots of public involvement and occurred when MSB was selecting its land; this bill removes benefit from MSB citizens; need to support a resolution of support for MSB letter to Assembly; maybe form a subcommittee;

AC: Moved to draft a resolution to the Assembly in supporting the MSB letter position opposing SB 204, noting the public comments of concern at this meeting, the importance of the recreational rivers plan, with a committee of FWC members to develop, approve, and submit a draft resolution on behalf of the FWC; LE seconded.

Discussion:

AC: MSB should not lose authority; the costs of this bill to the MSB is not desirable for MSB citizens;

MW: Little Su, Talkeetna, Lake Creek, Tal, Alexander, ____ (5 of the 6 rivers are in the Nova Minerals mine area).

HD: Haven't heard any public supporting SB 204 – this could be in the resolution; there's been no public vetting;

LE: form a working group on this issue.

HD: Sees no discussion how this would interface with the MSB's wetland mitigation bank.

RC: Has history with the rec river program.

Committee review of draft: MW, LE, RC

Motion passed Unanimously.

Additional Public Comment: None

- b. West Susitna Access Road proposed MOU background – FWC position.

MW: provided some background; comments from FWC?

LE: There would be a lot of bridges/culverts in this project; 20 conventional bridges plus 4 long span bridges, 440 culverts... lots of stream crossings and major impacts on fish habitat;

MW: is it worth speaking about how fish are impacted? Lots of attention on critical fisheries here.

HD: wasn't aware of how big this project was; would be nice to have an EIS; project is very much in the early planning stages; how would this impact wetlands and wetland mitigation?; that said, having a road into undeveloped area could be nice for people like me with some limited mobility for hunting/fishing, but not if it is at the expense of fish/wildlife habitat; opposes this Phase II proposal; feels NOVA Minerals should be paying all planning costs, and then present the data – like Pebble Mine is doing;

MW: AIDEA would say that by signing the MOU that would start the public process and EIS if needed;

HD: AIDEA could add funds to the \$100K Nova Minerals has committed; need more info before a nonbinding MOU was signed.

AC: Public has asked, how does this road benefit the public? There is also significant private land inholdings that would be impacted; there is already a significant off road trail in the area, and a road could take that route; the original talk about a WSAR was about accessing other resources for the public, but now the talk is for a private road to benefit a mine with less benefit for the public in general;

LE: Need more information on this issue; there are several reports we could gather to help us; a suggestion is the FWC request all studies and information on various access routes; we could also make this an issue for updates at each of our meetings;

TB: I expect this to come before the Assembly in June, and I anticipate that the MOU will pass; I think we need to consider whether we sign it, or to suggest additional language.

MW: It is critical that the public in this area be more engaged, need more information.

AC: Regarding TB comment, we were just looking at the logging access off of Susitna – the reason the FWC considered that was all the dead spruce trees in the area – little economic value; at the very least an access road might benefit fire suppression regarding the dead spruce.

HD: If MOU is signed, that will create more pressure to getting rid of the Recreational Rivers Act; I would like to know more about this project before I can support this MOU; original work was for a public road, but the new information seems to show an intentional change to a private, industrial road.

MW: LE said we have this MOU as a point of discussion at every FWC meeting; Would TB have any advice?; MW would like to hear from public on this.

TB: My concern is that the MOU will be passed despite problems with the MOU; I would be open to making amendments if they were proposed.

HD: Maybe the FWC should write a letter about some of the concerns, and that we agree with the Mayor's decision to postpone consideration.

TB: the Mayor's intention was to avoid work until budget was done, and expects this to be dealt with in June.

PUBLIC Comment:

1. Neil Dewitt: Ambler Road is trying to do the same thing as here; issue arose with Oil Well Road;

2. Melissa Heuer: What happens if MOU isn't approved? Can FWC request clarification?

3. Lynn Fuller: MOU comment, FWC should at a minimum insist that the MOU wording be changed so it doesn't seem like a "done deal" – change 2-C to "being committed to look at the information"; Concerned about the confidentiality clause as a transparency clause; as written, this undercuts confidence see 6;

4. Mike Overcast: a tactic that the mining companies do is to use the MOU to generate investments; not supporting this MOU will undercut this investment tactic; thinks that the \$100K investment from Nova would give much information.

5. Becky Long: Mike Overcast above is correct; mining company will use this to show public support; need the MOU to demand 1:1 wetland mitigation; 8 in MOU.

MW: 3-D: portion is the only part on fish.

6. Zoe Fuller: want to remind you that there are significant cultural heritage sites in area, which would trigger federal requirements;

RC: At a loss of what to say and where to direct comments; the MOU is predicated on SB 204 in my mind; I think SB 204 and this MOU seem interrelated; even private road will be accessed by Alaskans and will cause problems – Alaskans have a way of accessing off limit areas; SB 204 is such a shotgun of issues, covering a lot.

LE: wetland mitigation, strengthen fish habitat; do we want another committee?

MW: HD thought about writing a letter... What if we don't accept the MOU, or change some of the language in the MOU like having Nova add more money on the table, and how much will some aspects cost?

HD: Raising some of those concerns would shed light on why we might oppose this; if Ted's submission was rejected for the MOU that speaks volumes; could write a letter to Manager, Mayor, and assembly, that points out problems as we see it, and suggests MOU be delayed until there is more info;

HD: Moved to form a committee to write a letter concerning the MOU concerns to Assembly and Borough Officers (Manager, Mayor) with the authority to send this letter on behalf of the FWC. Second by LE. Committee to be: MW, HD, and TB.

Motion passed unanimously

TB: we might want to reference the success we had at BOF and how this MOU could threaten that.

AC: referenced Becky Long's comments; these are public resources, and the public should know what's happening, including study results, etc.

MW: requested we keep track of SB 204 and the MOU as a standard agenda item.

Additional Public Comment:

Lynn Fuller... Could the public forward comments to the FWC committees? [Yes, but send to Ted/Karol for routing.]

c. COVID-19 impacts on sport fishing and guiding, Andy Couch's work – report.

AC: gave a report on his involvement with this and some of the details of the plan

- *Clear as mud* at times.
- KRSA contributed ideas.
- Templates for business action plans.
- 14 day quarantine requirement impacting sport fish guiding industry.
- More remote guides. who typically use lots of nonresidents, probably won't open.
- Andy's business showing impacts. Only has 10-15 fishing groups, with all being nonresidents except for one resident; has to tell clients that situation is fluid and trips may not happen; an opportunity for AK residents to get out with less competition, especially later in the summer.

HD: State parks has info for state park camps; some of the private managers running these might not open until later; can I walk in past a closed gate;

AC: Ricky Gease said some parks might not be open, and that outhouses would not be disinfected per guidelines;

MW: who's on this task force? **AC:** 29 people on the list, like Crum, Vincent-Lang, etc..

VI. MEMBER COMMENTS

HD: This meeting was smoother and better than I thought it would be; appreciate Ted and Karol getting the background information together; got lot of good public comments; although I think when I chaired a meeting it was shorter than MW's 2:20 meeting.

AC: I would like to compliment how MW ran the meeting; AA missed the meeting probably because she recently had a baby boy.

LE: Thank the FWC for the nomination for Conservationist of the Year and HD's role; I think this reflects well on the FWC.

RC: Congrats to LE many times over.

TB: Thanked MW for calling this meeting; thanks to Ted for organization; thanks to the public involved.

MW: Glad we had this opportunity to meet again since BOF; glad this telephonic meeting worked; disappointed in how the state government is working to overthrow all the good work we've done here in the MSB;

VII. NEXT REGULAR MEETING – DATE AND AGENDA ITEMS?

May 21 – Cancelled

September 17 – next regular FWC meeting.

VIII. ADJOURNMENT

Moved by LE: Second by HD. Passed unanimously at 4:28 PM. Meeting stands adjourned.

Howard Debo for
Mike Wood, Chair

Sept. 17, 2020
Dated

ATTEST:

Ted J. Eischeid
Ted Eischeid, Planner II Staff

9/17/2020
Dated

Meeting Minutes June 10, 2020

Meadow Lakes Community Council Inc.

❖ 3 Officers required for quorum: TOTAL = YES ❖

Y Pres: Patricia Fisher Y Vice Pres: Linda Conover
N Treasurer: Cindy Michaelson Y Sec: Camden Yehle
Y Council Coordinator: Tim Swezey

❖ 3 Officers and 13 general members of the Meadow Lakes Community, for a total of 16 members, are required for a quorum. ❖

Meeting Quorum = YES

VIRTUAL MEETING CONDUCTED ON ZOOM.

Call to Order: The meeting was called to order at 7:03 pm by President Patti Fisher. It was determined that a quorum was present.

Pledge of Allegiance: Recited.

Consent Agenda: The President called for consideration of the Consent Agenda, and asked that the Vote on the Slate of Officers be moved to follow the report of the Board. The Consent Agenda was accepted unanimously.

Board Reports: President Fisher reviewed the Treasurer's Report and reported the beginning and ending totals for each fund in the report.

President's report: The Clean up on Parks Highway was reported. 25 bags of trash were collected. The results of the Spring Cleanup Campaign were reported. 10,160 pounds of trash were collected. Winners of the prizes for cleanup week were announced. Members who helped with the Parks cleanup and with the Spring Cleanup Campaign were recognized. Patti commented that the roads look great, but the ultimate goal should be to reduce litter. The activity of the Field Work Day on June 13 were discussed. The work included: trimming of the alders on the hillside above the field, weed and alter treatment around the fence lines and on the softball diamond, removal of dead trees on the Woodland Trail, and trimming around the playground.

The Council is being sued over our choice to hold remote meetings. A motion has been made to reopen the case, but the case has not been reopened by the court. The board believes the suit is frivolous.

The President listed a number of actions that were before the Borough Assembly: an ordinance to change the Borough from a second-class Borough to a first-class Borough, the plan for remote voting at the November 3rd election, and the discussion of moving from a Strong Manager to a Strong Mayor government. A draft Lake Management Plan is available for public review. Borough Assembly person Tam Boeve would be discussing these items in "Agency Reports".

Presentations:

DOT Parks Highway by Sean Baski

This is the last section of the safety corridor to be reconstruct. It is 90% federally funded, 10% state funded. Traffic signals will be installed at, Meadow Lakes Loop, the Fire Station (Johnson Rd) and Big Lakes Rd. This section includes a bridge over little Meadow Creek instead of the existing culvert. Relocation of utilities will be the primary work done in 2020. The project has been advertised and bids are scheduled to be opened next week. Relocating utilities on Borough Roads has already started. Completion is scheduled for 2022.

Questions regarding the project included: Holly Grant asked about Meadow Lakes Loop access. A question was asked about any outstanding issues with owners. Sean reported that the State did have to move to

Meeting Minutes June 10, 2020

condemnation with a couple of property owners, but it has come to agreement on the property, so project construction can start.

Steve Edwards asked who will maintain the new section. Sean reported that the State of Alaska will maintain the Highway, the Borough will maintain the Borough Roads, which will add some road miles for maintenance.

Todd Smith will be the construction engineer for Phase 3, Ericka Moore will be construction manager.

Seldon Road Extension by Chris Bentz.

Federal money was awarded to this project. DOT will take over the project and revisit the design and environmental document for a 2024 or 2025 construction year. There is still one parcel to acquire, which the Borough is working on. It is anticipated that it will be three to four years before it will go out to bid.

Cally Leader lives on Beverly Lakes and reported that the road is falling apart. The Borough is going to have to do a lot of work on the road before the traffic is removed to the new Extension. Ariel Cannon asked if it will be a Borough or State road. Chris replied that it would be a Borough road.

Steve Edwards asked about the chances of the Borough acquiring the last parcel. Chris did not know.

Slate of officers: The slate of officers was read and approved with a Roll-call vote of the membership.

Correspondence: The correspondence was reviewed by Tim Swezey.

New Business: Bylaw Amendments were reviewed by Linda Conover of the Bylaw Committee. The amendments cover remote meetings, and voting at remote meetings. The amendments will be e-mailed to members during the next week or so, and will be voted on at the July meeting.

Agency reports:

Senator Wilson: The City of Wasilla has accepted the CARES funding and the Borough is close to accepting. They will distribute the funds when they become available. DOT is working to keep people from camping on the properties acquired for the Parks Highway project.

Tam Boeve: The Borough approved the budget for 2021. The area-wide mil rate will remain the same. July 21 meeting will discuss how to use the CARES funding. This is his last week for Borough Manager Moosey; he accepted a position with the City of Palmer. Vote by mail is under discussion because of vulnerable facilities and poll workers due to Covid 19. The Borough plans to mail everyone a vote by mail application; voting in person will still be an option. Discussion is occurring about becoming a first-class Borough. One ship docked at Point Mac and brought in \$100,000. There is a new budget tool available on the website that shows how the Borough is spending tax dollars. A Strong Mayor model instead of a strong manager model is under consideration. Public comments are being accepted on the draft Lake Management plan. The plans have two parts: planning and enforcement. The draft plan includes generic plans dependent on the size of the lake. Plans for individual lakes would need a vote to be adopted. Existing plans will not be altered by the possible new legislation.

Persons to be heard:

Mr. Huhnk Lee: running for legislature. Covid money should be divided evenly by number of people in Alaska. Some people don't know about the program. The economy would be better if the money flows.

Kevin McCabe: Running for Alaska House as a conservative Republican.

Meeting Minutes June 10, 2020

Dan Mayfield: Running for Alaska legislature as an independent.

Senator David Wilson: Running for re-election.

The meeting was adjourned at 8:55pm.

Patricia Fisher 7/13/2020
Patricia Fisher
President

Camden Yehle 7/13/20
Camden Yehle
Secretary

Meeting Minutes July 8, 2020

Meadow Lakes Community Council Inc.

❖ 3 Officers required for quorum: TOTAL = YES ❖ Y Pres:
Patricia Fisher Y Vice Pres: Linda Conover
Y Treasurer: Cindy Michaelson Y Sec: Camden Yehle
Y Council Coordinator: Tim Swezey

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SEP 16 2020

CLERKS OFFICE

❖ 13 Members of the Meadow Lakes Community required for quorum: TOTAL = YES ❖

Meeting Quorum = YES

VIRTUAL MEETING CONDUCTED ON ZOOM.

Call to Order: The meeting was called to order at 7:05 pm by President Patti Fisher. It was determined that a quorum was present.

Pledge of Allegiance: Recited.

Approval of consent agenda: Approved

- Agenda
- Previous MLCC Meeting Minutes 6/10/20

Board Reports:

- **Treasurer:** Cindy Michaelson presented the treasurer's report and discussed the highlights of recent financial activity.
- **Gaming:** Ariel Cannon – Most of the Meadow Lakes Bingo events have been cancelled. The Great Alaska Cannabis Bowl has not been cancelled. We will have a split the pot.
- **Trails:** No report
- **Safety:** Chad Scott has been talking with Neighborhood watch groups, and signing up new neighborhood groups. Be safe during fire season.
- **Education:** no report
- **Bylaws:** Terry Boyle - Bylaw change being presented later during the meeting.
- **Membership:** Holly Gerlach-Grant - There is a quorum at the start of this meeting.
- **Parks & Recreation:** no report
- **Council Coordinator:** Tim Swezey has been working on irrigation system (big job). There has been good usage of the park, many church groups. Security cameras have been expanded, and we are providing power to kiosk for security. A local league is playing games on the sports field (60 cars, banners on the field, fun event)
- **President:** Patti thanked Tim Swezey, an ultra volunteer! Patti estimates Tim spend more than 20 hours per week on council business. He manages the reservation system for the sports field. He works on keeping our equipment operational, mows, fertilizes, weeds and waters the sports field. Tim is also making repairs to our irrigation system.

Patti thanked Linda Conover for the redesign of the website. She encourages everyone to check it out at <http://www.mlccak.org/>.

Camden Yehle showed many beautiful signs made from wood by her dad, Bob Gobielle for the sports field. Thank you Camden and Bob!

Patti talked about what a great organization MLCC was. She gave a highlight of some of the council's accomplishments. The Council is 37 years old. During that time The Council has built a sports field, which is free to the public, participated in the building of Meadow Lake Senior housing, the paving of Pittman Rd, the establishment of Meadow Lakes Elementary, conducted

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community Clean-Ups for the past twenty-six years, distributed Christmas food baskets for families in need, offered education classes for youth and adults for CPR, Babysitting, Gun Safety, Survival Safety, and Cold Water Safety. And these are just the highlights of the Council's Outreach.

With such an outstanding history it was sad for her to report on a legal suit the council has been served. She feels the council acted in good faith and with the Covid pandemic the Board wanted to continue our communication with members via remote meetings. One of our members felt we were in violation of the Open Meetings Act and has brought this suit against us. He claims we failed to have a timely notification of our April 8th Zoom meeting, which is inaccurate. All our meetings are advertised on the Borough website and in the Frontiersman well in advance of a meeting. For the April 8th meeting the Borough posted our notice 7 days before the meeting. Our bylaws state that:

"All general membership meetings and special meetings shall require notice published in a newspaper of general circulation at least seven (7) days prior to the date of the scheduled meeting. Notices shall be posted at other public places as necessary by a designee of the president."

The plaintiff claims that we did not have authority to call a telephonic meeting. As Senator Wilson pointed out at the meeting on April 8th, we did have authority to call the telephonic meeting based on Senate Bill 241, which was passed to deal with the pandemic. The Open Meetings Act itself specifically states that *"all meetings of a governmental body of a public entity of the state are open to the public except as otherwise provided by this section or another provision of law. Attendance and participation at meetings by members of the public or by members of a governmental body may be by teleconferencing"*.

To be accurate we did not require a roll call vote on the slate of officers at the April 8th meeting. That is required by the Open Meetings Act. That fault was corrected by a re-vote on the slate at the June 10th meeting.

There are other claims by the Plaintiff, one in particular concerning the slate of officers. Patti will discuss that when we get to the item on the agenda dealing with the Election. She added that the plaintiff has made a number of false comments about the council. Here are direct quotes from his motions made to the Court. The Council has "Discrimination against the public", exhibited "bad faith attitude", and "non-stop bad attitude". He claims that Patti personally has exhibited "a pattern of misbehaviors, negligence or malfeasance". A further claim is that she was dishonest with the US Mail, a potentially serious claim. These claims are detrimental to the Council and that effect has been compounded by the fact that the plaintiff set up a website and posted many of these claims on it.

Patti was really sorry she had to take the time to tell you all of this. It has been very stressful to Patti, and to the Board to deal with this. We are in touch with an attorney and we will fight these wrongful claims. Any positive support from membership is appreciated.

Old Business:

Election of Officers: Camden put up the slate of candidates. Patti read the names. Patti reported that an email was sent to all MLCC members asking for nominations. She received only one reply. The plaintiff in the law suit complained that we did not properly notify the members of the election. The email notice was displayed and read. The nominating committee was able to find volunteers to fill all the open seats. June 10th the nominating committee presented the slate of officers and the membership was asked for nominations from the floor. Hearing none, the slate was voted upon. Patti asked all members who were unable to vote using Election Buddy or by absentee ballot to vote by contacting the election chair through Zoom chat to vote. Those on the phone were asked to speak up and vote. After all votes were cast, the election was closed. Later in the meeting the results will be

Meeting Minutes July 8, 2020

announced.

New Business:

Bylaws Change: Patti read the particular language in our Bylaws concerning amendment of the bylaws.

Any proposed changes to these bylaws shall be reviewed by the bylaws committee. Proposed changes shall be introduced, read, and discussed at a regular general membership meeting and shall be voted on at the following regular general membership meeting. Bylaws changes must receive a two-third (2/3) supermajority vote of the eligible voting general members present and voting to pass.

Since amending the Bylaws requires a process over two months, the Council met in a special meeting on April 28, and developed and approved a list of PROCEDURES (not bylaw amendments, but procedures) for conducting meetings to be used until the Bylaws could be amended. The Bylaw Committee then met on May 4th, reviewed those procedures, and recommended two bylaw amendments. The other items from the procedures on the 28th were considered just that, procedures and should not be added to the Bylaws. For examples, *Documents pertaining to the meeting agenda should be provided in advance*. That requirement is common to all actions of the Council, and is not necessary as an amendment to the bylaws. It is a procedure.

These bylaw Amendments were introduced and discussed at the June 10th meeting. They were emailed to the membership on June 17 and will be voted on tonight. This will be a Roll Call Vote.

To clarify the procedure, Patti asked Linda Conover to read the May 4th Bylaw Committee minutes into the record. Linda read the minutes. Start of Bylaw minutes:

Meadow Lakes Community Council

Bylaw Committee Meeting

May 4, 2020 6:30pm

Remote meeting conducted on Zoom

Meeting called to order by Linda Conover at 6:30pm.

Present: Patti Fisher, Camden Yehle, Linda Conover

New Business

The committee discussed the Remote Meeting Procedures voted on at the special membership meeting April 28, 2020 to decide which were procedural and which needed a bylaw change. The procedures discussed include:

- 1. Remote meetings will be allowed. Participants may participate by phone or internet.*
- 2. It is recommended the host record the video and audio together with the chat log. In case of conflict between what is said in the video and what is found in the chat log, the video prevails.*
- 3. Documents pertaining to the meeting agenda should be provided in advance.*
- 4. To obtain the floor, the person may show their hand on the camera or may say so verbally.*
- 5. Voting will be by roll call during a remote meeting.*

The committee decided to recommend the following changes to the bylaws (in red and underlined) to be clear that remote meetings are allowed, #1 above.

- Article 1 Meeting and Work Sessions, Section A*
All meetings of the MLCC are subject to the State of Alaska Open Meetings Act (AS 44.62.310), which requires that such meetings be open to the public and that reasonable notice of the meetings be provided. Action taken contrary to the Open meetings Act (OMA) is voidable. Meetings may be held in person or electronically in a virtual meeting format.

Meeting Minutes July 8, 2020

The committee decided to recommend the following changes to the bylaws (in red and underlined) to include voting by roll call, #5 above.

- Article 9 Voting Section B, Subsection 1
Voting shall be conducted in person, by absentee or electronic ballot, or online during a virtual meeting. There shall be no proxy voting.
- Article 9 Voting Section B, Subsection 8
Voting on other matters considered by the MLCC may be by a show of voting cards if such vote will permit accurate counting of votes or by roll call during a virtual meeting if required.

The Remote Meeting Procedures #2, #3, and #4, voted on at the April 28th meeting were considered procedural and need not be included in the bylaw changes.

- Recording the video and audio of remote meetings is a procedural event.
- Documents should be provided in advance for remote meetings, as is done for in-person meetings.
- Showing your hand during an in-person meeting or verbally asking for the floor during a remote meeting is procedural.

The committee will be introducing these bylaw changes at the next membership meeting, May 8, 2020 for discussion.

The meeting was adjourned at 7:35pm. End of May 4th, 2020 Bylaw Minutes

It was moved and seconded to accept the 3 Bylaw changes:

- Article 1 Meeting and Work Sessions, Section A
All meetings of the MLCC are subject to the State of Alaska Open Meetings Act (AS 44.62.310), which requires that such meetings be open to the public and that reasonable notice of the meetings be provided. Action taken contrary to the Open meetings Act (OMA) is voidable. Meetings may be held in person or electronically in a virtual meeting format.
- Article 9 Voting Section B, Subsection 1
Voting shall be conducted in person, by absentee or electronic ballot, or online during a virtual meeting. There shall be no proxy voting.
- Article 9 Voting Section B, Subsection 8
Voting on other matters considered by the MLCC may be by a show of voting cards if such vote will permit accurate counting of votes or by roll call during a virtual meeting if required.

Motion passed with a super majority roll call vote.

July 8, 2020 Bylaw Vote

Member	Vote
Chad Scott	Yes
Camden Yehle	Yes
Cindy Michaelson	Yes
Sherri Rusher	Yes
Aryne Randall	Yes
Alan Leonard	Yes
Kendra McClean	Yes
Rich Nevitt	Abstain
Thomas Katkus	Yes
Dewey Bittle	Yes

Member	Vote
Ray Roistacher	Yes
Areil Cannon	Yes
Terry Boyle	Yes
Steve Edwards	Yes
Linda Conover	Yes
Tim Swezey	Yes
Lori Hanson-Benner	Yes
Holly G Grant	Yes
Patti Fisher	Yes

Results Yes-18
Abstain-1

Meeting Minutes July 8, 2020

Presentation: Willy Fahey, Susitna Rotary spoke on the Little Su Rotary Park.

Susitna Rotary sweeps Little Su River upriver from the parks crossing each year, cutting snags for safety and cleaning up trash. Susitna Rotary was concerned about the current public safety at the public boat landing at the Parks Hwy, and decided to improve the landing for better safety for those who float the Little Su with kayaks, rafts, canoes, etc. The landing area is in the process of being upgraded and plans are underway to build a pavilion, picnic tables and improve the picnic area. The 3 year project consists of 3 phases:

Phase 1 FY 2019-2020: Permitting, Tree Removal, Build Pavilion

Phase 2 FY 2020-2021: Establish new grade & landscaping

Phase 3 FY 2021-2022: Install interactive media and other aesthetic items

Houston City Council has been involved and the Houston Fire Department has helped with wood chipping during the tree removal. Trees have been cut up for people to take as firewood. Interpretive signage at the pavilion and around the park area is planned. The local schools will be solicited for possible art project for the pavilion.



Election Results: The results of the election was recorded as follows:

Linda Conover – Vice President; Andrea Scott – Treasurer; Tim Swezey - Council Coordinator; Lori Benner-Hanson – Chair, Parks and Recreation; Terry Boyle – Chair, Bylaws; Holly Grant – Chair, Membership

MLCC 2020 Board Election Results

		Electronic	Vote	Vote	Results	
		Voting	by Chat	by Phone		
<div>Vice-President Linda Conover</div>	Yes	43	2		45	Vice-President
	No	1			1	Linda Conover
	Abstain	1			1	

Meeting Minutes July 8, 2020

		45	2		47		
Treasurer Andrea Scott	Yes	38	2		40	Treasurer Andrea Scott	
	No	1			1		
	Abstain	6			6		
		45	2		47		
Council Coordinator Tim Swezey	Yes	43	2		45	Council Coordinator Tim Swezey	
	No	0			0		
	Abstain	2			2		
		45	2		47		
Bylaws Terry Boyle	Yes	42	2		44	Bylaws Terry Boyle	
	No	1			1		
	Abstain	2			2		
		45	2		47		
Membership Holly Gerlach-Grant	Yes	42	2		44	Membership Holly Gerlach-Grant	
	No	0			0		
	Abstain	3			5		
		45	2		47		
Parks and Recreation Lori Benner-Hanson	Yes	41	2		43	Parks and Recreation Lori Benner-Hanson	
	No	0			0		
	Abstain	4			4		
		45	2		47		

Thank you to Cindy Michaelson: Patti thanked Cindy for the wonderful job as treasurer. Cindy improved the financial reporting and helped with the gaming procedures.

Introduction of Andrea Scott: Andrea, newly elected treasurer was introduced.

Motion changing bank signers: Cindy Michaelson moved and Terry Boyle seconded a motion to remove Cindy Michaelson as Treasurer and add Andrea Scott, treasurer, as signer on our banking accounts with Matanuska Valley Federal Credit Union. Account numbers 155055, 92869, 146418.
Motion passed with 12 voted yes and 1 abstained.

Meeting Minutes July 8, 2020

Correspondence: The correspondence links were presented as listed in the Agenda.

Agency Reports:

David Wilson: Squatter have been reported along the Parks Hwy by Rainbow. PFD problems – since the Legislative Offices are closed, you can email Senator Wilson office.

Mark Neuman: Funds still available for Covid relief, so re-apply. Continue to check the state and governor's websites. Park Highway – easement disputes are continuing with business owners. KGB was resurfaced. Hollywood and Vine is a dangerous intersection and a roundabout is in the planning but needs to be speeded up.

Borough representative absent: The strong mayor/strong assembly debate will possibly be on the ballot in November. Also being discussed is the merits of a 1st class or 2nd class borough. The Lake management plan was not well received as the issues were not clear. It was removed from the July 20 meeting agenda and more discussion slated for Jan. 2021

Roy Roistacher, West Lakes Fire Department: working 24/7 though the building is closed to the public due to Covid. Busy May, but slowed down in June. Five new engineers have completed training. West Lakes Fire Department has applied for a Ready Set Go Grant, a wildfire protection plan, for staffing and technical knowhow. West Lakes Fire Department would like MLCC participation.

Persons to Be Heard: limited to 3 minutes per person

David Wilson: Up for re-election, \$800 million dollar deficit in the starting budget for next year.

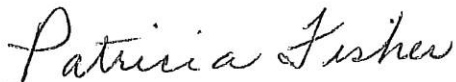
Kevin McCabe, House Candidate: Alaskan resident for 40 years, retired airline pilot, Christian, conservative, Republican, ready to help with the huge deficit next session.

Rich Nevitt: Spoke about liberty and justice for all. Rich was unhappy that the March 31st board meeting minutes were not on the council website with the membership meeting minutes. The bylaw amendments did not reflect the list of procedures established at the April 28th meeting. And Rich would be putting up his response to Patti's comments on his website in a few days.

Mark Neuman, State Representative: There has been lots of discussion on the budget but no solutions. We need more resource development that turn into jobs. He suggested hydroelectric projects, AK Railroad projects, processing plant facility which could be worked by prisoners as possible projects.

Next Meeting: Location to be determined, August 12, 2020, 7pm

Adjournment: The meeting was adjourned at 8:50 pm by President Fisher.



Patricia Fisher, President Date



Minutes taken by Linda Conover Date
For Camden Yehle, Secretary

7/15/20

Meeting Minutes August 12, 2020

Meadow Lakes Community Council Inc.

♦ 3 Officers required for quorum: TOTAL = YES ♦

Y Pres: Patricia Fisher Y Vice Pres: Linda Conover
Y Treasurer: Andrea Scott Y Sec: Camden Yehle
Y Council Coordinator: Tim Swezey

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♦ 13 Members of the Meadow Lakes Community required for quorum: TOTAL = YES ♦

Meeting Quorum = Yes
29 in attendance

VIRTUAL MEETING CONDUCTED ON ZOOM.

Call to Order: The meeting was called to order at 7:05 pm by President Patti Fisher.

Pledge of Allegiance: Recited.

Approval of consent agenda: - Agenda

- Previous MLCC Meeting Minutes 6/10/20

Determination of a Quorum was made by the Membership Committee and the consent agenda was approved.

Board Reports:

- **Treasurer:** Patti and Andrea presented the treasurer's report and discussed the highlights of recent financial activity.
- **Gaming:** Ariel Cannon – Some seniors bingo, but not much other activity.
- **Trails:** No more trail clearing yet reported by Dewey Bitler..
- **Safety:** Chad Scott reported thankful for rain and lower fire risk. Regarding the Covid pandemic, if you have symptoms, stay in. Stay healthy, eat healthy, take your zink and vitiman D, wear a mask when you can. The virus is not a hoax. Take care of yourself.
- **Education:** No report
- **Bylaws:** Linda - The bylaw committee will present changes at the next meeting.
- **Membership:** Sherri Rusher - There is a quorum at this meeting.
- **Council Coordinator:** Tim Swezey - Solar power will be installed soon.
- **President:** Patti provided an update on the suit, New deadlines have been issued by the Judge. There will be a Work Day on August 29 to clear to the Woodland Trail. Patti recognized Bob Gobeille for his outstanding work on the Community Park sign.

Trooper report from Trooper Toma Caldarea. Sherri asked about panhandling at Three Bears. Unless folks are causing a problem, law enforcement doesn't respond. Transporting people to the hospital for mental health evaluations. Three new Troopers soon. Three full time highway BHP enforcement Troopers. Not an increase in crime, similar to before pandemic. Cally wanted to know about people in four wheelers on the road. They are usually long gone by the time the Troopers get to the site. The have a no pursuit policy for ATVs and motorcycles because of the high risk. Commander April was honored to have been voted to serve as regional Vice President of NOBEL, National Organization of Black Law Enforcement Executives. Captain April is the first elected member from Alaska to serve in that capacity.

Presentation: Robin Menard, Mat-Su Health Foundation during Covid-19 & CARES Funding

Focus on community care, advocacy, and hospital ownership. Mat-su is about 14% of Alaska's population now. Many people are aging here and moving here as older people. Five of the top ten health issues are mental

Meeting Minutes August 12, 2020

health related. Improve quality of care and overall health of the community. All first responders now have mental health first-aid training in the academy. Cost savings of 2M helping people with a case manager program for basic health. Run a COVID-19 response grant to limit exposure and provide basic services. Now also support childcare providers and social support for youth. The grant program is still ongoing. 13M annually in grants go back to the community. Patti asked how full is the behavioral health wing? Busy but not full all the time. Is the emergency room service still under contract or are they employed by hospital directly? They are contracted. Sherri and Patti thanked Robin for critical grants to the Meadow Lakes Community Council. Senator Wilson supported adding mental health providers to allow them to bill Medicaid.

Correspondence: The correspondence links were presented as listed in the Agenda.

Agency Reports:

Senator David Wilson: The additional behavioral health providers will save the state millions. The Governor announced CARES Act funding has been expanded to commercial fishing and nonprofits. Mat-Su Legislative Information Office is still closed, but legislators can be contacted directly. Early voting for the primary is in progress.

Assembly Member Tam Boeve: The Borough has 37M of CARES funding to allocate. Some will be used for Borough operation, including for sanitation items, and emergency services costs. Another 13M for the grant program. Grant applications are first come first served. The third portion is for individual grant program. If you received a PFD last year, you qualify. The application is not open yet. It will be for \$100 per individual. The money has to be allocated by December 30. Follow the Borough on Facebook. The ballot measures for a Strong Mayor government and changing the Borough from Second Class to First Class will not be on the ballot in November. The discussion will be delayed until next year.

Chief Hightower, West Lakes Fire Department: The Chief showed the statistics for activity in July. There were 64 calls to West Lakes, which was more than usual. West Lakes has been keeping busy with training and installing smoke alarms. If you need a smoke alarm, please give the department a call. There were three serious ATV crashes involving young people, including one death. The polling place at Fire Station 71 has changed to Station 73 on the Parks Highway. The "Community Connects" platform will help responders respond accurately with more pertinent information. Check out the West Lakes Fire Facebook page.

Chief Hightower requested members slow down and drive carefully.

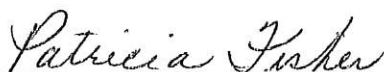
Persons to Be Heard: limited to 3 minutes per person

David Wilson: Running for Senate.

Kevin McCabe, House Candidate: Running for House seat.

Next Meeting: Location to be determined, September 9, 2020, 7pm

Adjournment: The meeting was adjourned at 8:36 pm by President Fisher.



Patricia Fisher, President Date



Camden Yehle, Secretary Date

9/15/20

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 17, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

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

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Planning Commission members absent and excused were:

Mr. Jason Ortiz, Assembly District #2

Staff in attendance:

Mr. Alex Strawn, Acting Planning and Land Use Director
Ms. Kim Sollien, Planning Services Manager
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Mark Whisenhunt, Acting Development Services Manager
Mr. Joseph Metzger, Planner II
Ms. Karol Riese, Planning Commission Clerk*

*Indicates that the individual attended telephonically due to COVID safety protocols.

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Whisenhunt.

IV. CONSENT AGENDA

A. Minutes

1. August 3, 2020, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 20-30**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; allowing the operation of a junkyard/refuse area, located at 743 West Sunrise Drive (Tax ID# 640500L006); within Township 18 North, Range 2 West, Section

- 33, Seward Meridian. Alaska Superior Court has issued an order remanding this item back to the Planning Commission. Public Hearing: September 21, 2020 (*Applicant: Dewayne Creech for Creech's Junkyard, Staff: Mark Whisenhunt*).
2. **Resolution PC 20-32**, a variance request in accordance with MSB 17.65-Variations for a variance to the shoreline setback requirements of MSB 17.55-Setbacks. The variance would allow for the construction of a 26' x 24' single-family residence with deck to be situated approximately 33' from the shorelands of Middle Caswell Lake. The location of the request is 49572 S. Jumpin Circle (Tax ID# 607000L1067); within Township 22 North, Range 4 West, Section 14, Seward Meridian. Public Hearing: September 21, 2020 (*Applicant: Jason Nixa, Staff: Joe Metzger*).
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(*none*)

GENERAL CONSENT: The consent agenda was approved as amended without objection.

V. COMMITTEE REPORTS

(*There were no committee reports.*)

VI. AGENCY/STAFF REPORTS

(*There were no Agency/Staff Reports.*)

VII. LAND USE CLASSIFICATIONS

(*There were no land use classifications.*)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

Recess at 6:09 PM; Reconvened at 6:15 PM.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

- A. **Resolution PC 20-27**, A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverages Uses, for the operation of an alcoholic beverage package store, located at 23471 S. Parks Hwy; (Tax ID #7561000L001); within Township 26 North, Range 5 West, Section 29, Seward Meridian (*Applicant: Stephen Mierop, dba Three Bears Alaska, Inc. Staff: Mark Whisenhunt*).

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Mierop, applicant, explained the status of the SOA Driveway permit.

Chair Vague opened the public hearing.
(none)

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

MOTION: Commissioner Anderson moved to approve Resolution PC 20-27. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

Recess at 6:30 PM; Reconvened at 6:42 PM.

A. Resolution PC 20-28, A modification of an existing Conditional Use Permit in accordance with MSB 17.60 — Conditional Uses, for the expansion of an existing junkyard/refuse area operation, located at 572 S. Vine Road and 600 S. Vine Road (Tax ID # 6919000L002 & 6919000L001); within Township 17 North, Range 2 West, Section 10, Seward Meridian (*Applicant: Garold Jacobsen, dba Alaska Car Crushing, Staff: Mark Whisenhunt*).

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- police impound lot; CUP applying to Lot 1; fence; and end date.

Chair Vague invited the applicant or their representative to provide an overview of their application.

Ms. Rebecca Powell (by phone), Office Manager for Alaska Car Crushing, applicant, provided an overview of their application and addressed the pictures in the handout.

Commissioners questioned the applicant regarding:
(none)

Chair Vague opened the public hearing.

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

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

Mr. Whisenhunt responded to questions and statements from members of the audience.

Chair Vague invited the applicant to respond to questions and statements from the audience.

Gerold Jacobsen (by phone), applicant, introduced himself.

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

MOTION: Commissioner Massonen moved to approve Resolution PC 20-28. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS
(There were no legislative public hearings.)

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

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

XIII. NEW BUSINESS - *(There was no new business.)*

XIV. COMMISSION BUSINESS

- A. Adjudicatory
- B. Reminder October 13, 2020 is a joint Assembly/Planning Commission
- C. Cancel of Planning Commission meeting scheduled for October 19, 2020 due to early and absentee voting occurring for the Borough's Regular Election and the State's General Election
- D. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission.

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Vague: Wetlands Mitigation project – would like an update on this project at the next meeting (October 5, 2020); running for District #4 Assembly.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:13 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 6/0

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By: Mark Whisenhunt
Introduced: June 15, 2020
Public Hearing: July 6, 2020
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 20-21**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF APPROXIMATELY 407,300 CUBIC YARDS OF EARTH MATERIAL FROM AN APPROXIMATE 19-ACRE SITE WITHIN TWO PARCELS TOTALING 163 ACRES, LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 14 EAST, SECTIONS 1 & 2, TAX PARCELS D21 & D5 (17N01E02D021 & 17N01E01D005) SEWARD MERIDIAN.

WHEREAS, an application has been received from Matanuska-Susitna Borough Land Management Division for a conditional use permit for the extraction of earth material at the Central Landfill (Tax ID# 17N01E02D021 & 17N01E01D005); within Township 17 North, Range 1 East, Sections 1 & 2, Seward Meridian; and

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

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

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

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

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

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

WHEREAS, reclamation will not occur. Rather, the land will be prepared for the new landfill construction and demolition debris cell; and

WHEREAS, in 2018, the Alaska Department of Environmental Conservation determined a Storm Water Pollution Prevention Plan (SWPPP) is not required; and

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

WHEREAS, this property is located within the Gateway Community Council planning area; and

WHEREAS; Core Area Comprehensive Plan (2007 Update) states the landfill expansion would "affect the trail head and trail system" of Crevasse Moraine and

WHEREAS, the Matanuska-Susitna Borough Economic Development Strategic Plan, Strategy 1G in part states: "Promote the sustainable development of Mat-Su's natural resources for economic development. The MSB should support sustainable natural resource development and the natural resource industries with an emphasis on meeting local needs and local value-added product manufacturing, as well as ensuring compatibility with other parts of the local economy. Indeed, natural resource development is a high priority for the Borough Assembly. The main natural resources in Mat-Su, in addition to agricultural land, include coal, gravel, *timber, some gold mining and some metallic mineral potential*"; and

WHEREAS, Goal E-2 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "Manage Borough owned lands in a manner that fosters economic development while ensuring quality of life"; and

WHEREAS, Matanuska-Susitna Borough Comprehensive Development Plan states: "Public facilities include schools, fire stations, libraries, parks, water and sewer systems, landfills, and recreational structures. These facilities are necessary to support community development and growth by supporting the provision of clean water, emergency response, education, recreation, and other

vital community services. Public facilities are therefore a necessary ingredient in enhancing the borough's quality of life"; and

WHEREAS, Matanuska-Susitna Borough Comprehensive Development Plan states: "Public facilities serve as the basic infrastructure required to build local communities"; and

WHEREAS, Matanuska-Susitna Borough Comprehensive Development Plan states: "*Public facilities can, and should, share space and infrastructure to allow multiple uses to the extent feasible and practical*"; and

WHEREAS, Goal PF-1 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "*Develop efficient and effective public facilities to meet the needs of the Borough's diverse communities, economy, and growing population*"; and

WHEREAS, Policy PF1-4 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "*To the extent feasible and practical, co-locate public facilities in order to reduce construction, operating, maintenance costs, and potential negative impacts*"; and

WHEREAS, Matanuska-Susitna Borough Recreational Trails Plan states: "*Crevasse-Moraine a non-motorized year round trail system maintained by the Matanuska-Susitna Borough for hiking, running, Nordic skiing, mountain biking, horseback riding and snowshoeing. User fee is collected at the trailhead south of Palmer-Wasilla*

Highway. Some of the trails are located on land designated for landfill purposes and may be lost when new landfill cells are developed. Plans include re-establishing trailhead and trails east of the current location"; and

WHEREAS, Crevasse-Moraine Master Plan States: "The Borough's 640 acres off 49th State Street is classified as Reserved Lands Public Facilities/Landfill. Trails are an authorized secondary use until land is needed for Landfill development"; and

WHEREAS, Crevasse-Moraine Master Plan States: "The Borough's 160 acre "France Road" site is leased to the City of Palmer. As the original intended use (landfill) is no longer required, the site will return to the Borough to be dedicated for trails, open space and the Valley Pathways School"; and

WHEREAS, Crevasse-Moraine Master Plan States: "Temporary trails not in the permanent trail system may be maintained, if deemed safe and operationally compatible, on the Borough Central Landfill's 620 acre site. Any new trail investments and infrastructure will focus on the permanent trail system"; and

WHEREAS, Crevasse-Moraine Master Plan States: "Co-Located Borough Facilities: The Mat-Su Regional Landfill is respected for its important role in providing refuse disposal to serve a growing regional population. Landfill daily operations and development plans are anticipated, and the expectations and safety of trail users in the Landfill vicinity are managed through signage,

closures, fencing, and other appropriate actions. At the same time, the Landfill seeks to be a good neighbor by helping to control trash, and minimizing off-site impacts. As larger blocks of landfill cells are filled to capacity, areas are capped, contoured and revegetated, allowing for compatible open space and recreational use"; and

WHEREAS, Crevasse-Moraine Master Plan States: "Landfill Safety & Buffer Zone ~ 620 Acres: The Landfill is the primary dedicated use. As the Landfill develops outward to its set boundaries, some trails currently on Landfill property will be closed as necessary; Retain a safety zone and good neighbor buffer around the active landfill that minimizes off-site impacts (e.g. views, blowing garbage); As landfill cells are closed and capped, in-fill with community and/or recreation facilities that are compatible with Crevasse-Moraine; Provide signage and interpretation in strategic locations to help trail users understand and respect landfill operations, and anticipate change"; and

WHEREAS, removing earth material in preparation of constructing a C&D cell allows the landfill to more efficiently store waste generated by the community; and

WHEREAS, storing waste efficiently allows the landfill to store more waste in a smaller footprint, which significantly reduces the overall impact to the surrounding community; and

WHEREAS, the operation will use the existing access to North 49th State Street; and

WHEREAS, according to the application material, material extraction related to the adjacent Central Landfill Interim Material District will stop while material extraction related to this request commences. Effectively creating no additional traffic impacts to existing traffic conditions; and

WHEREAS, the applicant will not use any side residential roads for the proposed use; and

WHEREAS, existing topography and forested area provide noise buffering. Extraction activities typically take place at the pit floor, 20-75 feet below the surrounding ground level; and

WHEREAS, existing topography and forested area provide visual screening of the mining area from adjacent parcels; and

WHEREAS, according to the application material and associated site plan, the following noise and visual screening measures will remain in place: extraction activities will not take place within approximately 650 feet of the west lot line of D21, the existing IMD and landfill are to the north and east, and additional landfill parcels abut to the south; and

WHEREAS, according to the application material, a water truck will be used to control dust; and

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

WHEREAS, according to the application material, the hours of operation are not seasonally dependent and will closely match that of the regular landfill operation. The proposed hours of operation are Monday through Saturday from 8 a.m. to 5 p.m., and closed on Sunday; and

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

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

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

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

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

WHEREAS, there are no proposed permanent or semi-permanent structures associated with the proposed use; and

WHEREAS, according to the application material, the proposed use will generate up to 40 trips maximum per hour and will not

exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles a day; and

WHEREAS, an asphalt / hot mix plant is not proposed as part of this application; and

WHEREAS, noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited; and

WHEREAS, topography and vegetative buffers have been incorporated into the operation plan as noise mitigation measures; and

WHEREAS, according to the application material, lighting will be located and shielded to direct light towards the ground to minimize light spillage onto adjacent property and upward into the night sky; and

WHEREAS, according to the application material, illumination and other fixtures mounted higher than 20 feet or 150 watts or more will have downward directional shielding; and

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

WHEREAS, the Planning Commission conducted a public hearing on July 6, 2020 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned

findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 20-21:

1. All of the requirements to demonstrate compliance with state and federal laws have been met (MSB 17.30.055(A)).
2. The proposed use, with conditions, is consistent with the applicable comprehensive plan (MSB 17.30.60(A)(1)).
3. The proposed use, with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.30.060(A)(2)).
4. The application material has met all of the requirements of this chapter (MSB 17.30.060(A)(3)).
5. The proposed use, with conditions, will not be harmful to the public health, safety, convenience and welfare (MSB 17.30.060(A)(4)).
6. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.30.060(A)(5)).
7. The surrounding property ownership, existing land uses, and wetlands and water bodies within the notification area have been identified (MSB 17.28.060(A)(1)).
8. The area to be mined, description of the topography and vegetation, and approximate time sequence for the duration of the mining activity have been determined.

No permanent, semi-permanent, or portable equipment are

anticipated to be located within the required setbacks (MSB 17.28.60 (A) (2)).

9. The proposed traffic route and traffic volumes have been identified. Traffic generated from the proposed use will not exceed 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles a day, as specified in MSB 17.61.090, Traffic Standards (MSB 17.28.60 (A) (3)).
10. Existing vegetation and earthen berms will be used to meet the visual screening measures (MSB 17.28.60 (A) (4)).
11. Noise mitigation measures include retaining vegetative buffers and constructing earthen berms to ensure that sounds generated from earth material extraction activities do not exceed sound levels set forth in MSB 17.28.060 (A) (5) (a). Noise levels exceeding the levels in 17.28.060 (A) (5) (a) are prohibited.
12. The proposed use meets lighting standards in accordance with MSB 17.28.060 (A) (6).
13. The operation will not conduct earth material extraction activities within 100 linear feet of any identified wetland, stream, river or other waterbody and the operation will not mine below or within four feet of the seasonal high water table (MSB 17.28.060 (A) (7)).

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

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Administrative Permit shall be required prior to any alteration or expansion of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the applicant's site plan included with the application.
4. Visual screening shall be achieved and maintained by maintaining the topographical and vegetative buffers described in the application material.
5. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.
6. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.

7. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
8. All construction exits shall comply with standard Alaska Pollutant Discharge Elimination System requirements to minimize off-site vehicle tracking of sediments and discharges to storm water.
9. Dust control shall be achieved at the gravel pit and roads as necessary.
10. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.
11. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to: Monday through Saturday from 8 a.m. to 5 p.m., and closed on Sunday.
12. If cultural remains are found during material extraction activities, the MSB Planning Division shall be contacted immediately so the remains can be documented.
13. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.

14. If illumination devices are required, they shall not be greater than 20 feet in height, shall utilize downward directional shielding devices, and shall meet the requirements of MSB 17.28.060(A)(6) Lighting standards.
15. All activity shall be conducted in compliance with state or federal regulations governing the items listed in MSB 17.28.040(B)(1), 17.28.040(B)(2), and 17.28.040(B)(3).
16. All extraction activity associated with permit shall be completed no later than December 31, 2030.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this ~~6th~~ day of July, 2020.



COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: 7

NO: 0

RECEIVED

SEP 22 2020

CLERKS OFFICE By: Mark Whisenhunt
Introduced: August 17, 2020
Public Hearing: September 21, 2020
Action: *Adopted*

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 20-30**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION ADOPTING FINDINGS OF FACT AND CONCLUSIONS OF LAW TO SUPPORT DENIAL OF RESOLUTION 18-30.

WHEREAS, Resolution 18-30 was for approval of a conditional use permit to allow the operation of a junkyard/refuse area, located at 7430 West Sunrise Drive (Tax ID#: 6405000L006); within Township 18 North, Range 2 West, Section 33, Seward Meridian; and

Whereas, the planning commission originally conducted a public hearing on December 17, 2018 on this matter; and

Whereas, the Planning Commission's vote on the motion failed to garner a majority vote on December 17, 2018; and

Whereas, the Decision on Appeal issued by the Superior Court of Alaska on March 19, 2020, required a new hearing on this matter; and

Whereas, the planning commission conducted a new public hearing on September 21, 2020 on this matter; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission denied the conditional use permit for the operation of a junkyard/refuse area located at 7430 West Sunrise Drive (Tax ID#: 6405000L006); within Township 18 North,

Range 2 West, Section 33, Seward Meridian, based on the following findings of fact and conclusions of law:

1. A 10-acre parcel with a residential home abuts the subject parcel to the east. An undeveloped 40-acre parcel abuts the subject parcel to the south. Parcels to the west, northwest, and north of the subject parcel, range from one to 2.3 acres in size and are developed with residential homes.
2. A total of 23 lots, excluding the subject lot, are within the notice area. Of which, 5 lots are undeveloped and 16 lots are used for residential purposes. The remaining two have a residential home and store commercial vehicles on site.
3. The vast majority of the area is used for residential purposes.
4. Per MSB 17.60.040(B) operating a junkyard/refuse area without a permit is declared a public nuisance.
5. The Borough Development Services Division received a complaint about the subject property and proposed use on September 12, 2016.
6. Between November 2016 and September 2018, a Borough Code Compliance Officer conducted nine site visits at the property. Eight of which revealed the applicant was

storing junk vehicles within the public right-of-way, on West Sunrise Drive.

7. A photograph dated June 20, 2018, taken by a Borough Code Compliance Officer shows at least six junk vehicles and the applicant's two tow trucks being stored within the public right-of-way, on West Sunrise Drive.
8. During a site visit on November 16, 2018, staff found the subject property to be full. As a result, the applicant was still storing one junk vehicle within the public right-of-way.
9. During a site visit on November 16, 2018, staff found that all three driveways were littered with oil and grease spills. The driveway near the shop was the most contaminated. So much so, that the odor of motor oil was apparent while walking down the driveway.
10. During a site visit on November 16, 2018, staff found that two 55-gallon drums which the applicant stated were used for the collection of used oil were sitting on the gravel driveway about 20 feet from the shop facility.
11. During a site visit on October 16, 2019, a Borough Code Compliance Officer found that some vehicles and the applicant's dumpster were within the public right-of-way.

12. During a site visit on April 2, 2020, a Borough Code Compliance Officer found that the applicant's dumpster was still within the public right-of-way.
13. During a site visit on September 8, 2020, staff found the applicant installed a narrow drivable loop along the exterior of the operation and that vehicles not abutting this loop and the driveway are only accessible by foot through narrow gaps.
14. During a site visit on September 8, 2020, staff found the subject property to be effectively full and at maximum storage capacity.
15. Topographical information for the area shows the property slopes down from the northwest to the southeast.
16. Wetlands and a creek abut the property's southeast corner.
17. Per MSB 11.10 - Encroachment Permits, the storage of objects, such as junk vehicles, within the public right-of-way requires an Encroachment Permit.
18. Junk vehicles stored within the public right-of-way without an Encroachment Permit are deemed unauthorized encroachments.
19. Per MSB 11.10.030(C), unauthorized encroachments shall be deemed a public nuisance.

20. During a site visit on November 16, 2018, staff found that there was no space for customers to park on site.
21. During a site visit on November 16, 2018, staff found all three driveways and the area on the site plan labeled as "customer parking" were completely occupied by junk vehicles and personal vehicles used by the applicant and his two employees.
22. MSB 17.55 - Setbacks and Screening Easements, requires buildings to be placed at least 25 feet from a public right of way.
23. According to the application material, the connex structures located within the center driveway are approximately 10 feet from the public right-of-way. This is a violation of the minimum setback requirements of MSB 17.55.
24. In November 2016, a Borough Code Compliance Officer issued Written Warning #0717 to the applicant for: 1) Operating a junkyard without a permit per MSB 17.60 - Conditional Uses, 2) Causing a public nuisance per MSB 8.50 - Junk and Trash, and 3) Unauthorized Encroachment by storing junk vehicles within the public right-of-way per MSB 11.10 - Encroachment Permits.
25. In July 2017, a Borough Code Compliance Officer issued Citation #P00444057 to the applicant for operating a

junkyard without a permit per MSB 17.60 - Conditional Uses.

26. According to the State of Alaska records, the applicant entered a "no contest" plea on October 4, 2017 for Citation #P00444057, operating a junkyard without a permit per MSB 17.60 - Conditional Uses.
27. As a part of this application, the applicant notes he has a conditional use permit (17602003-0001) for a separate junkyard operation on Machen Road.
28. The narrative also notes a lack of incident at the Machen site, other than being told by the Borough to construct a fence and a "few cars were too close to the road," which were removed "immediately."
29. In March 2017 while inspecting the applicant's junkyard operation on Machen Road, a Borough Code Compliance Officer found that junk vehicles were viewable from and within the public right-of-way. The applicant resolved these issues by May 2017.
30. In July 2017 while inspecting the applicant's junkyard operation on Machen Road, a Borough Code Compliance Officer again found that junk vehicles were viewable from and within the public right-of-way.
31. In August 2017, a Borough Code Compliance Officer found the junk vehicles were still within the public right-

of-way and tagged 14 vehicles with impound notices. The applicant removed the vehicles which were tagged for impound within two days.

32. In October 2017, a Borough Code Compliance Officer again found the applicant to be storing junk vehicles within the public right-of-way. This time the issue wasn't resolved until November 2017.
33. Between March 2017 and November 2017, a Borough Code Compliance Officer conducted six site visits at the Machen Road property. Four of which revealed the applicant was storing junk vehicles within the public right-of-way on Machen Road which is a violation of conditional use permit #17602003-0001.
34. Since March 2016, Borough staff has observed the applicant violating Borough code 15 times. Eleven of which were at the proposed use on West Sunrise Drive, and four of which were at the applicant's junkyard operation on Machen Road.
35. The proposed use will detract from the value, character and integrity of the surrounding area (MSB 17.60.100(B)(1)).
36. The proposed use will be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).

37. Sufficient setbacks, lot area, buffers and other safeguards are not being provided (MSB 17.60.100(B)(3)).
38. The application material has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
39. The applicant is not suitable to establish, maintain, or operate the proposed use under the requirements of Alaska Statute 08.60.070.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 21 day of September, 2020.



COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: 6 (Glashan-abstain)

NO: 0

RECEIVED
SEP 22 2020
CLERKS OFFICE

By: Joe Metzger
Introduced: August 17, 2020
Public Hearing: September 21, 2020
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 20-32**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE TO MSB 17.55 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE TO BE PLACED APPROXIMATELY 30 FEET FROM THE SHORELANDS OF MIDDLE CASWELL LAKE AT 49572 SOUTH JUMPIN CIRCLE (TAX ID# 6070000L1067); WITHIN TOWNSHIP 22 NORTH, RANGE 4 WEST, SECTION 14, SEWARD MERIDIAN.

WHEREAS, an application has been submitted for a variance to MSB 17.55, requesting to construct a single-family residence approximately 30 feet from the shorelands of Middle Caswell Lake at 49572 South Jumpin Circle (Tax ID# 6070000L1067); within Township 22 North, Range 4 West, Section 14, Seward Meridian; and

WHEREAS, in order to grant a variance, the Planning Commission must find that each requirement of 17.65.020(A) have been met; and

WHEREAS, the subject lot is .49 acres in size and has approximately 21,344 square feet of taxable acreage; and

WHEREAS, according to a useable area analysis conducted by Borough Staff, the subject parcel has approximately 2,831 square feet of buildable space that conforms to the setback standards established in MSB 17.55; and

WHEREAS, the odd shape of the buildable space that conforms to the Borough setback standards significantly reduces the size,

shape, and type of structure that could be built on the parcel;
and

WHEREAS, the subject lot is part of the Caswell Lakes subdivision and was originally platted in 1967; and

WHEREAS, the Caswell Lakes subdivision and subject lot were created prior to the establishment of Borough setback requirements; and

WHEREAS, the subject parcel does not conform to the current Borough subdivision standards; and

WHEREAS, the application material indicates that the proposed single-family residence would be approximately 38'x 24' in size;
and

WHEREAS, the application material indicates that the proposed structure will have 624 square feet of living space on the main floor and 360 square feet in the upstairs loft, for a combined total of 984 square feet; and

WHEREAS, according to an as-built survey prepared by Frederic W. Wagner, PLS, and dated March 26, 2020, at its closest point, the proposed structure would be approximately 30 feet from the shorelands of Middle Caswell Lake, approximately 13 feet from the closest side lot line and approximately 180 feet to the South Jumpin Circle right-of-way; and

WHEREAS, Middle Caswell Lake abuts the subject parcel to the west and northwest, there is a private lot to the north and

northeast, South Jumpin Circle right-of-way is to the east, and there is a private lot to the south; and

WHEREAS, according to the application material, the shoreline setback, right-of-way setback and side lot line setback severely limit the buildable area of the lot; and

WHEREAS, approximately 92.5% of the subject parcel is encumbered by setback requirements; and

WHEREAS, the proposed structure will not fit in the buildable space on the subject parcel that conforms to the Borough setback standards; and

WHEREAS, the subject parcel contains approximately 240 feet of shoreline, which is a considerable amount more than most lots in the subdivision and means more of the subject parcel is encumbered with the 75' shoreline setback requirement than other lots in the surrounding area; and

WHEREAS, the Caswell Lakes subdivision has several hundreds of lots. Structures on the lots that contain development vary greatly in size, condition, and date of construction; and

WHEREAS, structures within a quarter-mile of the subject parcel range in size from approximately 100 square feet to over 2,000 square feet; and

WHEREAS, there is no objection to the variance request from any government agencies; and

WHEREAS, the construction and placement of a 38' x 24' structure approximately 13' from the closest side lot line, approximately 30' from the shorelands of Middle Caswell Lake and approximately 180 from the South Jumpin Circle right-of-way, should not be harmful to the public welfare; and

WHEREAS, MSB Chapter 17.65 - Variances, was written to grant relief to property owners whose lots are impacted by existing land use regulations thereby making the lot undevelopable; and

WHEREAS, the construction of a 38' x 24' residential structure is compatible with the surrounding area and is consistent with the development found in the subdivision; and

WHEREAS, the applicant purchased the property in 2014; and

WHEREAS, a residential structure that is 984 square feet is modest in size; and

WHEREAS, the subject parcel is not in a special land use district; and

WHEREAS, residential structures are allowed on this property; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.65; and

WHEREAS, the Planning Commission conducted a public hearing on September 21, 2020 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned

findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 20-32:

1. A small parcel .49 acres in size, with multiple setback requirements, and an oddly shaped buildable space that is approximately 2,831 square feet in size, is an unusual condition (MSB 17.65.020(A)(1)).
2. Strict application of the provisions of this title would deprive the applicants of rights commonly enjoyed by others (MSB 17.75.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is consistent with the applicable comprehensive plans and does meet the intent of MSB 17.65 (MSB 17.65.020(A)(4)).
5. Granting a variance will be no more than is necessary to permit a reasonable use of the property (MSB 17.65.030(A)(1)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct a 38' x 24' single-family residence at 49572 South Jumpin Circle(Tax ID# 6070000L1067).

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21 day of September, 2020.



COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: 4 - Ortiz, Chesbro, Vague, & Elder
NO: 3 - Anderson, Glashan, & Mossanen

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JULY 16, 2020**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 16, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair Jordan Rausa.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. LaMarr Anderson, Assembly District #2
Mr. Jordan Rausa, Assembly District #4, Chair
Mr. Dennis Vau Dell, Assembly District #5
Mr. George Thompson, Assembly District #7
Mr. John Shadrach, Alternate

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Platting Board members absent and excused were:

Mr. Pio Cottini, Assembly District #1
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
Mr. Justin Hatley, Alternate
VACANT, District #3

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Rausa inquired if there were any changes to the minutes for June 18, 2020.

GENERAL CONSENT: The minutes for June 18, 2020 were approved without objections.

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

A. Persons to Be Heard *(There is no persons to be heard)*

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business at this time)

5. RECONSIDERATIONS/APPEALS
(There is no Reconsiderations/Appeals at this time)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

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

- A. **MARGARET'S:** The request is to create two tracts from Tax Parcel B7, to be known as **Margaret's**, containing 109.46 acres +/- . The petitioner is also, granting three public use easements. The property is located east of Palmer-Fishhook Road at approximately mile 7.5 (Tax ID #19N01E35B007); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In Community Council: Fishhook and Assembly District #6 Jesse Sumner (*Owner/Petitioner: Robert & Dixie Retherford Living Trust; Surveyor: Recon; Staff: Cheryl Scott*)

Chair Rausa:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;

There was no objection noted.

Chair Rausa read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 53 public hearing notices were mailed out on June 24, 2020

Ms. Cheryl Scott provided a staff report

- Gave an overview of the case, #2020-084.
- Would like to modify finding #11 and add #12.
- Staff recommend approval of the case with findings of fact and conditions.

Chair Rausa invited the petitioner for a brief overview.

Mr. Steve Rowland, the Petitioner's representative, gave a brief overview.

Time: 1:13 p.m.

5 minute break to e-mail page on soils for those who are participating by Video & Telephone

Time 1:18 p.m.

Chair Rausa opened the public hearing for public testimony.

The following person spoke regarding concerns on the impact of the changes being made to surrounding property, also the concern on access to Tract B and the Public Use Easement: Mr. Scott Haan.

The following person spoke regarding concerns on the roadway and access: Ms. Joy Cypra.

The Following person asked what the petitioner plans for the property were going to be and is concerned for increased traffic to the Moose Range: Mr. Gregory Shoemake

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

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

Mr. Steve Rowland, the petitioner's representative, agrees with the changes to the recommendations. Answered questions from the public and from the board.

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

MOTION: Platting Member Anderson moved to approve the preliminary plat for Margaret's. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #11: There were no objections from any borough departments or outside agencies.
- Add #12: There were 7 public comments submitted; 4 concerns, 2 objections, and 1 non-objection. The concerns included, the public use easement off Sun Valley Drive, future subdivision and multi-family development causing increased traffic affecting safety and quality of life for the existing residents. Also, lot sizes and future development should align with sun Valley covenants and the Fishhook Community Comprehensive Plan. There were objections to the public use easement on Sun Valley Drive increasing traffic safety and possible fracking on the proposed tracts. These concerns and objections are not addressed in Title 43.

The platting board discussed the property access for Tract A & Tract B.

VOTE: The motion passed with all in favor. There are 12 findings of fact.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

- John Aschenbrenner answered questions regarding pre-application and ex-parte.

B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on August 6, 2020. Gave examples of what staff can do to bring for better information on the subject of the pre-apps and case files.

Ms. Von Gunten reminded the board to let the office know if they can not attend the next meeting.

9. BOARD COMMENTS

- Platting Member Anderson commented on the resolution that will be written by staff on the fire code and asked what the time line will be before it comes back to them.
- Platting Member Shadrach had no comments.
- Platting Member Vau Dell commented on the fire presentation from the last meetings.
- Platting Member Thompson thanked staff in connecting him by video conference for the meeting.
- Platting Member Rausa thanked the board for their time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Jordan Rausa adjourned the meeting at 3:23 p.m. (CD: 02:25:49)



JORDAN RAUSA, Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: August 20, 2020

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION**

**REGULAR MEETING
July 20, 2020**

1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The regular meeting of the Port MacKenzie Port Commission was called to order at 3:00 p.m. by Commissioner Anderson.

Commission members present and establishing a quorum were:

Mr. Tim Anderson Ms. Helga Larson
Mr. Randall Kowalke (Phone) Mr. Bryan Scoresby

Commission members not present were:

Mr. Rob Brown, Mr. Mike Janeczek and Ms. Claudia Roberts

Staff in attendance were:

Mr. George Hays, Acting Borough Manager
Ms. Therese Dolan, Port Operations Manager

Assembly members in attendance were:

Ms. Stephanie Nowers (Phone)
Mr. Dan Mayfield

2. APPROVAL OF AGENDA

The agenda was approved as written.

3. APPROVAL OF MINUTES

The minutes from the Port Commission meeting held on June 15, 2020 were approved as written.

4. AGENCY AND STAFF REPORTS

A. Therese Dolan, Port Operations Manager

1) Operations – There have been no vessels since our last meeting.

2) Maintenance

a) FEMA/Earthquake Repair

- Terminal Building
 - Contract awarded to Image Drywall
 - Waiting for them to return signed contract and then work will begin
- Rip Rap and High Mast Lights
 - PND did initial assessment following the earthquake
 - Under FEMA rules, disqualifies them from bidding on design work
 - Bid period closed without any bids being received
 - Seeking exception from FEMA to allow PND bid

3) Administrative

a) FY21 Budget

- Approved, Finance has not yet released
- Port's proposed budget for \$756,820.00 was approved

b) Quarterly APOC Report

- If you met more than 10 hours with legislators please see me after the meeting

B. Mr. James Wilson, Internal Auditor (Report given by Mr. George Hays, Acting
Borough Manager)

1) NPI update

- Negotiations continue
- Short bulletized list of terms will be presented to the Assembly on August 4, 2020 for further guidance from the Assembly
- Details not released to public at this time as nothing has been finalized.

2) FERC/AGDC update

- We submitted our final rebuttal and are now waiting for FERC's reply.

5. PERSONS TO BE HEARD

A. Mr. Haberman expressed the following:

- He is not happy that meeting is held in room with no windows.
- His comments were not accurately reflected in the minutes.
- Commission does not follow proper parliamentary and legislative procedures.

6. OLD BUSINESS

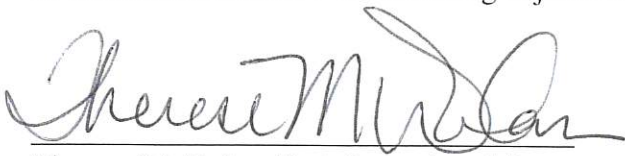
A. Joint meeting with the Port of Anchorage

- Mr. Anderson asked for this to remain under old business.

7. NEW BUSINESS

8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS: Closing comments were made by Assemblymembers, Borough staff and Port Commissioners.

9. ADJOURNMENT: The meeting adjourned at 3:29 p.m.



Therese M. Dolan, Port Operations Manager



Helga Larson, Vice Chairwoman

Minutes Approved 9/21/2020



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Meeting Minutes
August 6, 2020 7:00pm
Upper Susitna Senior & Community Center

- I. Establish Quorum – Ned Sparks, Herman Thompson, Buddy Giddens, Brian Kirby, Sheena Fort, Dona Malhiot Laubhan & Alternate Kelly Thomas.
- II. Call Meeting to Order – 7:01pm
- III. Pledge of Allegiance
- IV. Approval of Meeting Agenda
 - a. Motion by: Herman Thompson
 - b. 2nd by: Buddy Giddens
 - c.
- V. Approval of Meeting Minutes
 - a. Motion by: Herman Thompson
 - b. 2nd by: Sheena Fort
 - c.
- VI. Treasurer's Report
 - a. Checking Account – \$6,009.92
 - b. Savings Account – \$225.67
- VII. Persons to be Heard (suggested 3 minutes each)
 - a. Paul Pesta- Neighborhood concerns with Air B&B issues and covid.
 - b.
 - c.
- VIII. Correspondence –
 - a.
 - b.
 - c.
- IX. Committee and Governmental Reports
 - a. Road Service Areas (15 & 29) – N/A
 - b. Borough Assembly Update – Tam Boeve informed the council that Caswell road service is going up to bid. Cares Act grant starts Monday for small businesses. Starting Sept 1st there will be a \$100.00 grant per person for Covid related expenses.
 - c. Grant Expenditure Committee -N/A
 - d. Ways & Means Committee – N/A
 - e. Neighborhood Watch / Community Safety- N/A
 - f. Fire District Update- N/A
- X. Old Business
 - a. signage
 - b.
- XI. New Business
 - a. Fund Raising Committee- Postponed until Spring.
 - b.
 - c.
- XII. Adjournment – 7:43pm

Ned Sparks 9/3/20
Sheena Fort

Sutton Community Council Regular Monthly Meeting
Wednesday, January 29, 2020, 7:00 pm @ Sutton Public Library
Minutes

1. **Establish Quorum:** President Frank Busby, Vice Chair Chris Spitzer, Treasurer Marla Mason, Secretary Earl Houser, Board Members Mark Bertels, Jessica Tremaine, Brian Laurent, Shayne LaCroix

2. **Call to Order:** 7:04 pm
3. **Pledge:** Earl

4. **Guests:** MEA Sabrena Combs, also see attached attendance roster

5. **Presentations:** Ms. Combs covering what MEA is doing about cutting the right of way along the power lines, MEA made a savings of about \$1.83 per person. Voting for MEA Board Members will be coming up anyone who wants to be on the board contact MEA.

6. **Borough and State Reports:**

- a. Tim Hale – MSB Assembly District 1 Representative; Not Present
- b. Emily Austin, Sutton Elementary School; Friday taco feed, thank you for the revenue sharing money, giving away tickets for a \$100.00 fuel from 6 to 8 at the Alpine. Wellness Program American Heart Ass. Jump rope. We have raised \$1600.00 so far. Great Kindness Challenge, Yettee theme for a T-shirt. Read Across America week coming up. Our door camera lock is working that during the day it is in operation. We are down kids this year we have 56 from 62 kids.
- c. Representative George Rauscher; No report, Frank and Earl talked about PCC and the possibility of it opening in the future of which Mr. Rauscher is big in getting it opened again as a state ran prison.
- d. Sutton Librarian Juli Buzby; The calendar is filled with different things happening around our community and Library. Please don't miss a thing check out the Friends of Sutton Library Calendar on what is going on around the community.

7. **Officer Reports:**

- a. **Chair** – Frank Busby; Talking about the shooting range vote from the Borough, there is a rally/ meeting this Friday from 12 to 5 pm. For those who wish to attend reminder it will be the last day for public commit. May not affect the Jonesville area about making a shooting range in our public use management area.
Snow plowing in the community where the state has taken a loader to push snow away from the intersections.
- b. **Secretary Correspondence** – Earl Houser; The borough sent out their meeting minutes as a way to be more transparent. Notice of a meeting from the Jonesville Public Use Area Management Plan (JPUA) February 4th Sutton Elementary School.
- c. **Treasurer Report**– Marla Mason; No report, needs minutes for the elections to take to the bank to change over the account.

*****Approval of Consent Agenda*****

No Consent agenda vote

8. **Committee Reports:**

- a. **Comp Plan Review** – Frank Busby; No information on the borough drafting the standard plan Borough wide.

RECEIVED
SEP 14 2020
CLERKS OFFICE

Sutton Community Council Regular Monthly Meeting
Wednesday, January 29, 2020, 7:00 pm @ Sutton Public Library
Minutes

- b. Jonesville Public Use Management Plan Committee – Rep. George Rauscher; Brian Largent
Next week Tue from 6:30 to 8 pm a meeting at the Sutton Elementary School on the
Jonesville Public Use Area. There is also a couple of other meetings which are February 11th
6:30 to 8 at Station #6-1, 101 W Swanson Ave, Wasilla, another meeting will be on March 3rd
6:30 to 8pm Eagle River Town Center Meeting Room, 11924 Business Blvd Eagle River. A lot
of work has gone into the plan but we are looking for community involvement and comments
to make the plan work for the community.

9. Old Business;
No old Business

10. New Business;
No new business

11. Restate motions and voting results
No motions to restate

12. Meeting Adjourned
8:15pm

Earl L. Houser

President's Signature

2-26-20

Date

Earl L. Houser

Secretary's Signature

2-26-2020

Date



TANAINA COMMUNITY COUNCIL INC.
PO Box 870236
Wasilla, AK 99687
tanainacommunity@gmail.com

Board Meeting Minutes

Date: Aug 11, 2020

Time: 7:00pm

Location: Zoom

RECEIVED

AUG 25 2020

CLERKS OFFICE

Join Zoom meeting: Meeting ID: 88093777213
One tap mobile +16699006833, 88093777213# US (San Jose)

Requested Attendees:

Corine Hickey; Michelle La Rose; Gretchen Watson; Rachel Lund

7:06pm Call to Order-Corine Hickey

Approval of prior Board Meeting Minutes –Motion to approve 6/9/2020 Michelle, Second by Corine

Approval of current General Meeting Agenda-Motion to approve 8/11/20 Michelle, Second by Corine

7:07pm Announcement: Change in TCC Interim President-Aaron Edwards resigned for personal/family reasons. Council will actively seek new volunteers now and thru the Annual General Meeting scheduled for Oct 2020.

Guest Speaker: n/a

7:08pm Treasury Report-Rachel. No funds from the Borough have been received. Corine suggest we make a call to followup. Rachel also reached out to Aaron Edwards to see if former president John Meising responded to request for sign turn over prior to reimbursement based on borough pending funds disbursement. Aaron stated there has been no response.

Committee Reports–(if applicable)

7:12pm Review of Previous Action Items:

- Michelle will assume Aarons task in searching for an in person meeting option although this may not be a priority for the remainder of this year.
- New Member Packet- this is finished except for an updated list of businesses in our community. The borough has not responded to Michelle's inquiries. Gretchen offered to attempt to get response from Debra at the borough when we submit out meeting minutes.

Project updates (if applicable): n/a



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7:17pm Old Business

Resolution update-(Gretchen)-verbally updated the council with the last emailed information from Mr. Sumner: I don't need wet signatures, but thank you. This is already in process with the following schedule

1. September 21 – Planning Commission introduction
2. October 5 – Planning Commission public hearing
3. November 17 – Assembly introduction
4. December 1 – Assembly public hearing

7:18pm Review of New Assignments

- In lieu of locating meeting places, Michelle is to continue all efforts of posting our meetings or “events” on Facebook, MatSu Valley News, including potential radio station advertisement. Michelle will prepare a statement and run by the council members for approval prior to attending any on air interviews
- An additional recommendation to prepare and affix posters with the council meeting information in grocery stores or gas stations. Gretchen indicated she is not able to assume this type of duty with current personal workload. Rachel suggested we locate some students that want potential community service hours to do this for us.
- Michelle to coordinate a guest speaker for the August General Meeting
- Corine-proposed the council to consider using some of the Borough funding to put towards a land and/or building purchase to house a potential community garden and meeting room. This may require some fund raising to supplement funding.
- Corine requested we open a New Event that we are taking nominations for Board positions in Aug-Sept ahead of the Oct 2020 General Meeting.
- Guest Speakers-Michelle recommended any future speakers this year be of “significant” value, but open for suggestions. Rachel suggested having other local councils come speak to us about how they operate in their community. Gretchen recommended we email North Lakes due to the fact we recently joined their Resolution effort.
- Emerald City Organics applied for a renewal license, email came into TCC Mailbox. It was determined this is a business that has been quietly active for some time. Recent observations by one council member indicate there was no concern over any environmental exposure so we will not respond.
- Future Meetings to be held by Zoom for remainder of the year. Motion by Michelle, Second by Corine, no opposition.



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7:32pm Round Table

Private Sale-105 acres Memory Lakes- Michelle discussed her concern over the sale of this privately held property that currently has an active Conservation Easement. After research Michelle is concerned about the 2.5 acre parcel within the 105 acres that could have a Commercial Venture installed. Do we want to make a statement as a council about the listed sale of property. Corine did not feel we could provide input on a private sale as they are entitled to sell and earn a profit of private held asset. It did not appear that anyone was breaking any rules. Gretchen also asked for more details in order to respond with a recommendation. Rachel was not opposed to a private business unless it is a new marijuana grow facility. She also believes the council may not have any effect or change on the sale of this land.

Planning Commission- pending development of 60 homes on E Pamela Dr: Gretchen brought up the information about late notice to residence in order to respond to borough notice. She asked the team if we were interested in sending the borough a statement from the council since we as a council were never notified of any permitting. Council members agreed to consider and Gretchen will run by a statement to be approved

8:16pm Time: Adjourn

No objections

Corine Hickey, Vice President, TCC

Gretchen Watson, Secretary



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General Meeting Minutes

Date: Aug 25, 2020

Time: 7:00pm

Location: Zoom

RECEIVED
SEP 01 2020
CLERKS OFFICE

Join Zoom meeting: Meeting ID: 89861383709
One tap mobile +16699006833, 89861383709 # US (San Jose)

Requested Attendees:

Corine Hickey; Michelle La Rose; Gretchen Watson; Rachel Lund

Attendees: Jay Majors; Patty Fisher and Tim Swezey

7:01pm Call to Order-Corine Hickey

7:02 pm Approval of prior Board Meeting Minutes –Motion to approve 6/9/2020 & 8/11/20 Michelle, Second by Gretchen

7:02pm Approval of current General Meeting Agenda-Motion to approve 8/25/20 Michelle, Second by Rachel

Guest Speaker (s): Patty Fisher and Tim Swezey, Meadow Lakes Community Council

7:06pm: Patty and Tim shared some background on the Meadow Lakes Community Council, membership, photos and website ideas.

- Incorporated 1985 with over 700 members on a mailing list, 500 voting members.
- Meetings normal gather 25-30 members attending
- 5 Officers and 7 Committee chairs.
- Purchased 48 acres and utilize for park, a senior center and woodland trails
- Park Photos were shared on current and future plans for the area.
- State of Alaska, Matsu Trails and Parks, MEA grants are a vital part of the funding. Can use to build but not maintain. There are some grants they have never applied for like Matsu Health or Matsu Trails.
- They have a gaming permit that allowed them to build fields at the park.
- They have tracked over 6,000 visitors last year at the park
- Currently there are no fees to reserve the pavilion which includes 10 tables & BBQ grille available. Some others charge from \$20-\$30 to utilize pavilion reservations.
- Optional membership fees are \$5.00
- Battery powered cameras are in the works
- Membership drives-really not something they pursue but continue to utilize advertisement of Spring Cleanup Day, a Christmas auction and supporting educational classes such as CPR, gun safety and Baskets for the needy.
- Funding also used to cover costs such as insurance, park maintenance, fertilizer.
- Patty recommends to Rachel she contact Eileen at Borough for our absent council funding



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Q. How do they control the keeping the crime out of the park

A. They really only see an occasional homeless woman, but no real crime or vandalism.

Q. How do promote or reach out for membership drives

A. They do not actively reach out as they already have a well-established membership.

A. Scheduling current and meaningful speakers seems to promote interest. As an example, the council is having a speaker attend to discuss the Ballot Measure 1 ahead of election voting.

Q. What is the difference in a 501C3 and a 501C4?

A. Meadow Lakes is a 501C4, but they would rather be a 501C3 as there are some donations the C4 cannot acquire and C4 contributions are not tax deductible.

Q. Who solicits for the grants?

A. Originally they had designated Project Manager during the building process of the park

Q. What constitutes a quorum?

A. A total of 16- 3 officers, 3 Board, 10 voting members

Q. Do you send out surveys to membership?

A. Tim has used Mail Chimp that costs nothing. They also send out 3-4 notices a month about upcoming meetings.

7:25pm-Marijuana Meeting notices: Tim shared his knowledge of where to locate these notices on the AMCO website (Alaska Marijuana Control Board).

Download the notice & upload to your council google drive. Get the notice and advertise it to your members.

He copies the text and uses Bitly to shorten a link & publishes on Facebook; commerce.Alaska.gov

Fire Department has to do inspections on new or renewed applications which is required, yearly

Tim showed actual statuses such as Active/Pending/Complete/Tabled/Actively operating/Surrendered/Expired

ML is a community driven council, so a person would have to bring up an issue at a meeting in person or virtual in person & must have a quorum & then council can recommend and advise to the Assembly.

Patty will contact members by phone when a quorum is needed and request they attend.

8:00pm-Public meeting places

Patty recommended we try schools in our community but we have and had no luck.

ML finds if they can invest in some of the initiatives such as a school need, they in turn would provide the meeting place at no cost. This is only a suggestion.



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8:10pm Treasury Report-Rachel—she to contact Eileen at borough about the council funding.

Committee Reports—(if applicable)

7:12pm Review of Previous Action Items:

- Michelle advised the council team there was an offer to advertise council importance on the radio. All agreed we are confident she will handle appropriately.
- New Member Packet- Gretchen did reach out to Debra at the borough with the attached Tanaina Community business spreadsheet for validation and Debra forwarded inquiry on to Karol. More to come.
- Reminder we are to advertise the open elections for the upcoming Oct 2020 General Meeting

Project updates (if applicable): n/a

8:12pm Old Business

Resolution update-(Gretchen)-Planning Commission 9/21/20

The Pamela drive subdivision: no council letter was prepared but rather an individual homeowner objection was registered online. That meeting was rescheduled from 8/20 to 9/3/20

8:12pm Review of New Assignments

- Corine mentions the Crevasse Moraine trail currently owned by UAF shows possible repurpose of the property. Although this is not in our immediate council area, this change will not benefit the local community if converted to a gravel pit.
- Rachel recommends we seek out someone speak at our next meeting about the change. (pros/cons)
- The suggestion to have local students earn community service hours by promoting council meetings was not revisited.

7:32pm Round Table

8:21pm Time: Adjourn

No objections

Corine Hickey, Vice President, TCC

Gretchen Watson, Secretary

MINUTES**TRAPPER CREEK COMMUNITY COUNCIL**

Trapper Creek Community Center, Milepost 115.2 George Parks Highway. Turn left on E. TC Park Circle.
 Teleconference: Locally dial 373-2663 / Participant Code 991090 or dial 907-622-2663 if not in local area

Regular Meeting 6:30 PM, Thursday, August 20, 2020

- I. Meeting called to order: 6:38 pm
- II. Determination of Quorum
- III. Board Members in Attendance: Ritenburgh, Grelson, Twigg. Special Guests: Tam Boeve, MSB District 7
- IV. Approval of Agenda
- V. Reading and approval of Regular June Meeting minutes (July-no quorum/no meeting)
- VI. Borough Assembly Report, Tam Boeve, District 7: RSA contract will be awarded shortly-3-4 bids were received.
 MSB has \$37 million in CARES funding that will be disbursed by October, and will need to be spent by the end of 2020.
 1/3 of the CARE funds are going for Borough related services: EMT staff, ambulance needs, admin expenses; 1/3 for small business grants (up to \$10,000.00 available, based on loss of revenue, sanitation requirements, etc.). Only open to those business outside of Huston, Palmer and Wasilla area.
 Another 1/3 of the CARE funds will be about \$100 to MSB residents who have qualifying expenses related to COVID. Applications will be online soon (follow the Facebook MSB page).
 A September 15 meeting on funding. Continuing search for new Borough manager. Interviews will be in September.
- VII. Treasurer's Report:
July: Deposits: None Disbursements: None Div/Int.: \$.01 Checking: \$1,111.97, Savings: \$25.45 = \$1137.42
August: Deposits: FY19 Borough CAP Grant Funds, \$15,789.00.
 Disbursements: Trapper Creek Community Services (TCCSA) FY19 CAP Grant Funds: Ck# 245, \$11,000.00(cleared acct.); Trapper Creek Volunteer Fire Department FY19 CAP Grant Funds: Ck# 246, \$3489.00; Upper Susitna Food Pantry FY19 CAP Grant Funds Ck# 247, \$1300.00. Div/Int.: \$.05.
 Checking: \$5901.01 (\$4789.00 un-cleared FY19 CAP), Savings: \$25.45 = \$5926.46
- VIII. Revenue Sharing/Community Assistance Program (CAP) Grant Project Updates:
 - A. FY2018:
 - Trapper Creek Volunteer Fire Dept (TCVFD): CAP: \$1,000.00. Remaining: \$0.
 Remaining funds were used for PO Box fees, registration and title to the 6 trucks that were donated, purchase of fuel for the 2 trucks that are currently running; hose

adaptors and fittings to be able to fill the trucks; and Office antivirus protection

- TCCSA Operating – CAP: \$10,000.00. No official report, but comments were made that the Trapper Creek Free Box is closed until further notice, including a hold on accepting donations. IF there is a need an appointment can be made, keeping in mind that the Free Box must be completely sanitized after each appointment by (a) volunteer(s).

- Trapper Creek Community Council (TCCC): CAP: \$1,000.00. Current expenditures: None. Remaining: \$674.27

- B. FY2019: TCCC received the CAP FY2019 funds from the Borough and the Council signed and submitted the MOA with the Council. The TCCC Treasurer sent out the MOAs between the Council and the approved projects, as well as the checks, to the three (3) recipients

IX. Committee Reports:

- TCCSA Water Committee: KAE was out last week, and cleared a 60" area around the pad. Will continue with constructing the pad. A different type of card reader was requested, that would accept cash, coins and cards. This will increase the cost of the reader. Project is on schedule and should be completed in September if not sooner. TCCSA Water Committee will continue to update TCCC
- Volunteer Fire Department Committee (TCFVD): A 3rd trash pump to help fill portable ponds has been purchased. Donated trucks have been looked over and frozen/busted lines have been fixed, and are ready if needed. The Forestry grant funds were received, and the TCVFD is currently working on the items on their purchase list items

- X. Correspondence/Current Mail: All mail was read at meeting, and/or previously emailed to the membership and/or posted at the TC Post Office

XI. Public Forum: None

XII. Unfinished Business:

- A. Mat-Su Community Councils for Public Safety (MSCCPS) update:
No Report. Most likely there will not be a meeting until next spring

XIII. New Business: None

- IV. Date of next meeting: scheduled for **Thursday, September 17, 2020, 6:30 pm**

XV. Meeting adjourned: 7: 08 pm

Approved: David K. Stenberg 9/17/20 Janet Grelson 9/17/20
Chairperson Date Secretary Date

(Minutes taken by Council Secretary, Janet Grelson)