

Lazy Mountain Community Council

Meeting Minutes

Date 01/14/2021

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MAR 25 2021

CLERKS OFFICE

I. Call to order

- a) Lorri Van Diest, President, called to order the regular meeting of the Lazy Mountain Community Council at 7:10 pm on 01/14/2021 at Lazy Mountain Bible Church.

II. Pledge of Allegiance

III. A quorum was established - 15 members

IV. Approval of Agenda by consent

V. Approval of minutes from last meeting

- i) Minutes from 10/08/2020 approval postponed till next LLCM

VI. Guest Speakers

- i) Tim Hale
 - (1) School bond debt
- ii) Kathleen Shoup - Lisa Knight (YMCA).
 - (1) MatsuYMCA.org

VII. Reports

- i) Treasure's Report - \$298.60 in checking, \$345.59 in savings
- ii) No RSA Report - Skipped

VIII. Unfinished Business

- i) CAP funds and LMCC Fire Station Project (No Update)
 - (1) Fire Department signed MOA on fire station parking lot
 - (2) Extended CAP funds till Dec 31, 2021 (\$138,700 left)
 - (a) Minutes must show for funds distribution
 - (i) Amount of funds
 - (ii) Project Name
 - (iii) Non Profit Organization

IX. New business

- i) CAP Project Funds
 - (1) Fire Station Water Tank
 - (a) Motion to add \$50K more to the Fire Station parking lot repair to new business agenda item at Feb 11 meeting. Seconded.
 - (i) Voted and passed (No Nays)
 - (b) Motion to add \$5K Fire station to fix underground water tank auto fill to new business agenda item at Feb 11 meeting. Seconded.
 - (i) Voted and passed (No Nays)
 - (c) Motion to authorize LMCC President to solicit proposals from community for the designation of the CAP funds to manage the project with commitment by March, Seconded.
 - (i) Voted to call questions (All)
 - (ii) Voted and passed (One Nay)
 - (2) LMTH Crime Deterrence
 - (a) Mat-Su Parks and Rec
 - (i) Motion to add to the Feb 11 meeting \$30K for an automatic gate the Lazy Mountain Trailhead parking lot. Seconded.
 - 1. Voted and passed (One Nay)
- ii) Donations
 - (a) Skipped due to time

X. Agenda Items for Feb 11, 2021

- i) Fire Station Project update
- ii) LM Trail Head Crime Deterrent
- iii) Other CAP projects

XI. Announcements

- i) Next LMCC Meeting - Feb 11th, 2021
- ii) Non other due to time

XII. Adjournment

Lorri Van Diest adjourned the meeting at 8:49 PM

Minutes submitted by: James Buckingham, LMCC Secretary



NORTH LAKES COMMUNITY COUNCIL MINUTES

Boys & Girls Club
Zoom Meeting
Meeting ID: 854 4829 7030
Passcode: 996762

Regular Meeting February 25, 2021 | 7:00 P.M.

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- I. **CALL TO ORDER/DETERMINATION OF QUORUM | 7:01 P.M.**
 - a. Determination of a Quorum
 - b. Pledge of Allegiance
- II. **AGENDA APPROVAL**

No discussion, agenda approved as stands.
- III. **MINUTES APPROVAL JANUARY 28, 2021**

No changes suggested. Alice Smith moved to approve minutes as stands, Abraham Sayen seconded. All in favor, none opposed.
- IV. **OFFICERS/COMMITTEE REPORTS**
 - a. President's Report- New President, Theron Bair, introduced himself to NLCC members.
 - b. Treasurer's Report- Rachel Sayen discussed current balance sheet and new process for filing for funds from MSB. This will be discussed in Finance Committee meeting. Also reported notifying SOA and MSB of change in Board and sent in fees. Treasurer will work with President on updated bank account access.
 - c. Mat-Su Community Council for Public Safety Report- Representative seat vacant, Abraham Sayen volunteered to be new representative. Meetings are currently not being held due to Covid, representative will discuss new developments with the Meadow Lakes Community Council.
 - d. Finance Committee- Kirsten Koivunen reported on Committee meeting on 2/18/2021. Boys & Girls club signage was discussed, still only one quote has been received. This item will be readdressed after new grant funds are distributed, if the other quotes still haven't been received then we will go forward with the bid from Broadway Signs. Committee still working on receiving reports from previous fund recipients, Shorewood Owners' Association and Skeetawk. Reports were requested again, Committee will follow up at next meeting as well as discuss requests for new years' funds.
 - e. By-Laws Committee- No new meeting since By-Laws amendment at special meeting 1/21/21. Discussion on protocol for amending the master copy of By-Laws occurred, Secretary will follow up with Committee members to discuss the process for this.
 - f. Marketing Committee- No recent meetings of Marketing Committee, will be scheduled in the near future.
- V. **OLD BUSINESS 7:30**
 - a. Boys & Girls Club Signage Update- Discussed during Finance Committee report. Only one quote of three have been received, will readdressed after new grant funds have been dispersed.


VI. NEW BUSINESS

- a. Regular Meeting Schedule- Meeting schedule of March 25, April 29, May 27, September 30, October 28, November 18, December 16 was approved at last meeting and MSB as been notified.

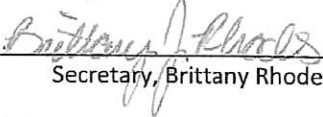
VII. AUDIENCE PARTICIPATION

Rachel Sayen Lambert informed members of letter received notifying NLCC that the petitioners of proposed bar at the old Ferguson Building have appealed the MSB Planning Commission's decision to deny the proposal. NLCC was previously in opposition to this proposal and had submitted letter of dissent to the Panning Commission. These actions will be followed and if appeal is approved and proposal sent back to Commission, NLCC will issue new letter stating we are still opposing this project.

VIII. ADJOURN | 7:28 PM

Signed by: 
President, Theron Bair Louise Calandri V.P.

3-25-21
Date Signed

Attested by: 
Secretary, Brittany Rhodes

3/25/21
Date Signed

² March
NEXT MTG: ~~February~~ 25, 2021 - AT 7:00 P.M. AT THE BOYS AND GIRLS CLUB, WASILLA, AK

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on February 1, 2021, 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
Mr. Jason Ortiz, Assembly District #2*
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Stafford Glashan, Assembly District #6*
Mr. Sassan Mossanen, Assembly District #7

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Planning Commission members absent and excused were:

Mr. Chris Elder, Assembly District #5

Staff in attendance:

Mr. Alex Strawn, Acting Planning and Land Use Director
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Jay Magers, Development Services Manager
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 Jay Magers.

IV. CONSENT AGENDA

A. Minutes

1. January 18, 2021, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(None)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 21-02**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending 17.73.095 Domestic Wastewater System Plan Review (*Staff: Alex Strawn*).

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.)

(*There were no persons to be heard.*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

- A. **Resolution PC 21-02**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending 17.73.095 Domestic Wastewater System Plan Review (*Staff: Alex Strawn*).

Chair Vague read the resolution title into the record.

Mr. Strawn provided a staff report:

- staff recommended approval of the resolution with recommendations

Commissioners questioned staff regarding:

- MSB requirements and proof applicant is compliant with ADEC regulations, and submittal timeframe.

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 21-02. The motion was seconded.

Discussion ensued

MOTION: Commissioner Chesbro moved a primary amendment to extend the time frame from 60 days to 90 days. The motion was seconded.

VOTE: The primary amendment passed without objection.

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. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

Commissioner Vague advised that there are nothing to be heard on March 1, 2021.

MOTION: Commissioner Anderson moved to cancel March 1, 2021 meeting. The motion was seconded.

VOTE: Motion passed without objection.

Mr. Strawn provided a brief update on projects; March 9th joint meeting (ASB/PC)

Ms. Riese spoke about American Planning Association-Alaska Chapter Conference (February 23-25) and PC Training (February 21, 2021). Information will be sent to you.

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Mossanen: Everyone stay well. We will see you later.

Commissioner Anderson: Welcomed Mr. Magers. Thanked staff.

Commissioner Vague: APA training was very worth while, recommended new commissioners to attend. Thanked staff. Be careful driving home.

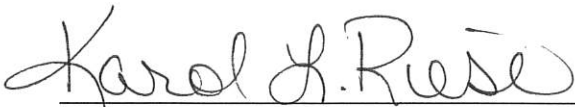
XVI. ADJOURNMENT

The regular meeting adjourned at 6:43 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 03-15-2021

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 15, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:20 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

Mr. Jason Ortiz, Assembly District #2
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*

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Planning Commission members absent and excused were:

Ms. Mary Anderson, Assembly District #1, Vice-Chair
Mr. Sassan Mossanen, Assembly District #7

Staff in attendance:

Ms. Karol Riese, Planning Commission Clerk
Ms. Peggy Horton, Planner II
Mr. Mark Whisenhunt, Planner II

*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 Mark Whisenhunt.

IV. CONSENT AGENDA

A. Minutes

1. February 1, 2021, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 21-04**, A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Package Store, Located At 3065 N. Church Road; Tax ID #5667000L001C; Within Township 18 North, Range 1 West, Section 32, Seward Meridian. Public Hearing: April 5, 2021 (*Applicant: Matt Gittlein, of KG Enterprises, LLC; Staff: Mark Whisenhunt*).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 21-03**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.55 To Exempt Signs From Setbacks To Rights-Of-Way And Property Lines. Public Hearing: April 5, 2021 (*Staff: Jay Magers, Development Services Manager*).
2. **Resolution PC 21-05**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance To Exempt Tethered Balloons From Provisions Of Tall Structure Regulations And Amending MSB 17.125 Removing Tethered Balloons From Tall Structure Definition. Public Hearing: April 5, 2021 (*Staff: Jay Magers, Development Services Manager*).
3. **Resolution PC 21-06**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval To Name A Lake Within The Matanuska-Susitna Borough As Dalteli Lake, Located Within Township 29 North, Range 6 West, Section 34 And Township 28 North, Range 6 West, Section 3. Public Hearing: April 5, 2021 (*Staff: Peggy Horton*).

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(There were no Quasi-Judicial public hearings.)

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. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

Mr. Whisenhunt provided a brief update of items under appeal and introduced Peggy Horton.


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

XV. DIRECTOR AND COMMISSIONER COMMENTS

- 1. Commissioner Mossanen – through email (4/5/2021) I attended the meeting through TEAMS; there was an audio issue and was unable to be heard but I was able to hear the Commission .

XVI. ADJOURNMENT

The regular meeting adjourned at 6:27 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 04-05-2021

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By: Alex Strawn
Introduced: March 15, 2021
Public Hearing: April 5, 2021
Action: *Approved*

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-03**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.55 TO EXEMPT
SIGNS FROM SETBACKS TO RIGHTS-OF-WAY AND PROPERTY LINES.

WHEREAS, the Assembly adopted an ordinance creating Chapter
17.55, Setbacks and Screening Easements; and

WHEREAS, the Assembly adopted Ordinance 89-072, clarifying
the definition of a structure to remove unintended setback
regulations other than those intended by the original ordinance;
and

WHEREAS, the Assembly adopted Ordinance 93-042 further
defining temporary building as a structure used 30 days or less
and decks and steps 18 inches above average grade; and

WHEREAS, the Assembly adopted Ordinance 13-164 adding utility
boxes and other incidental structures related to utility services
as exempt structures; and

WHEREAS, the Assembly adopted Ordinance 17-088 further
defining structures as on or above ground; and

WHEREAS, signs by their nature are business related and
generally accepted part of a community; and

WHEREAS, signs are similar in nature to other currently exempt
structures such as fences, flagpoles, and utility poles; and

WHEREAS, AS 19.25.000 Purpose (1) to protect the public safety and the welfare of persons using the highways of the state by having outdoor advertising signs, displays, and devices along the highways controlled.

WHEREAS, AS 19.25.075 (b) states it is the intent of the people of the State of Alaska that Alaska shall forever remain free of billboards.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends adoption of an ordinance amending MSB 17.55.004, Setbacks and Screening Easements to exempt signs from setbacks to rights-of-way and property lines.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 5th day of April, 2021.



COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: (7) Anderson, Vague, Chesbro, Ortiz, Mossanen, Elder, Glashan

NO: 

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By: Mark Whisenhunt
Introduced: March 15, 2018
Public Hearing: April 5, 2018
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 21-04**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A MODIFICATION OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN ALCOHOLIC BEVERAGE PACKAGE STORE, AT 3065 NORTH CHURCH ROAD, TAX ID #5667000L001C; LOCATED WITHIN TOWNSHIP 18 NORTH, RANGE 1 WEST, SECTION 32; SEWARD MERIDIAN.

WHEREAS, an application has been received from Matt Gittlein of KG Enterprises, LLC, for the modification of a conditional use permit for the operation of an alcoholic beverage package store at 3065 N. Church Road (Tax ID #5667000L001C); within Township 18 North, Range 1 West, Section 32, Seward Meridian; and

WHEREAS, MSB 17.70.030 allows a property owner to apply for a modification of a conditional use permit; and

WHEREAS, Valley Country Store #2 has been in operation at this location since 2008; and

WHEREAS, the existing alcoholic beverage package store area is approximately 1,415 square feet in size; and

WHEREAS, the proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet; and

WHEREAS, the proposed modification would increase the operations storage area by approximately 350 square feet; and

WHEREAS, the proposed modification will not increase the size or appearance of the existing building; and

WHEREAS, the existing hours of operation are 10:00am to 11:00pm, Sunday through Thursday, and 10:00am to 12:00am, Friday and Saturday; and

WHEREAS, the proposed hours of operation are 8:00am to 12:00am, daily; and

WHEREAS, the subject property is located at the southeast corner of the Seldon Road and Church Road intersection. Church Road abuts the western property line and Seldon Road abuts the northern property line; and

WHEREAS, large parcels to the west and northwest range from approximately 120 to 156 acres in size. The parcels are largely undeveloped. The property to the north, northeast and south, are residential uses on lots ranging from one to two acres in size. A 30-acre parcel abuts to the east. It has a residential home and an earth materials extraction operation; and

WHEREAS, the Borough has no complaints or violations on record for the alcoholic beverage package store; and

WHEREAS, the operation has an access from both the Seldon Road right-of-way and the Church Road right-of-way; and

WHEREAS, the proposed modification will not change access to the subject parcel; and

WHEREAS, the proposed modification will not change vehicular or pedestrian circulation on the subject parcel; and

WHEREAS, the proposed modification does not involve changing lighting; and

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

WHEREAS, the site plan indicates the area around the convenience store and fuel station is paved, which will continue to control the dust; and

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

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

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

WHEREAS, according to the application material, a total of 24 customer parking spaces are provided; and

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

WHEREAS, the proposed modification will not create the need for additional parking; and

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

WHEREAS, a package store does not serve liquor on the premises; and

WHEREAS, consumption on site is prohibited; and

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

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

WHEREAS, the Alcoholic & Marijuana Control Office (ABC) has no record of violations by KG Enterprises, LLC; and

WHEREAS, staff has no information indicating the applicant, KG Enterprises, LLC (dba Valley Country Store) is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public; and

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

WHEREAS, the Planning Commission conducted a public hearing on April 5, 2021 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 21-04:

1. The proposed modification is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area (MSB 17.70.100(A)(1)(a)).
2. The proposed modification will not be harmful to the public health, safety, convenience, and welfare (MSB 17.70.100(A)(1)(b)).
3. The proposed modification provides sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.70.100(A)(1)(c)).
4. The proposed modification will not have any negative effects upon the properties in the area due to such factors as dust, noise, obtrusive advertising and glare (MSB 17.70.100(A)(2)(a)).
5. The proposed modification will not negatively affect the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained (MSB 17.70.100(A)(2)(b)).

6. Measures are in place to reduce any negative effect upon adjacent and nearby properties (MSB 17.70.100(A)(2)(c)).
7. Adequate parking is provided (MSB 17.70.100(A)(2)(d)).
8. the proposed modification does not create an unreasonable traffic hazard (MSB 17.70.100(A)(2)(e)).
9. Traffic will not overtax existing road systems (MSB 17.70.100(A)(2)(f)).
10. The proposed modification is compatible with the character of the surrounding area (MSB 17.70.100(A)(2)(g)).
11. The proposed modification will not increase the crime rate in the area or increase alcohol-related accidents (MSB 17.70.110(B)(1)).
12. The applicant has not had a liquor license suspended or revoked in the 12 months preceding the application (MSB 17.70.110(B)(2)).
13. The applicant is trustworthy or fit to conduct business in the borough and the applicant is not a potential source of harm to the public (MSB 17.70.110(B)(3)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.70 and does hereby approve the modification to conditional use permit #177020080003, allowing for the expansion of an existing alcoholic beverage package store, with the following condition:

1. The hours of operation shall not exceed 8:00am to 12:00am, daily.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 5th day of April, 2021.




COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: (7) Vague, Anderson, Chesbro, Glashan, Mossanen,
Elder, Ortiz
NO: 

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By: Peggy Horton
Introduced: March 15, 2021
Public Hearing: April 5, 2021
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 21-06**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING APPROVAL TO NAME AN UNNAMED LAKE WITHIN THE MATANUSKA-
SUSITNA BOROUGH AS DALTELI LAKE.

WHEREAS, the Matanuska-Susitna Borough Planning Department
has received a request for comments from the Alaska Historical
Commission regarding a proposal to make official the name Dalteli
Lake for an unnamed lake in the Matanuska-Susitna Borough; and

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

WHEREAS, the unnamed lake is located approximately 4 miles
west of mile 132, North Parks Highway; the northern half of the
lake is within Denali State Park; and

WHEREAS, the lake is located within Township 28 North, Range
6 West, Section 3 and Township 29 North, Range 6 West, Section 34,
Seward Meridian, Alaska; and

WHEREAS, according to the information provided in the
proposal, many residents, local pilots, and air services

surrounding or familiar with the lake have known it as Dalteli Lake for 40 years; and

WHEREAS, the proposal included letters of support for the proposed name from past and present property owners surrounding the lake; and

WHEREAS, the proposal includes a 1987 article published in Alaska Magazine identifying the lake as Dalteli Lake; and

WHEREAS, according to the information provided in the proposal, the lake is surrounded by a variety of berries, including blueberries, high bush cranberries and cloud berries growing along the shore; and

WHEREAS, historically the Dena'ina fished, hunted, and gathered wild plants in and around the lands between the Chugach and Talkeetna Mountains in Upper Cook Inlet; and

WHEREAS, the spelling comes from the 1977 Dena'ina Noun Dictionary, a publication of the Alaska Native Language Center, University of Alaska Fairbanks, which defines Dalteli as berry buds in the Upper Cook Inlet dialect of the Dena'ina language; and

WHEREAS, the long term and widespread use of the name, descriptive nature of the surrounding plant life, and the linguistic evidence make this name appropriate for the lake; and

WHEREAS, a search of the Geographic Names Information System (GNIS), the Federal authoritative source of official geographic

feature names, maintained by the United States Geological Survey (USGS) found no other feature with the name Dalteli; and

WHEREAS, a search of the Alaska Mapper, a web-based geographic information system (GIS) that allows you to locate Alaska land-records information by navigating an interactive map of the state, found no other feature with the name Dalteli; and

WHEREAS, a search of the Matanuska-Susitna Borough's water body database found no other feature with the name Dalteli; and

WHEREAS, according to the State of Alaska, Department of Natural Resources, Division of Parks and Recreation, Natural Resources Specialist II, Mr. Cory Clover, there have been no public hearings held on this proposed name; and

WHEREAS, there have been no public comments received as a result of the public noticing; and

WHEREAS, notification of the proposed name and a request for comments was mailed to local residents, sent to the Trapper Creek Community Council, published in the Frontiersman Newspaper, and posted at the local post office and nearby grocery store; and

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

WHEREAS, the Planning Commission conducted a public hearing on April 5, 2021 on this matter.

NOW, THEREFORE BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends approval of the proposed name of Dalteli Lake for an unnamed lake in the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 5th day of April, 2021.



COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: (7) Glashan, Anderson, Ortiz, Vague, Chesbro, Mossanen,
Elder

NO: 

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 21, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 21, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:04 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair

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Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate
VACANT, District Seat #7
VACANT, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Cheryl Scott, Platting Technician
Ms. Peggy Horton, Platting Technician
Ms. Amy Otto-Buchanan, 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 Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved with changes without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for December 17, 2020.

- On page 3 correct name of Big Lake Trail and on page 1 & 2 correct name.

GENERAL CONSENT: The minutes for December 17, 2020 were approved with changes 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)

5. RECONSIDERATIONS/APPEALS

(There is no Reconsideration/Appeals)

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. **RIVERSIDE ALLEY:** The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **Lot 16A, Riverside**, containing .18 acres +/- . The plat is located north of E. Eagle Avenue and east of N. Bonanza Street, (Tax ID # 53031B01L016); within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City of Palmer. Community Council: NA. Assembly District #2: Stephanie Nowers. Continued from January 7, 2021 platting board hearing. (*Owner/Petitioner: Garic Hays General Contractor LLC, Surveyor: All Points North; Staff: Amy Otto-Buchana*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 231 public hearing notices were mailed out on December 30, 2020.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-176.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Garic Hayes, the petitioner, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Garic Hayes, the petitioner, agrees with all the recommendations and had no comments.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Riverside Alley & the vacation of the 4' X 63' portion of the alleyway, with 7 recommendations. The motion was seconded by Platting Member Shadrach.

Discussion by the platting board on the alleyway.

Mr. Meneses, City of Palmer Planning Commission Representative, explained to the board that alleyways are public access not a fire access road.

VOTE: The motion passed with all in favor by roll call vote. (Fernandez, Cottini, Bush, Vau Dell, Shadrach, and Anderson). There are 7 Findings of fact.

TIME: 1:27 P.M.

CD: 0:23:01

Platting Board Member Shadrach recused himself from Latitude 62 North.

B. **LATITUDE 62 NORTH**: The request is to create 6 lots from US Survey 3519 Lots 1, 2, & 27 and Lacher Subdivision Lots 1 & 2, Block 1 to be known as **Latitude 62 North**, containing 18 acres +/- . This plat will mitigate the substandard nature of three of the original lots. S. Horseshoe Lake Road, new internal rights-of-way (ROW), and construction of borough standard roads will provide legal and physical access to the new lots. Petitioners request vacations of: (1) Two public ROWs being replaced by proposed access; (2) A 50' public ROW on US Govt. Lot 3 (Tax Parcel A1) and; (3) A 50' public ROW along the shore of Horseshoe Lake. The property is located along the north shore of Horseshoe Lake (Tax ID #U03519000L01, U03519000L02, U03519000L27, 2636B01L001, 2636B01L002, 17N04W12A001); lying within the N½ Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Big Lake and in Assembly District: #5 Dan Mayfield. Continued from November 19, 2020 & December 17, 2020 platting board hearing. (*Owner/Petitioner: Russell & Janet Whitfield, Jack & Lona Sims, and Scott Sterling; Surveyor: Whitfield; Staff: Peggy Horton*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Board Member Vau Dell had contact with a neighbor near this action. He stated he has no financial gain and can be impartial; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 29 public hearing notices were mailed out on October 29, 2020 from the original platting board hearing on November 19, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-153/155-158.
- Staff recommends approval of Action A and the Plat.
- Staff Does not approve Action B and Action C.
- Answered questions from the platting board.

Chair Anderson asked staff on the procedure for processing the case file. Staff answered his question and clarified what is the best process to do for the case file.

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

Mr. Russell Whitfield, the petitioner, gave a brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns regarding road site distance and location on the new placement. Would like to see the easements improved and a fire pump station put in if these easements go through: Ms. Darcy Quan.

The following person spoke regarding their concerns regarding access, road grading, and placement of a water pump: Mr. Frank Paulson.

The following person spoke regarding their concerns regarding the access grading on a portion of the roadway. Would like to see the road upgraded and maintained: Mr. Eric Quan.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Scott Sterling, a co-petitioner, gave his briefing on the case action.

The Petitioner, Ms. Janet Whitfield, asked for additional time to present their case. The platting chair granted her request, adding 2 more minutes to the petitioner's.

Ms. Janet Whitfield, a co-petitioner, explained more on the action being brought to the platting board, talked about the access on the properties, and answered questions from the platting board.

The Clerk Announced for those calling by Telephone that public comments have been closed by the chair for this case.

TIME: 2:15 P.M.

CD: 01:12:21

Break to fix technical difficulties of the phone line and microphones.

TIME: 2:49 P.M.

CD: 01:45:38

Chair Anderson moved to the Platting Board for a motion.

ACTION A

MOTION: Platting Member Cottini moved to approve the vacation of the 50' public access easement upland from and along the shore of proposed Lots 1 & 2, Block 1, for Latitude 62 North, with 2 recommendations and 15 findings. The motion was seconded by Platting Member Vau Dell.

Platting Board discussed with staff and law on the objection from the State of Alaska's Fish and Game Office and the 50' public access easement.

VOTE: The motion passed with all in favor by roll call vote. (Fernandez, Cottini, Bush, Vau Dell, and Anderson). There are 15 Findings of fact.

TIME: 3:03 P.M.

CD: 02:02:16

ACTION B

MAIN

MOTION: Platting Member Cottini moved to approve the vacation of the 50' wide Roadway and Public Utility Easement along the west side of Govt. Lot 3, as stated on the U.S. Patent 1235307 for Latitude 62 North, with 4 recommendations and 27 findings. The motion was seconded by Platting Member Vau Dell.

Platting Board discussed the case regarding the petitioners changes on the findings and recommendations.

Amended

MOTION: Platting Member Cottini moved to amend the motion to add recommendation #B5. The amended motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add B5: Obtain consent from the State of Alaska Department of Natural Resources for the vacation of the U.S. Patent Reservation Easement 1235307.

Amended

VOTE: The amended motion passed with all in favor by roll call vote. (Bush, Cottini, Anderson, Fernandez, Vau Dell).

Main Motion

VOTE: The main motion failed by roll call vote with all voting no. (Bush, Cottini, Vau Dell, Fernandez, Anderson).

TIME: 3:28 P.M.

CD: 02:23:58

Break for the platting board to write the findings of facts for the failed motion.

TIME: 3:31 P.M.

CD: 02:36:00

FINDINGS of FACTS for DENIAL:

- B1 to B27
- B28: Findings as noted in staff report concerning Vacation #2 do not support approval of the requested vacation.
- B29: Objections from three adjoining property owners; Quams, Palin, & Gage for the vacation of the 50' Patent reservation easement, as it is being used and provides future access to Horseshoe Lake.
- B30: Better lake alternate access is not provided. A road along the proposed vacation is possible. Public comments indicate to keep the access to Horseshoe Lake.

MOTION: Platting Member Vau Dell moved to approve the failed findings of facts. The motion was seconded by Platting Member Cottini.

VOTE: The motion to approve the failed findings passed with all in favor by general consent.

TIME: 3:42 P.M.

CD: 02:42:40

ACTION C

MOTION: Platting Member Cottini moved to approve the vacation of the 50' Roadway and Public Utility Easement on the east side of Lot 27, U.S. Survey 3519, as stated on the U.S. Patent 1227124 and vacation of the 25' platted right-of-way on Lacher Subdivision, Plat 83-289 for Latitude 62 North, with 2 recommendations and 18 findings. The motion was seconded by Platting Member Vau Dell.

Platting Board discussed 50' roadway and Public Utility Easement. Discussion on removing C12 and replacing it with a different finding.

Amended

MOTION: Platting Member Cottini moved to amend the motion to remove C12 and add a new finding for C12. The motion was seconded by Platting Member Vau Dell.

FINDINGS:

- Modify and Change C12 to read: Mr. Brian Gage objects to changes to the easements.

Amended

VOTE: The motion passed with all in favor by roll call vote. (Bush, Cottini, Fernandez, Vau Dell, Anderson).

Amended

MOTION: Platting Member Cottini moved to add recommendation C3. The motion was seconded by Platting Member Vau Dell.

RECOMMENDATIONS:

- Add C3: Obtain consent from the State of Alaska Department of Natural Resources for the vacation of the U.S. Patent Reservation Easement 1227124.

Amended

VOTE: The motion passed with all in favor by roll call vote. (Anderson, Fernandez, Vau Dell, Bush, Cottini).

Main Motion

VOTE: The main motion failed by roll call vote with all voting no. (Bush, Vau Dell, Fernandez, Anderson, Cottini).

FINDINGS of FACTS for DENIAL:

- Add C1 to C18, remove C12, and add new recommendation in place of C12.

MOTION: Platting Member Vau Dell moved to approve the failed findings of facts C1 to C18 with removing C12 and Adding new recommendation for C12. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor by roll call vote. (Vau Dell, Fernandez, Bush, Cottini, Anderson).

TIME: 4:03 P.M.

CD: 03:03:08

ACTION D

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat of Latitude 62 North with 10 recommendations and 12 findings. The motion was seconded by Platting Member Bush.

Platting Board and staff discussed recommendation D2 on the curve radius.

Mr. Ashenbrenner gave explanations on law and code.

FINDINGS:

- Modify D12: Three owners of property object to the new access road and have concerns about additional traffic and road noise.

VOTE: The motion passed with 4 in favor by roll call vote (Cottini, Bush, Fernandez, Anderson) and 1 against (Vau Dell). There are 12 Findings of fact.

TIME: 4:26 P.M.

CD: 03:22:30

Break

TIME: 4:33 P.M.

CD: 03:29:28:03

Platting Member Shadrach returned to his Seat on the Board.

C. **PARADISE RIDGE**: The request is to create a 41-lot, 5-phase master plan from Tax Parcels C3 & C4 to be known as **Paradise Ridge**, containing 120.0 acres +/- . Interior streets will be dedicated and constructed to borough standards and a public use easement is proposed. The property is located north of E. Paradise Lane, west of N. Wasilla-Fishhook Road, southwest of E. Pamela Drive and east of N. Bull Moose Drive (Tax ID # 18N01W24C003 & 18N01W24C004); lying within the SW ¼ Section 24, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: N/A and in Assembly District #6: Jesse Sumner. (*Owner/Petitioner: Patterson Construction, LLC; Surveyor: Keystone; Staff: Cheryl Scott*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Platting Member Shadrach knows one of the petitioners and did not have a conversation with them. He can be impartial and make a fair decision.
- There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 91 public hearing notices were mailed out on December 30, 2020.

Ms. Cheryl Scott:

- Gave an overview of the case, #2020-168.
- Staff recommends approval of the case with findings of fact and conditions.
- Need to modify finding #4 and #12 and modify recommendation #8.

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

Mr. Gary LoRusso, the petitioner's representative, Mr. Steve Kidle and Mr. Don Patterson, the petitioner's, and Mr. Holler, the Engineer, gave a brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, Mr. Steve Kidle and Mr. Don Patterson, the petitioner's, and Mr. Holler, the Engineer, explained the case action and agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Fernandez moved to approve the preliminary plat of Paradise Ridge Master Plan, with 16 recommendations, modifying recommendation #8, and Findings #4 and #12. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #4: "with MSB 43.20.281 and fill, regrading, reconfiguring, or absorption of lots ... "
- Modify #12: There were no objections received to this plat from any borough department or outside agencies. One concern was received from fire Code and one non-objection, three concerns, and three objections were received from the public regarding additional traffic safety and development in relation to the creek and the lake to the south.

RECOMMENDATIONS:

- Modify #8: "pursuant to MSB 43.20.281. Reconfigure lots as needed or eliminate the lots lines to absorb the adjacent conforming lots and show on the final plat.

VOTE: The motion passed with all in favor by roll call vote. (Fernandez, Vau Dell, Bush, Shadrach, Cottini, Anderson). There are 12 findings of fact.

TIME: 4:55 P.M.

CD: 03:54:20

D. KELLARD FAMILY: The request is to divide Lots 21 and 38, Paper Subdivision, Plat 66-3, into 6 lots to be known as **Kellard Family Subdivision**, containing 15.03 acres +/- . The petitioner also requests to vacate the 15' wide utility easement along the south boundary and replace it with a 15' wide utility easement adjacent to the proposed right-of-way. The property is located west of S. Talkeetna Spur and north of E. Woodpecker Road, (Tax ID #2888000L021 & 2888000L038); lying within the SE ¼ Section 06, Township 25 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve. (*Owner/Petitioner: James & Susan Kellard; Surveyor: R & K; Staff: Peggy Horton*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 37 public hearing notices were mailed out on December 30, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-181/182.
- Staff recommends approval of the case with findings of fact and conditions.

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

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

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

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

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Kellard Family and relocation of the 15' utility easement reserved on quitclaim deeds recorded at Book 75 Pages 225 and 228, with 16 recommendations. The motion was seconded by Platting Member Bush.

VOTE: The motion passed with all in favor by roll call vote. (Vau Dell, Cottini, Shadrach, Fernandez, Anderson, Bush). There are 10 findings of fact.

TIME: 5:01 P.M.

CD: 04:00:46

E. **BUG LAKE & SLEV:** The request is to divide Lot 1, Treeline, Plat 2014-35, into two lots, vacate the section line easement along the north side of proposed Lot 2 and dedicate 300' of right-of-way for W. Glenn Hwy. State of Alaska has provided preliminary approval for the Section Line Easement vacation. This subdivision is to be known as **Bug Lake**, containing 14.64 acres +/- . The property is bisected by W. Glenn Highway, just east of mile 111 (Tax ID #7284000L001); lying within the NE ¼ Section 25, Township 20 North, Range 10 East, Seward Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale. (*Owner/Petitioner: Richard Wood; Surveyor: Hanson; Staff: Peggy Horton*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 11 public hearing notices were mailed out on December 30, 2020.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-186/187.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Richard Wood, the petitioner, gave brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Richard Wood, the petitioner, agrees with all the recommendations and has no comments.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Bug Lake and vacation of the 33-foot Section Line Easement along the north boundary, with 8 recommendations. The motion was seconded by Platting Member Fernandez.

VOTE: The motion passed with all in favor by roll call vote. (Bush, Cottini, Fernandez, Anderson, Shadrach, Vau Dell). There are 13 findings of fact.

TIME: 5:13 P.M.

CD: 4:12:13

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on February 4, 2021. Updated the board on Title 43 White Board List and will put on the February 18, 2021 agenda.

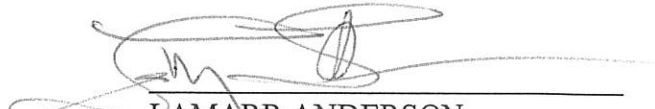
Ms. Von Gunten updated the board on two new member that were approved by the assembly.

9. BOARD COMMENTS

- Platting Member Fernandez thanked everyone for their hard work today.
- Platting Member Cottini welcomed Mr. Bush as a platting board member.
- Platting Member Bush greeted everyone on the board.
- Platting Member Vau Dell was glad everything worked out well.
- Platting Member Shadrach had no comments.
- Platting Member Anderson welcomed Mr. Bush as a platting board member.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 5:24 p.m. (CD: 04:20:32)


LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: February 18, 2021

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 4, 2021, 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 LaMarr Anderson.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair (attended via TEAMS)
Mr. Justin Hatley, Alternate

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Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
VACANT, District Seat #7
VACANT, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Peggy Horton, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Justin Hatley.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for January 7, 2021.

GENERAL CONSENT: The minutes for January 7, 2021 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 are no persons to be heard)*

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

5. RECONSIDERATIONS/APPEALS

(There is no Reconsiderations/Appeals)

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. **ADAM'S RIB**: The request is to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94, to be known as Adam's Rib, containing 29.27 acres +/- . The plat is located north of E. Scott Road, and east of N. Rib Road, (Tax ID # 54760000T001-C); within the SE ¼ SE ¼ Section 30, Township 18 North, Range 02 East, Seward Meridian, Alaska. Community Council: Greater Palmer and Assembly District #1 Tim Hale. (*Owner/Petitioner: Hansini LLC, Surveyor: Hanson, Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record,
- Platting Member Cottini recused himself from Adam's Rib.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 11 public hearing notices were mailed out on January 13, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-174.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Craig Hanson, the petitioner's representative, did not want to give an overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Curt Holler, the engineer, agrees with all recommendations and answered questions from the board.

Point of Order was called, as questions by Platting Member Vau Dell were not appropriate. The surveyor has the right to say he cannot answer a question by the platting board.

The Chair Rules that the Point of Order is well taken.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Adam's Rib, with 9 recommendations. The motion was seconded by Platting Member Hatley.

Discussion by the platting board on the roadway.

VOTE: The motion passed with 4 in favor by roll call vote. (Fernandez, Bush, Hatley, and Anderson) and 1 against (Vau Dell). There are 8 Findings of fact.

TIME: 1:22 P.M.

CD: 0:21:30

BREAK

TIME: 1:27 P.M.

CD: 0:25:50

Platting Board Member Cottini returned to his seat.

B. BRITTANY ESTATES ADD 1 PH 3 RSB TRC C-1: The request is to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1 Phase 3, Plat No. 2005-80, to be known as Tract C-1-A and Tract C-1-B, containing 16.88 acres +/- . The plat is located south of E. Palmer-Wasilla Highway, east of E. Irwin Loop and west of S. Felton Street, (Tax ID # 55714000T00C-1); within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the City limits of Palmer. Community Council: NA. Assembly District #2 Stephanie Nowers. Continued from the January 7, 2021 platting board hearing. (*Owner/Petitioner: Chinook Holdings, LLC; Surveyor: Besse; Staff: Amy Otto-Buchanan*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 291 public hearing notices were mailed out on December 16, 2020 from the original platting board hearing on January 7, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2020-169.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Rick Besse, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Rick Besse, the petitioner's representative, agrees with all recommendations and had no comments.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Brittany Estates Addition 1 Phase 3 RSB Tract C-1 and the variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, with 7 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 8 Findings of fact.

TIME: 1:42 P.M.

CD: 0:40:24

C. VIEW POINTE AT THE RANCH ADD 1 MASTER PLAN: The request is to create a 120-lot, 4-phase Master Plan from Tracts B, C, F, & G, View Pointe at the Ranch, Plat 2020-93, to be known as View Pointe at the Ranch Addition 1 Master Plan, containing 72.83 acres +/- . The lots will be served by a community water system. The property is located west of South Trunk Road Extension and north of the Alaska Railroad right-of-way (Tax ID # 8049000T00B, 8049000T00C, 8049000T00F, 8049000T00G); lying within the S ½ Section 16 and NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #3: George McKee.
(Owner/Petitioner: Arctic Devco, Inc.; Surveyor: Besse Surveying; Staff: Peggy Horton)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record;
- Platting Member Hatley recused himself from the case.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 83 public hearing notices were mailed out on January 13, 2021.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-189.
- Asking for a continuance to February 18, 2021.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue the Master Plan for View Pointe at the Ranch Addition 1 to February 18, 2021. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent.

TIME: 1:48 P.M.

CD: 0:46:54

Platting Member Hatley returned to his seat.

D. **JAYS LANDING:** The request is to create 10 lots from Tracts X-2A, X-2C & X-2D, Phase Four, First Addition to Aero on Wolf Lake, Plat 98-151, to be known as **JAYS LANDING**, containing 10.99 acres +/- . The property is located north of E. Hart Lake Loop, along both sides of N. Whitman Place and north of E. Caravelle Circle (Tax ID #4799000T00X-2A, 4799000T00X-2C, 4799000T00X-2D); lying within the NE ¼ Section 21, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: North Lakes and in Assembly #6: Jesse Sumner. Continued from January 7, 2021 platting board hearing. (*Owner/Petitioner: D.E. Southfork LLC; Surveyor: Besse Surveying; Staff: Peggy Horton*)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Hatley recused himself from the case.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 176 public hearing notices were mailed out on December 16, 2020 from the original platting board hearing on January 7, 2021.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-170.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to modify finding #7.

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

Ms. Barbara Doty, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the land use and objects to the commercial use on the southern lots of the property: Ms. Janis Bishop.

The following person spoke regarding the case and is in agreement to the project: Ms. Patricia Livingston.

Chair Anderson

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Ms. Barbara Doty, the petitioner's representative, gave clarification on the project and the property use. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Jays Landing, with 6 recommendations and modifying finding #7. The motion was seconded by Platting Member Bush.

Discussion ensued by the platting board on land development and doing a platting action.

FINDINGS:

- Modify #7: There were no borough department or outside agency objections. There was one public objection to this plat.

VOTE: The motion passed with 4 in favor by roll call vote. (Bush, Fernandez, Anderson, Cottini) and 1 against (Vau Dell). There are 7 findings of fact.

TIME: 2:16 P.M.

CD: 01:15:32

Platting Member Hatley returned to his seat.

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on February 18, 2021. Updated the board on Title 43 White Board List and will put on the February 18, 2021 agenda.

Ms. Von Gunten updated the board on a new platting board member, Mr. Leonard, sitting in District 7 seat. Provided information on the upcoming APA Conference. The clerk will research information regarding procedures that the chair would like to do.

9. BOARD COMMENTS

- Platting Member Fernandez had no comments.
- Platting Member Cottini commented on the white board list.
- Platting Member Bush thanked everyone for their input.
- Platting Member Vau Dell had no comments.
- Platting Member Hatley thanked everyone in working with them, as he will be resigning in the next month or so.
- Platting Member Anderson thanked the board for their work for the day.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:27 p.m. (CD: 01:26:55)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: March 4, 2021

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
FEBRUARY 18, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 18, 2021, 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 LaMarr Anderson.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7

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Platting Board members absent and excused were:

Mr. Justin Hatley, Alternate
VACANT, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Alan Leonard.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for January 21, 2021.

- Correction to misspelled names and wordage.

GENERAL CONSENT: The minutes for January 21, 2021 were approved with changes, without objections.

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

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

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

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

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. **VIEW POINTE AT THE RANCH ADD 1 MASTER PLAN:** The request is to create a 120-lot, 4-phase Master Plan from Tracts B, C, F, & G, View Pointe at the Ranch, Plat 2020-93, to be known as View Pointe at the Ranch Addition 1 Master Plan, containing 72.83 acres +/- . The lots will be served by a community water system. The property is located west of South Trunk Road Extension and north of the Alaska Railroad right-of-way (Tax ID # 8049000T00B, 8049000T00C, 8049000T00F, 8049000T00G); lying within the S ½ Section 16 and NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. Community Council: Gateway and in Assembly District #3: George McKee.
(Owner/Petitioner: Arctic Devco, Inc.; Surveyor: Besse; Staff: Peggy Horton)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report:

- Stating that 83 public hearing notices were mailed out on January 13, 2021.

Ms. Peggy Horton:

- Gave an overview of the case, #2020-189.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Rick Besse, the petitioner's representative, gave a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Steve Eng, the petitioner's engineer, gave a brief summary of the soils report and answered any questions from the platting board.

Mr. Rick Besse, the petitioner's representative, would like to change the wordage to recommendation #12 and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Cottini moved to approve the preliminary plat for View Pointe at the Ranch Addition 1 Master Plan, with 17 recommendations. The motion was seconded by Platting Member Vau Dell.

Staff gave modified wordage for finding #11 and recommendation #12.

Amended

MOTION: Platting Member Cottini moved to amend the motion to modify finding #11 and recommendation #12. The motion was seconded by Platting Member Shadrach.

FINDINGS:

- Modify #11: . . . "The engineer stated the water system would need to tie into the well within The Ranch for Phase 2 of this project."

RECOMMENDATIONS:

- Modify #12: Construct the water lines, provide two as-built drawings, and provide ADEC certificate to operate for the water system extension within each phase.

Platting Member Vau Dell had a question for staff on recommendation #2, and staff replied to his question.

Amended

VOTE: The amended motion to modify finding #11 and recommendation #12 passed with all in favor by general consent.

MAIN

VOTE: The motion passed with all in favor by general consent. There are 15 findings of fact.

TIME: 1:53 P.M.

CD: 0:50:05

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Special Meeting Session on Title 43 White Board List

- Ms. Peggy Horton and Fred Wagner provided an introduction on the past white board list items that are completed and provided a new list of items for the platting board.
- Staff would like the board members to read over the white board packet before the next meeting so everyone will be ready to discuss the items.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on March 4, 2021. Will start on the white board items at the next meeting.

Ms. Von Gunten recognized Ms. Horton as she will be moving into a new position in the planning department. The Platting Board thanked her for her service. Updated the board on the upcoming APA Conference. Borough staff will be looking for a new Platting Technician in the following months.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Fernandez welcomed the new platting member Mr. Leonard.
- Platting Member Cottini welcomed Mr. Leonard to the platting board.
- Platting Member Bush had no comments.
- Platting Member Vau Dell thanked staff.
- Platting Member Shadrach welcomed Mr. Leonard.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:15 p.m. (CD: 01:13:29)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:

Sloan Von Gunten

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: March 18, 2021

Talkeetna Community Council, Inc.
Regular Meeting of the Talkeetna Community Council
Monday, March 1, 2021 7pm via Zoom

1. **Call to order.** The meeting was called to order at 7:03 PM. In attendance were Jon Korta, Jodi Rodwell, Cortni Ruth, Kathy Trump, and Doug Smith. Lora Nelson and Kristy Kingery were absent

2. Kathy Trump will take minutes

3. Approval of agenda

Motion by Doug to add CAP funds to new business and to add Alex Senta, Rebecca Cozad and Brian Okonek to persons to be heard. Seconded by Jodi Rodwell. Motion approved.

Motion by Doug to approve the agenda as amended. Seconded by Cortni. Motion approved.

4. Approval of Minutes from 2/1/21

Motion by Doug to approve the minutes of February 1, 2021. Seconded by Jodi. Motion approved.

5. Treasurer's Report: Doug Smith. See report.

Bank accounts have been updated.

General Account:	Playground	Skate Park	Talkeetna Recycling
Checking 9,846.73	2,875.91	7,216.91	7966.74
Savings 25.26	5,362.12	25.32	25.24

6. **Out-of-Town Guest(s)** - Lisa Rabinowitz and Dave Scardino from Division of Health and Social Services presented information on vaccines and Covid-19. They answered community questions.

7. **Correspondence:** See packet

8. **Announcements:** none

9. Persons to be heard:

Rebecca Cozad: TCCI wrote a letter to MSB Planning Commission requesting an exemption for the CUP for Comsat Quarry. It was five pages and included relevant documents. At first,

Recycling is looking into a reuse site. If you would like to help with this project contact Cici. Next meeting is March 18th.

C. Community Assistance Program: Christie Seay

Christie has been giving out grant checks for 2019 CAP once she receives MOAs.

D. Skatepark. No report

E. Playground. No report

F. Comsat Quarry: Kathy Trump

Rebecca and Howard took Assemblyperson Tam Boeve and Borough Manager Mike Brown on a hike on x & y, and then a drive to the quarry, Comsat and Christiansen Lake Park, and nearby subdivisions. After the hike and drive, they met at the library and Mike Brown pledged to do what he could to help.

The committee will meet with Alex Strawn, the MatSu Borough Planning and Land Use Director, on March 8th at 11:30 on zoom for a question and answer session. If you have any questions to ask Alex Strawn, please send them to Rebecca Cozad. All are welcome to attend.

The committee is working on an education campaign using four points most important to inform the community about the issue. The document is written and is now being edited.

The next meeting of Comsat Quarry Committee will be Monday, March 15 at 11:30 AM

G. RSA: John Strassenburgh. Cancelled their meeting. No report.

Next meeting March 11th

H. **TWSB:** Whitney Wolff. No report

I. **CERT:** Bill Was

order for this motion to take effect, Troy, Rebcca and Kristy will have to sign paperwork at the MVFCU.

C. CAP Funding. Two issues. We need to make up two cycles of funding by December 31st. We need to apply by March 15, for 2022.

Motion by Kathy Trump to open the CAP application for 2020 and 2021 for the amount of \$31,578 to the community March 15 through May 1st. Seconded by Cortni. Motion passes.

Motion by Kathy Trump to apply for the \$15,789 2022 CAP funds from the MatSu Borough by March 15, 2021 and include the following list of potential applicants. We will amend the application after the CAP Committee selects the actual grantees.

Denali Arts Council, Talkeetna Elementary School, Talkeetna Elementary School PTA, Susitna Valley High School, Susitna Valley High School PTSA, Susitna River Coalition, Friends of the Talkeetna Library, MatSu Borough School District --Talkeetna Community Schools, Sunshine Transit, Sunshine Community Health Center, Sunshine Childcare Station, Talkeetna Chamber of Commerce, Talkeetna Historical Society, Upper Susitna Food Pantry, Upper Susitna Seniors, Upper Susitna Soil and Water Conservation District, Talkeetna Community Council, inc, Talkeetna Recycling Works, Talkeetna Community Radio, Inc., Denali Nordic Ski Club, Denali Education Center, Gateway to the Arctic

Seconded by Doug Smith. Motion passes.

14. Board Comments

Kathy Trump: Thank you everyone who serves on a committee.

Doug Smith --Jodi looks like she is dancing--she is on an elliptical which is so smart

Jodi--Give a hand for Doug Smith for figuring out banking and insurance

Jon --Thank you everyone for serving your community and attending our meeting.

15. Adjourn. Motion by Doug to adjourn the meeting. Seconded by Jodi. Motion passes and the meeting was adjourned at 9:06. Next meeting date is April 5, 2021 at 7:00 PM via Zoom

Minute Taker: Kathy Trump

Attested to:
Date: 4/6/21



Jonathan Korta - Chair Talkeetna Community Council



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General Meeting Minutes

Date: Mar 23 2021

Time: 7:00pm

Location: Zoom

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

Requested Attendees:

Gretchen Watson; Rachel Lund, Michelle LaRose Corine Hickey

Attended: David Darrington, Nate Emery, Pierre & Chrystal Loncle, Senator David Wilson

7:02pm Call to Order-Corine Hickey

Approval of prior General Meeting Minutes –Motion to approve 2/23/21 Gretchen Watson, Second by Rachel Lund

Approval of current Board Meeting Agenda-Motion to approve Gretchen Watson, Second by Rachel Lund, no opposed

7:05pm Review of Previous Action Items:

- Michelle to restart search for meeting location to supplement the zoom meetings. The hope is to start in May 2021 if location is obtained.
- Spring Clean Up-Michelle LaRose to head up the event as done in previous years (usually in April) and will advertise on facebook.
- Corine Hickey volunteered a truck and trailer to assist with debris removal to the land fill
- Rachel mentioned a prior City competition for students they got a ticket for every bag collected which in turn provided a chance at prizes. Michelle to contact the City to see if promotion is still active.

David Darrington-what other avenues do we have to spread the news?

1. Facebook
2. Email
3. Next Door App ?
4. Word of mouth
5. Post flyer at Walmart/Sportsmans/Fred Myers?



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7:17pm-Old Business:

- Insurance application to be placed on Board meeting agenda to assist Gretchen Watson with a final draft to submit for pricing.
- MEA planning meeting in April should have a rough draft of proposed route. Gretchen recapped prior conversation for David Darrington in that MEA most likely selects two locations at Tex-Al then Church at the Valley Country Store. Michelle LaRose encourages members to give feedback.

7:30pm Time: Round Table

Senator David Wilson:

- Federal Government still releasing funds to the state
- Operating budget talks going slow but is based on a formula
- Park intersection at Lucas to get a resurfacing
- Palmer sales tax is off the charts right now
- All scheduled projects are on target

Q. Corine Hickey, if the MatSu was considered a “hard hit” area for COVID funding?

A. Yes, they look at tourist dollars and tax revenue, So Denali is in the Borough boundaries and the State Fair was cancelled.

Q. Michelle LaRose asked for clarity on COVID mandate to have a business lic. for a nonprofit?

A. This is a Borough requirement and not the State but always a good idea.

Q. Corine, How does the State hierarchy affect the Anchorage COVID shut downs?

A. The Statute titles 21,24 and 27 give powers to those cities to do what is best for their public. The State is being audited because of the Anchorage use of funding. No one has shut down more than once other than Bethel and Anchorage. The MatSu has benefited from the Anchorage limitations.

Additionally, there have been over 200 families requesting their children to attend schools in the MatSu

Q. Gretchen Watson asks about the future plans on the growing Marijuana shops popping up on every corner like a drive thru coffee house?

A. No restrictions as long as they follow the rules. There was one shop that was allowed in a neighborhood by mistake but they are making effort to correct that.

Q. Corine Hickey interested in knowing how much funds are a result of these businesses and how funds are spent.

A. It was indicated prior year earning 12 million and expects 2021 to double. The funds are spent at 50% to the General fund and the other to Education and Treatment.



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Senator Wilson does not do a newsletter so encourages anyone to reach out to him by phone or email, he like to get back with you personally.

Review of New Action Items:

- Table Insurance application to the Board Meeting
- Need to create an application for the (CIP) Community Improvement Projects within our council area.
- Bank account update
- Gretchen to file the MEA Grant application prior to 3/31
- Spring Cleanup?
- Guest speaker

7:40pm-Adjourn

Motion to Adjourn by Gretchen Watson, No objections

Corine Hickey interim TCC President
Gretchen Watson, Secretary



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Meeting Minutes
March 4, 2021 7:00pm
Upper Susitna Senior & Community Center

- I. Establish Quorum – Ned Sparks, Joe Pride, [REDACTED], Buddy Giddens, Sheena Fort, [REDACTED] & Clark Smith.
- II. Call Meeting to Order – 7:04pm
- III. Pledge of Allegiance
- IV. Approval of Meeting Agenda
 - a. Joe Pride
 - b. Buddy Giddens
- V. Approval of Meeting Minutes
 - a. Joe Pride
 - b. Buddy Giddens
- VI. Treasurer's Report
 - a. Checking Account – \$7500.77
 - b. Savings Account – \$225.79
- VII. Persons to be Heard (suggested 3 minutes each)
 - a. LouAnne Tysdal- talked to the community council about her grant application for the Sunshine Food Bank.
 - b.
 - c.
- VIII. Correspondence –
 - a.
 - b.
- IX. Committee and Governmental Reports
 - a. **Road Service Areas (15 & 29)** – N/A
 - b. **Borough Assembly Update** – Tam Boeve informed the council about the Borough Budget hearing on May 6th and the four-year plan to close the local transfer stations. She does not see it moving forward but the council can write a letter of opposition.
 - c. **Neighborhood Watch / Community Safety Update** – Looking to put together Volunteer patrol in the area.
 - d. **Fire District Update** – N/A
- X. Old Business
 - a. **Signage** (tabled)
 - b. Treasurer Trevor Walter is to replace Herman Thompson as signature for the checking account.
 - c. **Election integrity update**- A letter will be written to Mike Showers to investigate election integrity.
 - d. **Second Amendment update**- Alaska was declared a second amendment sanctuary in 2010 by Governor Parnell. No further action needed.
 - e. **Fundraising Committee**- Discussing next meeting to form a committee.
- XI. New Business
 - a. **Grant cycle announcement dates**- Received a two-year cycle of \$31,000.
 - b. Inquire on possible park land in the local area.
- XII. Adjournment – 7:44pm

PN Sparks
Shanara
4/1/21