

**MATANUSKA-SUSITNA BOROUGH
AGRICULTURE ADVISORY BOARD**

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OCT 21 2021
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Chairman – Jon Olsen (10)	Mark Stahl (03)	Stephen Brown (08)
Vice Chair – Cody Beus (04)	VACANT (05)	Benjamin Swimm (09)
VACANT (01)	Steven Sawyer (06)	Erik “Moe” Johnson (11)
Dick Zobel (02)	VACANT (07)	VACANT (12)

MINUTES

**REGULAR MEETING
DSJ BUILDING
LOWER LEVEL CONFERENCE ROOM**

**September 15, 2021
4:30 P.M.**

I. CALL TO ORDER; ROLL CALL

Mr. Olsen called the meeting to order at 4:31 p.m.

Members present and establishing a quorum were: Jon Olsen, Erik Johnson, Mark Stahl, Benjamin Swimm, Stephen Brown, Steven Sawyer, Dick Zobel, Cody Beus

Members Absent and Excused:

Members Absent:

Staff present: Tracy McDaniel, Asset Manager
Jill Irsik, Dept. Admin Specialist

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

MOTION: Mr. Zobel moved, Mr. Stahl 2nd.

Agenda approved

III. AUDIENCE PARTICIPATION (Limit to 3 minutes)

Amy Pettit – spoke regarding Ag land loss

Bev Cutler – spoke regarding 40 years of changing ag land use. Provided written statement.

IV. APPROVAL OF MINUTES

A. March 17, 2021

MOTION: Mr. Sawyer moved, Mr. Brown 2nd. Strike “Minutes approved” on Line 39.

Minutes approved as amended.

V. ITEMS OF BUSINESS

A. Former Title 13 Policy and Procedures

-Revisit previous discussion for new members regarding the updating of the policy and procedure manual for Title 13 parcels.

-Ms. McDaniel is looking for constructive criticism regarding these updates.

-How the update is currently written bypasses the need to record new covenants or do a termination of that specific requirement, which legally the Borough cannot do. Staff would need to clarify that portion of the update.

-It is up to the board as to how they would like to move forward with updates.

- B. Farm Development Plan Release
- Revisit previous discussion for new members regarding releasing owners from the farm development plan requirement.
 - Ms. McDaniel needs direction from the board on this issue
 - Board directed Ms. McDaniel to bring forward guidelines for past sales to update to fee simple with ag covenants, and to address 10 acres and other items within those sale documents.

VI. MEMBER COMMENTS (limit to 3 minutes)

- Mr. Sawyer – Inquired whether MEA has to come before the board if they are going to seek to put an easement on ag land. Discussion followed regarding easements.

VII. NEXT MEETING

A. October 20, 2021

VIII. ADJOURNMENT

Mr. Olsen adjourned the meeting at 6:16p.m.


Jon Olsen, Chairperson

ATTEST:


Jill Irsik
Department Administrative Specialist

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MATANUSKA-SUSITNA BOROUGH
AGRICULTURE ADVISORY BOARD
RESOLUTION SERIAL NO. 21-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CLASSIFY A PARCEL OF LAND WITHIN SE1/4 NE1/4 LYING SOUTH OF THE PARKS HIGHWAY AS COMMERCIAL LANDS AND AGRICULTURAL LANDS AND THE E1/2 SE1/4 AND GLO LOT 5 AS AGRICULTURAL LANDS, ALL LOCATED WITHIN SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA (TAX ID 24N05W15D002).

WHEREAS, the Agriculture Advisory Board was enacted by Matanuska-Susitna Borough Ordinance 15-050 to review issues specifically related to and affecting borough agriculture lands, and advise the Assembly and Manager on such matter; and

WHEREAS, the subject parcel is currently classified as Agricultural Lands under former Title 13 with imposed covenants from the 1983 Agricultural Land Sale program; and

WHEREAS, the subject parcel consists of three legal parcels of record and proposed as a dual classification for Commercial Lands and Agricultural Lands; and

WHEREAS, the SE1/4 NE1/4 lying south of the Parks Highway is currently leased as a cell tower site and MSB Emergency Services occupies space on the tower and a communication shelter within the lease site at not costs to the Borough; and

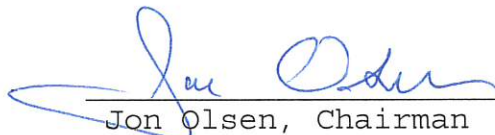
WHEREAS, the classification of Commercial and Agricultural Lands is appropriate for the existing cell tower lease site that provides critical cell service and emergency services communications wherein neither existed before development of the

tower while allowing for potential future agricultural use; and

WHEREAS, classification under MSB Title 23 for the E1/2 SE1/4 and GLO Lot 5 as Agricultural Lands will maximize to the extent feasible or practical the food production capability of the parcels class III and IV soils.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Agriculture Advisory Board recommends the Matanuska-Susitna Borough Assembly hereby adopts by Ordinance the release of the former MSB Title 13 covenants for dual classification of the SE1/4 NE1/4 lying south of the Parks Highway as Commercial and Agricultural Lands and retain the parcel; and, the E1/2 SE1/4 and GLO Lot 5 as Agricultural Lands and offer the parcels in an upcoming borough competitive land sale as fee simple title with agricultural covenants, conditions, and restrictions.

ADOPTED by the Matanuska-Susitna Borough Agricultural Advisory Board this 20th day of October 20, 2021.


Jon Olsen, Chairman

ATTEST:


Jill Irsik,
Department Administrative Specialist

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OCT 27 2021
CLERKS OFFICE

9/14/21- BIG LAKE COMMUNITY COUNCIL MINUTES.

Minutes: 702pm

Quorum established. Agenda approved. Minutes- approved. (Date corrected)

Becky was absent.

MEA- Julie Estey- Last night, in BL area nearly 1000 members had no power. 2 hrs. since night crews are just on call. MEA is a cooperative with Capital Credits. As a "Nonprofit," MEA can't post a profit. Can only keep what they spend for improvements. To date, the Board has voted to keep rates. Rates are steady for a long time. Goal to keep rates stable.

This year though the Board voted to allocate 50 % funding to be paid out to FIFO list, (for the years 87-88.) The other 50% will get spread into the general membership for the 1st time. This means that all MEA members will be getting a CC check. The cooperative is benefiting from its big power plant investment 10 years ago which has contributed to more income for MEA and lower/steady rates for users. They credit their success to a solid financial fiscal plan that has been used over many boards over the years. You should get money in Oct. or Nov. for any credits you have available.

It's also MEA's "Co-op month" in Oct. Go into any MEA office and bring in an old bulb and exchange them for new LED lights, free of cost.

MEA also has a "Carbon reduction goal." Some members interested in seeing carbon reduced but don't in to see increases in their bills either. There is an "Innovations committee" to help brain storm MEA carbon reduction with the 1st meeting October 3rd (I believe) if you are interested in attending, please get details direct from Julie @ MEA.

There is a MEA election coming up.

MEA is also looking for a new route for a major transmission line from the palmer loop to meadow lakes. MEA is trying to figure out where least member impact would be. Jill: Thank you- for clearing power lines in the winter so that the nesting birds are around in the spring are not disturbed.

Treasures report"- There is \$20173.59 in checking with \$292.44 in savings. Nearly \$15K in grants that are still needing to pay out that have been awarded.

Membership report: 48 paid members.

Legislative report- Another special session is being called for early Oct.

Chief HighTower- There were 64 calls in Oct. with 3 structure fires. It's time to get your home heating system cleaned and inspected especially if you have a wood stove. Maintain your heating system. Also, since the school district is skipping bus service to schools on a rotating schedule, With Big Lake elementary school having no busses on Wednesday, be careful in the school zone.

Road Service report- RSA tomorrow (Wednesday) at 630. At that meeting they will be reviewing next summer's projects. This year, Twin Papoose got some needed attention as did Birch Rd. McCabe/Wilson have been on "the State" to get the state dot to get the road ditching and other improvements completed. There is a chance that Big Lake Road may be repaved next year. Hollywood may be repaved too. They just finished re-capping the worst spots on Big Lake Road recently. The West Lakes Blvd. price tag was recently reduced to do the work down to 2.5-million-dollar project. RSA wants to increase the ROW to 120' so there will be room for a future bike trail. Bond must be approved by voters. The total bond package we will be voting on has a 62-million-dollar price tag. Lots of funding for roads and walkways to schools.

There is pressure at the state legislative level for various State Agencies to sell the land they (the State) are holding. The legislature wants the various agencies to put the parcels of land into private hands for development. A lot of work has been done on Papoose Twins Rd. Folks are happy about it

Bill—Butch Moore “thank you.” Butch got QAP to lower their quote for WL Blvd, thus keeping that project in the Bond Package.

Lake Easement Lawsuit: Big Lake’s “West Lakes easement” dispute with a private individual continues to be fought in court, so MSB officials cannot comment on specifics of the case.

There is still movement on installing a \$740,000 culvert under Burma Rd., at the crossing of the Iditarod Trail. Assemblyman Tew indicates this project is “still moving fwd.”

Big Lake Council has approved the purchase of copy machine to be located at the Lions Club facility.

Election of new board members:

When will annual meeting be Jan or Dec?? This vital decision to be made at board meeting Sept 28th. Since we have not done the nominating meeting yet, we are behind.

A 30-day notice for Board Member election was issued today

New Business. Houston High School Wrestling team asked the Big Lake Council to consider sponsoring them this season. Total sponsorship was \$650. A motion made to fund \$300. Two private individuals have offered to make up the additional \$350. Difference.

Persons to be heard:

Mr. Mathew Beck. – Running for mayor of the MSB.

Andrew Traxler—Wants to make a make a point to express his satisfaction to McKenna Bros. for doing such a good job on the Papoose Twins Rd. For funds that were used, McKenna did a great job. Andrew also reminds us that there is an Oct. 5th meeting at the MSB to try to figure out if there is a solution to logging all these dead spruce trees on MSB lands.

Terry. Suggests a “Moton from BLCC supporting McKenna Bros. on a job well done” and another motion “to allow the loggers to move fwd. with logging on the MSB lands.”

Motion to thank McKenna Bros. and 2nd. Council approves the thank you letter for work on papoose lakes- approved

Motion: BLCC to support the ordnance that make it easier for logging on MSB lands and lighter regulatory rules. Approved.

Jill- Wants to discuss in board meeting and do the letters at that point. Approved.

Announcements: Bill Haller. Trunker-treat is scheduled for Halloween night (10/31) this year.

Lynn McCabe- The Redistricting Board is finalizing their proposal since taking public testimony by web or phone.

8:33 adjourned.

Will F. Jank 10/12/2021

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, CMC, Assistant Borough Clerk
Mr. John Aschenbrenner, Deputy Borough Attorney
Mr. Fred Wagner, Platting Officer

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. April 9, 2021
- B. April 22, 2021

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

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

IV. ITEMS OF BUSINESS

- A. Appeal Hearing Post Reconsideration - BOAA Case No. 21-01, Appeal the Approval of the New Hope Estates Master Plan – Patricia Sikes, Appellant
 - 1. Borough Staff (*10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker.*)
 - a. Fred Wagner, Platting Officer

Mr. Wagner presented the decision below and set forth the evidence and rationale of the decision maker.

Ms. Crawford asked questions of Mr. Wagner.

Chair Nicodemus asked questions of Mr. Wagner

2. Appellant (*15 minutes*)
 - a. Patricia Sikes

Ms. Sikes presented her case on appeal.

Ms. Crawford asked questions of Ms. Sikes.

3. Entitlement Applicants (*15 minutes*)
 - a. John James

Mr. James did not appear and did not provide testimony.

- b. Monica James

Ms. James provided testimony in support of the appellant.

Chair Nicodemus queried if there was any objection to calling Mr. Wagner back to the stand to answer questions of the board.

There was no objection noted.

Chair Nicodemus asked questions of Mr. Wagner.

- c. Merle Sikes

Mr. Sikes did not appear and did not provide testimony.

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

Mr. Aschenbrenner presented his case in opposition of the appeal.

Ms. Crawford asked questions of Mr. Aschenbrenner.

Ms. Crawford requested to have Mr. Wagner come back to the stand to answer questions.

Chair Nicodemus queried if there was any objection.

There was no objection noted.

Ms. Crawford asked questions of Mr. Wagner.

5. Interested Parties (*5 Minutes Each*)
 - a. No Interested Parties

There were no interested parties that testified.

6. Appellant For Rebuttal (*5 minutes*)
 - a. Patricia Sikes, Appellant

Ms. Sikes provided her rebuttal.

Chair Nicodemus asked questions of Ms. Sikes.

V. ADJUDICATORY SESSION

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

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

MOTION: Ms. Crawford moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 3:13 p.m.

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

Ms. Henry read the draft decision into the record. Advised that there are findings and conclusions, but that the BOAA does not request that she read all of that into the record.

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

VOTE: The motion passed without objection.

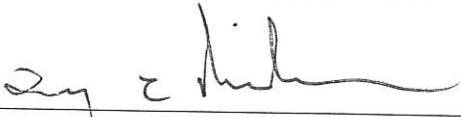
VI. BOARD COMMENTS

There were no comments provided.

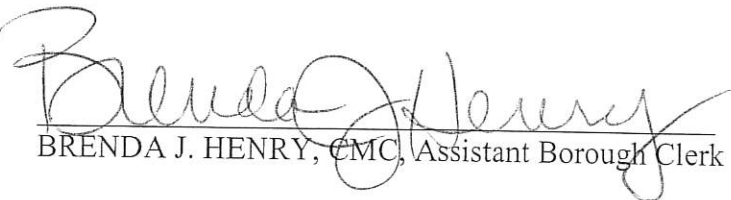
VII. ADJOURNMENT

The meeting adjourned at 3:16 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS


TERRY NICODEMUS, BOAA Chairperson

ATTEST:


BRENDA J. HENRY, CMC, Assistant Borough Clerk

Minutes Approved: 10/13/21

BOARD OF ADJUSTMENT AND APPEALS

on behalf of the State of Alaska,
Appellant

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BOAA Case No. 21-04

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals (BOAA), on October 26, 2021, rendered the following decision regarding the appeal filed in the above captioned matter. This final decision may be appealed within 30 days of the date of this decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part 600.

1. This appeal was filed in a timely manner.
2. The BOAA finds that pages 219 through 227 of the record on appeal have no bearing on the appeal in the captioned case. It appears as though the documents are included because on page 219, State Agency Engagements, it mentions the Comsat Quarry.

3. The appeal in the captioned case is an appeal of the Planning and Land Use Director's determination that the Alaska State Department of Natural Resources (AKDNR) is required to go through the conditional use permit process in order to perform earth materials extraction at the Comsat Quarry (Quarry).
4. On July 6, 2021, the Planning and Land Use Director issued a letter advising the AKDNR of the requirement for a conditional use permit prior to any further extraction at the Quarry. R. 762-763
5. The letter advises the AKDNR that the Assembly adopted regulations for the extraction of earth materials, in 2005. R. 762-763
6. The letter further advises that the Assembly amended Borough code in 2011 to include language that would have provided an exemption for earth materials extraction activities on land owned by the State of Alaska that are in existence as of the date of adoption of this ordinance. . . . R. 762-763
7. The letter concludes that a thorough review of the Alaska State Department of Natural Resources Land Administration System indicated that the site was not "in existence" in December of 2011, as earth materials were not being

12. The Illustrated Book of Development Definitions defines "existing use" as "the use of a property at the time that an application for development or redevelopment is made." MSB brief, page 9 of 18
13. The Zoning Dictionary defines "existing" as "Legally existing, being a reality or an actuality as of the date of passing of this by-law." MSB brief, page 10 of 18
14. Webster's Unabridged Dictionary defines "existing" as "actual or present occurrence." MSB brief, page 10 of 18
15. Rebecca Cozad provided a summary of the Alaska State Division of Land (ADL) Summary Land Administration System (LAS) lays out a timeline of the Quarry as:
 - a. Public Easement 1966
 - b. Borough Easement 1969
 - c. DOT road to communications satellite 1975
 - d. DOT ILMA application (never approved) 1979
 - e. Gerald Berryman 400 cu near Sunshine Road 1987
 - f. MSB 1200 cu riprap 1987
 - g. DOT 400 cu riprap 1987
 - h. MSB no amount or type 1988
 - i. MSB 1000cu riprap 1988
 - j. Lawrence Grove 100 cu gravel (permit not issued) 1993
 - k. DFG Sport Fish Div 200 cu gravel 1995
 - l. John Stefanski (trespass and theft, no contract) 2007
 - m. John Stefanski (never completed application) 2008
 - n. John Stefanski (never completed application) 2016
 - o. Jim Psenak 2017 5500 Quarry rock, 2019 Quarry rock, 2020 Quarry rock
 - p. Permit equipment 2020 (Summary at R. 541-542)

The BOAA is unable to verify the accuracy or authenticity of this document; however, it is included in the record and can be considered.

16. The June 14, 2010, Statewide Material Site Inventory, Material Site Inspection Form, lists the Comsat Quarry as active and lists the potential status as significant. It lists Alaska State Department of Transportation and Public Facilities Maintenance and Construction as the current users. R. 334 written arguments
17. In 2011, The Assembly adopted Ordinance Serial No. 11-153, which exempted state-owned material extraction sites from the conditional use permit process as long as they were in existence as of the date of adoption of that ordinance. In an email from the Planning and Land Use Director dated May 5, 2020, it states in part, "The language exempting state pits was crafted on the floor by the Assembly, so there is very little legislative intent associated with it." R. 231
18. The same email states in part, "It is my position that the exemption was adopted because, by their very nature, most gravel pits are inactive for long periods of time before opening up to a local project." R. 231
19. That email goes on to explain that for determination of an active pit, "the Borough's current practice is to look at the 2011 imagery and if there appears to be a gravel pit

there, regardless of size, it is exempt from the regulations forevermore as long as they don't go into the water table." R. 231

20. The BOAA finds that it is not unusual for a gravel pit to be inactive when there are no earth materials being extracted. The BOAA finds that does not mean that the gravel pit has not been in existence.
21. In 2012, AKDNR issued a Preliminary Finding and Decision Regarding Material Sites Designations, for sites throughout the State of Alaska. The Quarry was one of those sites. There was a public notice issued and advertised which requested objections or comments by a time certain.
R. 612-643
22. In that 2012 decision, it states, "Many of these existing material sites are known to the local municipal or borough governments. Should a local municipality or borough require authorizations, MLW (Mining, Land, and Water) will require material sale applicants to obtain any relevant local/borough approvals prior to beginning operations. Should a local land use or planning issue arise with the use or operation of one or more of these proposed designated sites, the local municipal government the appropriate regional office of MLW will address their

concerns. Once notified, DNR will consult with the local municipal or borough government prior to any future sales of material out of these sites to work with that local governmental body to develop specific stipulations or conditions for operation within the site, to minimize or eliminate the concern or conflict. If substantial reasons are raised that convinces DNR that a more thorough review of a site designation is warranted, then DNR reserves the right to modify this decision, in whole or in part, to limit or repeal this designation for that site and close the site pending the issuance of a more detailed designation review and decision. Designation of a site does not constitute approval for any given new application or contract. MLW will continue to review individual sale/extraction application/requests, and the applicants will still be required to obtain any relevant local/borough approvals prior to beginning operations." R. 616 4th paragraph.

23. In the final findings and decision, Scope of Review and Finding, issued on November 29, 2012, "The scope of finding and decision is to designate existing material extraction locations identified in Attachment "A" as designated material sites under Alaska Statute 38.05.550(b) for the

use and operation as material site for the long-term extraction of materials until closed by the division."

295 appeal application attachments.

24. A letter dated April 12, 2021, from the Borough to the Appellant advised him of the code changes in 2005 and 2011 and that it appeared that the Quarry would need to proceed through the conditional use permit process before any additional earth materials may be extracted. R. 676-677 (also duplicated throughout the record)
25. In an email dated April 13, 2021, from the appellant to the Planning and Land Use Director, states, "This is to confirm receipt of your letter concerning the Comsat Rd material site. There are several inaccurate statements in the attached. DMLW will be preparing a response to correct the record." R. 760
26. There was no evidence contained within the record to indicate that the State followed up as indicated in their April 13, 2021, email to the Planning and Land Use Director.
27. In the July 6, 2021, letter to AKDNR, the Planning and Land Use Director states that the site had not been in existence when the Assembly adopted new legislation in 2011, as the

Quarry had no materials extracted from it in over 16 years.

R. 762-763

28. The appellant argues that the Quarry was in existence because it was being actively managed. 167-184 written arguments
29. In a September 2, 2020, email from the Planning and Land Use Director, it states that "It is my understanding that the gravel pit on Comsat Road was in existence well before December 2011, and is therefore exempt from requirement for a CUP." R. 59-60
30. In response to a complaint regarding the Comsat Quarry, an email was sent on November 6, 2020, from the Acting Deputy Borough Manager to the Acting Borough Manager, the Planning and Land Use Director, and one of the Borough's Planners states in part that "I just got off the phone with John Klotunowitch at QAP and assured them that the Borough has no oversight of the Comsat Pit." 425 written arguments.
31. There is no definition of "in existence" in Title 17. However, Title 17 does provide guidance on how to define words that are not codified. Those sources are codified as: the most recent publication of The Illustrated Book of Development Definitions, then to The Zoning Dictionary, and

then to Webster's New Universal Unabridged Dictionary. None of those resources defined "in existence."

32. The BOAA finds that code should be more clear as to what defines "in existence" when it comes to defining the operation of earth material extraction sites.

CONCLUSIONS

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

1. The BOAA has jurisdiction over this matter pursuant to MSB 15.39.030(A)(1).
2. MSB 15.39.150, remand states that an appeal alleging changed circumstances or new evidence, which with due diligence could not have been discovered for presentation to the original decision maker, may be remanded by the BOAA. The case on remand shall be treated as a petition for reconsideration.
3. The BOAA may affirm, reverse, modify, in whole or in part, the appealed determination, decision, or order, or remand pursuant to MSB 15.39.220(A).
4. MSB 15.39.210(A), states that the BOAA may exercise independent judgment on matters that relate to the interpretation or construction of ordinances or other provisions of law.

5. The BOAA concludes that there is substantial evidence in the record to proceed with a decision in the captioned case and that remanding the decision back to the Planning and Land Use Director would not meet the requirements of MSB 15.39.220(A).
6. MSB 17.30.020, Applicability, subsection (H) states "This chapter shall not apply to earth material extraction activities on land owned by the state of Alaska that are in existence as of the date of adoption of the ordinance codified in this chapter except for such operations that extract materials within four feet of the water table. Where a site is exempt under this subsection the exemption is revoked if operations proceed to within four feet of the water table."
7. The BOAA concludes that the site was in existence because it was a State identified Quarry in the State's Land Administration System, the 2010-site survey, and the 2012 Final Finding and Decision Regarding Material Sites Designations since 1966.
8. The BOAA can determine nowhere in the record that the Borough provided any comment or objection on the State's 2012 intent to designate the Quarry as a long-term materials site.

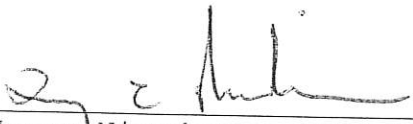
9. The BOAA shall defer to the judgment of the decision maker regarding findings of fact if they are supported in the record by substantial evidence pursuant to MSB 15.39.210(B).
10. The BOAA concludes that there is substantial evidence in the record that the decision maker incorrectly determined that the site was not exempt as provided in MSB 17.30.020(H); The BOAA concludes that the site was in existence as of the date of adoption of Ordinance Serial No. 11-153.
33. The BOAA concludes MSB 17.30.025, Nonconforming Uses, does not apply to this Quarry pursuant to MSB 17.30.020(H). The BOAA concludes that there is not substantial evidence in the record to support the Planning and Land Use Director's July 6, 2021, decision due to the fact that exemptions for State-owned gravel pits contained in Borough code, has nothing to do with nonconforming uses and the requirement that they be active within the last five years.
34. The BOAA concludes that this state-owned Quarry is not subject to MSB 17.30 due to unclear statutory construction and the weight of the evidence contained in the record.

DECISION

Based upon the above Findings and Conclusions, the Matanuska-Susitna Borough Board of Adjustment and Appeals REVERSES the decision of the Planning and Land Use Director dated July 6, 2021, which concluded that a conditional use permit is required for operation of the Comsat Quarry.

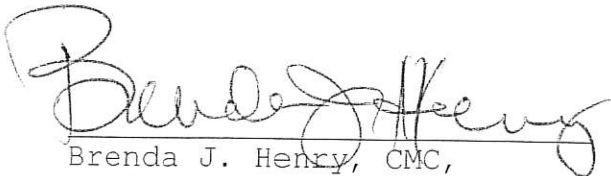
Dated this 26 day of October, 2021.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS



Terry Nicodemus, BOAA Chairperson

Attest:



Brenda J. Henry, CMC,
Assistant Borough Clerk

Matanuska Susitna Borough
Butte Fire Service Area Board of Supervisors

RECEIVED
OCT 22 2021
CLERKS OFFICE

Regular Meeting 25 August 2021

Meeting time: 6:30 p.m.

Location: Butte Station 21

I. Call to order: As meeting was properly noticed and a quorum was present, meeting was called to order at 6:40 p.m. by Gregory Nilsson, chair.

II. Roll call: Mitzi Van Asdlan, Robert Hicks, Gregory Nilsson, FSA board members, and Chief Michael Shipton, Emergency Services director, Brian Davis.

III. Stand for Pledge of Allegiance.

IV. Read and approved 12 January, 25 March 2021 minutes.

V. Reports/correspondence:

Chief's report - Chief Shipton provided a quarterly activity report as follows; To date we have answered 192 calls for assistance, an increase of 58 over this time last year. We have 35 personnel on staff, 33 active status. Three firefighters have been promoted to Lieutenant. We have nine apparatus operators/drivers. We are now the third FSA which provides engineer certification and instruction.

Outreach - "Community Connect" program reaching into the community for useful emergency services information such as number of pets in household, locations of sleeping areas, nature of any residents' disabilities, offer home safety inspections, keeping pertinent information in a searchable database as computerized information is easy to update.

VI. Financial: Our new uniforms cleaning extractor is set for a November 30 install and 5000 psi air compressor has been ordered. Gregory asked whether an inordinate number of rescues are of visitors and whether there is a mechanism to bill them for services our first responders render. Director Davis answered that recovery of rescue costs is expensive and not practical and response is part of areawide reciprocity.

Budget; Robert pointed out Butte pays 4.43 mill rate and asked whether we will see it falling since so many big ticket projects are taken care of. Director Davis suggested commercial

taxes do most to drive down the mill rate. Robert; "Do we need to pave the parking lot?" Chief Shipton advised budget item is not for paving but a number of repair and maintenance items for Station 21 crack repairs, fill low spots, clean and reseal cedar siding. Robert reminded us we must be frugal for our constituents' sake. Director Davis advised we have completed our large ticket purchases and future large purchases would come through CIP's. We will begin our budget conversations in October meeting. No budget concerns noted at this time.

Director Davis suggested it is time for Butte to have a full time chief. We will pursue.

Robert asked for remote access to October 21 meeting as he will be out of state. His new online address is: robert.hicks2011@gmail.com.

Meeting adjourned 7:50 p.m.

Respectfully submitted,



Gregory S. Nilsson, FSA board chair

CASWELL FIRE SERVICE AREA 135 BOARD OF SUPERVISORS MEETING MINUTES

TEAMS Online Meeting- Caswell Station 13-1, Caswell FSA, 19631 E Deep Woods Way, Willow AK 99688

Called to Order at: 6:32pm motioned by Ken Eggleston- No Objection

Pledge of Allegiance

Board Quorum: All BOS Members present- Quorum established

In Attendance: Vic Snell (Willow/Caswell Fire Chief) Brian Davis (MSB) Tamara Boeve (MSB Assembly) Garret Davidson (Willow/Caswell FD) Tiffany Davidson (Caswell FD) James McMath (Caswell FD) Greg Bietsch (Caswell FD)

Approval of Agenda: Randle Sparks Motions to accept Agenda presented. Agenda accepted with no objection.

Approval of Minutes from October 4, 2020 Meeting: Randle Sparks Motions to approve with no revisions – Chair Seconds- No Objection. Minutes Approved

Chiefs Report: See Attached

Budget: See Chiefs Report Attached. BOS Member Cheryl Newsome states concerns for budget growth. Randal motions to support the FY2022 Budget as proposed. Chair seconds. Cheryl Newsome objects. Motion to support passes with objection. Board discussion to plan an addition Caswell FSA BOS Meeting to revisit Budget proposal before it is presented to the Assembly. Meeting scheduled for Wednesday, February 10th, 2021 at 6:30pm via TEAMS.

New: Covered in Chiefs Report and Budget Proposal. Nothing Else New to Discuss.

Announcements/Comments: None

Next Meeting Date: Wednesday, February 10th, 2021

Adjourn: Randle Sparks's motions to adjourn at 5:59pm. No Objection

Submitted 10/13/21

CBOS Chair Randle Sparks
Secretary Tiffany Davidson

Date 10/13/21
Date 10/13/21

Wednesday October 14th, 2020

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Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
April 21st, 2021
Meeting Minutes

RECEIVED
OCT 19 2021
CLERKS OFFICE

I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:43 PM during a Team Meeting by Chairperson, DJ McBride.

II. ROLL CALL – DETERMINATOR OF QUORUM

Board of Supervisors in attendance: DJ McBride, Sheena Fort and Randall Kowalke. Roll was called, a quorum was established and due notice has been published.

Also present: Stacy Johnson, Secretary; Mike Lachelt, MSB Road Superintendent; Tam Boeve, MSB Assembly Member; Larry Cline, Resident and Linda Cline, Resident.

III. APPROVAL OF AGENDA

MOTION: Randall moved to accept the agenda. DJ McBride seconded the motion. Agenda was approved.

IV. APPROVAL OF MINUTES

Minutes of the January 6th, 2021 meeting were reviewed, changes were noted.

- 1) Correction to remove "of the lakes" from section C of Old Business.

MOTION: DJ McBride moved to accept the minutes. Sheena Fort seconded the motion. The January 6th meeting minutes were approved.

Minutes of the February 8th meeting minutes were reviewed. No changes noted.

MOTION: DJ McBride moved to accept the minutes. Sheena Fort seconded the motion. The February 8th meeting minutes were approved.

V. STAFF REPORT

Mike Lachelt gave a staff report of the general conditions of the roads and what maintenance will be happening next. Mud mats will be applied on Wilderness Rim and Landlocked. Cost for concrete soil on Landlocked will be too expensive and hard to maintain.

VI. REPORTS OF OFFICERS

A. Budget Report

No budget was available. Budget will be forwarded to attendees.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
April 21st, 2021
Meeting Minutes

VII. OLD BUSINESS

- A. Randall Kowalke was welcomed onto the board as a new RSA 15 Board Member.
- B. Road Acceptance Status
Denali View Estates acceptance has not been completed. Still awaiting borough paperwork to be submitted.
- C. Willow Airpark Subdivision
Tam brought up concerns with too many airstrips in the area. Tam noted that Fido also connects to this proposed subdivision. Tam and Randall mentioned that there may not be a FAA Letter of Non-Objection for this airstrip. There was much discussion as to whether the access roads, W Sharon Dr and W Gratiot Dr, would be able to withstand the additional traffic.
Randall moved that the board respond on the platting form concerning access road issues and road bed tests for the subdivisions. DJ McBride volunteered to attend the May 5th meeting to express the Boards concerns.
MOTION: Randall moved to respond on the platting form concerning access roads, upgrades and geo-technical testing of the proposed subdivision roads. DJ McBride seconded the motion. Motion was approved.
- D. Matrix
There was discussion that it appeared as though this Matrix may be mandated for the RSA Boards' use. Concerns include: Consistency of inspection, time to perform Matrix and professional engineering. The Matrix is a road condition survey and as such should be performed by a professional engineer. Randall stated that the Matrix, if mandated, should be an unfunded mandate. To cover cost as necessary.
MOTION: Randall moved to address these concerns in a Resolution to the Assembly. DJ McBride seconded the motion. Motion was approved.

VIII. NEW BUSINESS

- A. RIP List
List was discussed and will be finalized at the August meeting.
- B. DJ McBride stated that a core RSA was approached by ADOT to put in street lighting that the RSA would be responsible for maintenance and electrical costs. That RSA declined ADOT's offer because it was felt that it would set a bad precedent for all other RSAs. It was noted that a lot of RSA cannot afford this.

IX. PERSONS TO BE HEARD

Tam stated that if there are questions on the budget process, there will be a meeting in Su Valley on May 6th.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
April 21st, 2021
Meeting Minutes

- X. BOARD COMMENTS
None
- XI. NEXT MEETING
Next scheduled meeting is August 4th, 2021 at 6:30 PM at the Caswell Lakes Fire Station.
- XII. ADJOURNMENT
Meeting was adjourned at 7:24 PM.



Chairperson, DJ McBride



Secretary, Stacy Johnson

MATANUSKA-SUSITNA BOROUGH
CASWELL LAKE ROAD SERVICE AREA 15
BOARD OF SUPERVISORS

AGENDA

Teams Teleconference, Willow, Alaska
Wednesday, April 21, 2021

- I. CALL TO ORDER
- II. ROLL CALL – DETERMINATION OF QUORUM
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES – January 6, 2021 and February 8, 2021
- V. STAFF REPORTS – Mike Lachelt
 - A) CIP
 - B) Cost for Concrete Soil on Landlocked
- VI. OFFICER REPORTS
 - A) Budget Reports
- VII. OLD BUSINESS
 - A) Still need a new Board Member
 - B) Road Acceptance – Denali View Estates
 - C) Willow Airpark subdivision
 - D) Matrix
- VIII. NEW BUSINESS
 - A) RIP List
 - B) Street Lighting
- IX. PERSONS TO BE HEARD
- X. BOARD COMMENTS
- XI. NEXT MEETING – August 4th, 2021
- XII. ADJOURNMENT

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
August 4th, 2021
Meeting Minutes

RECEIVED
OCT 19 2021
CLERKS OFFICE

I. CALL TO ORDER

The regular meeting of the Caswell Road Service Area Board of Supervisors was called to order at 6:36 PM at Caswell Lakes Fire Station 13-1 by Chairperson, DJ McBride.

II. ROLL CALL – DETERMINATION OF QUORUM

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

Also present: Stacy Johnson, Secretary; Mike Lachelt, MSB Road Superintendent; Tam Boeve, MSB Assembly Member; Residents: Tyler Mitchell, Perry Mitchell, Tony Mitchell, Julie Moyer, Karen Kowalke, Kim Schlosser, James Blowe, Carolyn Noriega, Frank Kelly, William Kelly, Mary Ann Kelly, Mark Allan, Jessica H., Viviane Stevenson, Jacquelyn Busby, Gregory Busby, Rebecca Korpi and Dave Korpi.

III. APPROVAL OF AGENDA

MOTION: Randall moved to accept the agenda. DJ McBride seconded the motion. Agenda was approved.

IV. APPROVAL OF MINUTES

Minutes of the August 4th, 2021 meeting were reviewed and approved with no changes.

MOTION: Randall moved to accept the minutes. Sheena Fort seconded the motion. The April 21st meeting minutes were approved.

V. STAFF REPORT

Mike Lachelt:

Fund Balance is \$51K. Standard is \$50k, the rest goes into the Construction/RIP List.

The Borough is implementing a new 24hr automated phone app system for complaints. This app called "Problem Reporter" will transfer the request to the area superintendent and will monitor road conditions.

Brushing work, the brusherhead is to be fixed before the deadline of September 15th. Grading will be ongoing.

VI. REPORTS OF OFFICERS

A. Budget Report

Given to meeting attendees.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
August 4th, 2021
Meeting Minutes

VII. OLD BUSINESS

- A. Road Acceptance - Denali View Estates
Developers still haven't made a move on platting.
- B. Willow Airpark Subdivision
No changes have been made.
- C. RIP List
Funding for projects on this list are being adversely affected by the Hidden Hills and Landlocked roads failure repairs which means there's very little funding available for any other projects. RIP List will be discussed at the next meeting.
- D. Landlocked
A site visit formulated a scope of work for a bid to reconstruct and repair the road at an estimated cost of \$80K. This is to go out to bid in two weeks and a PO was sent out today.
- E. Sand and Storage Building Site
Tam Boeve stated that a local spot for a site is difficult to find in this RSA. The MSB is not looking to purchase a site. There is a 40 acre parcel that is being considered to be up for auction by the Assembly which could be potentially a site. The ideal site with electricity, is level, and is situated in the center of the RSA doesn't exist. However, this site may very well work. This parcel came up before the Assembly and they voted to sell it. DJ talked to Jesse Sumner, Assembly Member, and requested that he bring it up for reconsideration. He said he would do so. This 40 acre parcel will allow the RSA to take a 5 acre piece of it and perhaps turn the rest of it into a park.

VIII. NEW BUSINESS

- A. RIP List
List was discussed and will be finalized at the October meeting.
- B. Hidden Hills Repair
DJ stated that the repairs are going out to bid and in that contract they will have to remove the unsuitable materials, lay down geofabric, put in good materials, and pave it.
- C. Bond Package
Caswell Lakes has Items 14 and 16 on the proposed Bond Package. Please reference the handouts that show what these projects include. This goes to the Assembly for approval at the next assembly meeting. Then after that it'll go to the public for a vote in November.

Matanuska-Susitna Borough
Caswell Lakes Road Service Area #15
Board of Supervisors
August 4th, 2021
Meeting Minutes

D. Dryfly Extension

It was requested by a resident that Dryfly be extended 600 feet and after looking at this it was decided that it was not feasible. If the resident that requested this extension wants to build the extension to MSB standard, then after MSB's inspection the RSA would be happy to add it to their maintained roads.

IX. PERSONS TO BE HEARD

Kim Schlosser stated that Sunshine Transportation purchased 3 acres at Whispering Birch Circle for a facility to house 22 buses. She also stated that this road doesn't have any gravel and is maintained by MSB. Mike Lachelt said he would speak to her after the meeting about this issue.

X. BOARD COMMENTS

Randall thanked the community for their participation.

DJ said she would put the Hidden Hills Fish Passage Project on the next meeting's agenda for discussion..

XI. NEXT MEETING

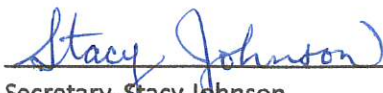
Next scheduled meeting is October 6th, 2021 at 6:30 PM.

XII. ADJOURNMENT

Meeting was adjourned at 7:14 PM.



Chairperson, DJ McBride



Secretary, Stacy Johnson

Central Mat-Su FSA Board of Supervisors Meeting

Microsoft Teams Meeting/Station 61

Chairman: D. Eller
Vice Chairman: J. Jameson

Board Members: B. Davis
L. Szipszky
J. Steele

May 10, 2021 – 6 P.M.

REGULAR MEETING MINUTES

RECEIVED
OCT 12 2021
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. via Microsoft Teams and at 101 W Swanson Ave. Wasilla, AK on May 10, 2021.

II. ROLL CALL & DETERMINATION OF QUORUM

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

Chairman Dave Eller, Brian Davis, Jim Jameson, and James Steele. Luke Szipszky was excused.

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 (DES)

III. PLEDGE OF ALLEGIANCE

James Steele led the "Pledge of Allegiance."

IV. APPROVAL OF AGENDA

May 10, 2021

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

VOTE: The motion passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

MOTION: Mr. Jameson moved, and Mr. Davis seconded, to approve the April 12, 2021 Regular Meeting minutes as presented.

VOTE: The motion passed unanimously.

VI. BOARD REPORTS/CORRESPONDENCE

1. UNFINISHED BUSINESS

VIII. NEW BUSINESS

Chief Report

- April – total calls 182
 - 8 – working structure fires
 - 17 – wildland, rubbish, construction fires
 - 3 – vehicle fires
 - 6 – motor vehicle accidents, 3 with injuries, 1 with entrapment
 - 69 – medic assists
 - Year to date call volume – 627
 - Auto-Aid received – 3 Auto-Aid given – 18

Fire & Life Safety Division Statistics: (Provide 2 months as comparison)			
	Mar-21	Apr-21	FY2021 Totals
New Plan Reviews	18	15	126
Valuation of Construction	\$10,594,466.18	\$7,270,634.64	\$ 41,933,933.87
Fees Assessed	\$45,155.62	\$28,067.64	\$ 185,287.94
Actual Fees Collected	\$18,626.67	\$24,834.35	\$ 181,334.07
Plan Reviews Approved	8	12	122
Inspections	34	24	271
Fire Investigations	4	5	39
Platting Comments	35	44	281
Pre-fire Plans	0	1	4
Public Education - Events	0	0	0
Public Education - Participants	0	0	0
CMSFD Incidents	161	1822	1399
Mutual Aid Total	0	5	23
Alarms Installed	4	9	46
Knox Box Keys	1	3	11
Consultations	41	30	219

- Fire Marshal, Don Cuthbert and Deputy Fire Marshal, Jeff Anderson attended the annual State Fire Investigators Conference in Fairbanks for continue education credit and to maintain their certification.
- May 4, 2021 - Fire Wise Event (Low Turnout) Tara Wade put a lot of time and effort at the last minute getting ready for this event

Training Department

- Live fire training evolutions this month
- Wildland preparations
 - Completed Shelter deployment and pack test
- FDO class – 9 students completed training
- BFF Recruit Class – 13 students April 20 – May 9th – completed last weekend.
- Fire Officer 1 Class – May 3 – 16, in progress
- Supporting large scale ORCA Haz-mat drill at our training complex this month

New Hire

- Conner Hernandez started as the new Fire Area Assistant

Budget FY 21

- No issues

Projects

- Station 61
 - Fence is going up – awaiting material for completion
 - Tour of station tonight
- Inspection trip to Texas and Wisconsin went well
 - Finalized some planning for the tactical-tender
 - Worked through the new Aerial
 - Pumper-Tenders came out great. A few punch list items. Delivery Date - July
- CRU – still on schedule for May completion – June inspection trip
- Training Tower St 62 - Orion Construction awarded both the training tower and the logistics building projects
 - Land clearing already in progress for the tower

Upcoming Events

- Calming the Chaos Training - May 22 – 26

Paradise Fill Site

- Will meet with the School District and Borough Management to come up with a memorandum of understanding so the project can move forward
- Hope is to get the project on the street for construction next year

Wasilla High/Career Tech

- We are still talking with the school district about starting a Firefighter Program at the school

A-shift

- Adam Schou, Dustin Croft, and Robert Brown will get a special recognition award at the Assembly meeting tomorrow for the 4 –plex fire last March

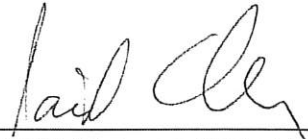
IX. OTHER BUSINESS (other items of discussion not listed on agenda)

X. AUDIENCE PARTICIPATION & BOARD COMMENTS

XI. ADJOURNMENT

Mr. Eller adjourned the board meeting at approximately 6:30 p.m.

Next Meeting: June 14, 2021



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: 10/11/21

Central Mat-Su FSA Board of Supervisors Meeting

Microsoft Teams Meeting/Station 61

Chairman: D. Eller
Vice Chairman: J. Jameson

Board Members: B. Davis
L. Szipszky
J. Steele

September 13, 2021 – 6 P.M.

REGULAR MEETING MINUTES

RECEIVED
OCT 12 2021
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. via Microsoft Teams and at 101 W Swanson Ave. Wasilla, AK on September 13, 2021.

II. ROLL CALL & DETERMINATION OF QUORUM

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

Chairman Dave Eller, Brian Davis, Luke Szipszky, and James Steele. Jim Jameson was excused.

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 (DES)

III. PLEDGE OF ALLEGIANCE

Chief Keenan led the "Pledge of Allegiance."

IV. APPROVAL OF AGENDA

September 13, 2021

MOTION: Mr. Steele moved, and Mr. Davis seconded, to approve the meeting agenda as presented.

VOTE: The motion passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

MOTION: Mr. Steele moved, and Mr. Davis seconded, to approve the May 10, 2021, Regular Meeting minutes as presented.

VOTE: The motion passed unanimously.

VI. BOARD REPORTS/CORRESPONDENCE

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

Chiefs Report

9/11 Ceremony -

COVID

- Delta variant has impacted the department both operationally and with members becoming infected. To date we have had a handful of our members either become infected or have close contacts. No clusters in house yet. Our run volume has increased for COVID related calls to include a substantial increase in CPR in progress calls. We are building our stock of PPE in anticipation of this going on for the foreseeable future.

Budget – We are watching fuel costs and overtime

Run Stats

- June 2021 – 158 total calls
 - 3 working structure fires
 - Other fires – (4 wildland, 4 vehicle)
 - 66 – Rescue – 42 medic assists
 - 6 – Auto/Mutual Aid Given
 - July 2021 – 192 total calls
 - 1 working structure fire
 - Other fires – (5 wildland, 5 vehicle)
 - 101 – Rescue calls – 70 medic assist
 - 3 – Auto-Mutual Aid Given
 - August 2021 – 170 total calls
 - 3 working structure fires
 - Other fires – 8 vehicle fires
 - 88 – Rescue – 65 medic assists
 - 3 – Auto/Mutual Aid Given
- Total to date: 1349
- Structure fires – 38
 - Vehicle fires – 36
 - Wildland fires – 27
 - Refuse fires/unauthorized burning – 77
 - Medic Assists – 462
 - Rescue – 189
 - Auto/Mutual Aid Given – 31

New Positions

- Three captains promoted - Dustin Croft, Kyle Blake and Franklin Sousa
 - PAT and written exams completed for the FDO positions. Interviewing 9 candidates this week for the 9 FDO positions. (6 – in house candidates, 3 – from outside our department – 2 from in the Borough and one from the Fairbanks area)

Training

- Firefighter 1 Academy starts this month (16 -17 candidates)
- FDO academy starts in October.
- Basic Firefighter Academy starts in October.

Fire Prevention

- Staffed the Fire Chiefs Booth at the fair for two days handing out various fire prevention materials

Projects

- St 6-1 – Waiting on parts for the Boiler and main entry door (warranty)
 - St 6-4 – Needs assessment. Waiting on final report and cost. Initial findings were positive but they missed issues with the roof and underground tank. The water tank doesn't work for us as a fill site.
 - Shaw Elementary School Fill Site – We are working on a memorandum of understanding. Hopefully we can start designing it over the winter with building occurring this coming building season.
 - Station 5-2 land purchase – Engstrom round-about will be taking the property across from 5-2 (Quonset hut style building on the corner). We have been in discussion with the state on maintaining good access for the current Station 5-2.
 - Logistics building - Water main has been extended to the building and the new hydrant is in place. The lights, sprinklers and paint have been done on the bay side of the building. Contractor is starting on the opposite side this week and anticipates completion by the end of the week. Paving will occur tentatively next week.
 - New Training Building (The Hall Crawler) - Water main extension is in progress. Retaining wall is in place. Access road and pad will be paved at the same time as the parking area near logistics. Awaiting time frame of building package delivery. Anticipate completion of project late October early November.
 - Aerial Platform - Approved and ordered
 - Tactical Tender and Brush 6-6 Chassis – Waiting on assembly approval
 - Support/Command Vehicles Replacements – Awaiting for State contract to open ING
 - Heavy Rescue – Met with Pierce for preliminary drawings and ideas. We will be coordination with DES
- FY 2022 CIP's

- Training complex build out
 - Driving course/extrication pad
 - Technical rescue pads
 - Dragger confined space/maze trainer
- Station 5-2 - construction
- Pumper-Tender - Concept to start replacing engines and tenders with pumper-tenders at the outlying stations.
- KGB/Point Mack fill site project continuation
- Turnout gear order
- Firefighting chemicals (F-500)
- Paint, landscaping and fence work as needed at all stations

Other Items

- ISO prep
- Possible hosting the State Fire Conference in the next few years

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

Mr. Eller gave an update on vice chairman Jim Jameson's health. His term ends in 12/2021. We need to think about finding a replacement. Instead of finding a replacement we might just wait till his term ends in December. Director Davis will speak to the Borough Mayor about Jameson's replacement.

X. AUDIENCE PARTICIPATION & BOARD COMMENTS

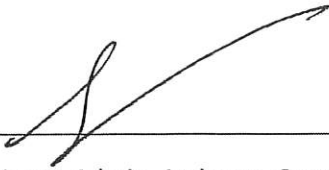
XI. ADJOURNMENT

Mr. Eller adjourned the board meeting at approximately 6:37 p.m.



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: 6/4/21

**Minutes of the Chase Community Council
Board of Directors Meeting**

Date/Time: 7/21/2021 7:00PM

Location: Gravel Pit AKRR mile 232

RECEIVED
OCT 22 2021
CLERKS OFFICE

The meeting was called to order at ____7____PM

A quorum was established with the following Board members present (minimum 3):

Jerry Boutte, Orville James, Donnie Billington, James Tunnell

Chase Community Members present:

Beth Pike, Molly Woods, RG Denny, Don Tanner, Cheryl Tunnell, Andrea Flora and Don and Ann Fleming

AGENDA

Donnie Billington made a motion to approve the agenda, Ray James seconded the motion.

All approved: Y

MINUTES

The minutes of the April 14, 2021 meeting were read by Beth Pike
Donnie Billington made a motion to approve the Minutes Ray James seconded the motion.

All approved: Y

Correspondence :

No correspondence to report.

Treasurer's Report:

James Tunnell the treasurer stated that we have \$48,942 in our treasury \$31,578 is for this year's community assistance grants and the rest is for the funding of past grants

Announcements:

7-21-2021

Persons to be Heard

No persons to be heard at this time.

Adjourn

Donnie Billington moved to adjourn the meeting and James Tunnell seconded.
The motion passed unanimously.
The meeting adjourned at 8:25 p.m.

Minutes respectfully submitted by _____ Beth Pike (acting secretary)

Minutes Approved

Signature: Jerry Bouth, Chairperson
Date: 10-21-21

Attested: Beth Pike (acting), Secretary
Date: 10-21-21

Mail with agenda to:

Clerks Office: Deb Wetherhorn
Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Or via email: debra.wetherhorn@matsugov.us

**Minutes of the Chase Community Council
Board of Directors Meeting
Special Meeting**

Date/Time: 8/3/2021 7:00PM

Location: Gravel Pit AKRR mile 232

The meeting was called to order at ____7__PM

A quorum was established with the following Board members present (minimum 3): Patricia Cox, Jerry Boutte, Donnie Billington, Orville James and James Tunnell

Chase Community Members present: Tim Cox, Beth Pike, Molly Woods, Don Tanner, Cheryl Tunnell, Andrea Flora, Johnny and Claire Murdock, George Stanley, Kip Boer

AGENDA

Donnie Billington made a motion to approve the agenda, Ray James seconded the motion.

All approved: Y

Treasurer's Report:

New Business

Our Chairman called a special meeting which is in accordance with our by-laws. The special Chase Council meeting was attended by all 5 board members: Jerry Boutte, James Tunnell, Donnie Billington, Orville James, Patricia Cox. As it was a special meeting our by-laws state that only the issues stated in the call for the meeting can be addressed at the meeting. As such there were two time sensitive grant applications for the community assistance grants that were presented to the council. James Tunnell our grant committee person presented the two grant requests for review and approval by the Board:

One grant was for improvements to the north end of the Freemans Trail (\$5,000). The other grant was for trail work on the entire length of the Nodwell Trail (\$10,000).

Special meeting

8-3-2021

These two grants addressed priority local trail improvement projects. Both would have cost savings if approved this season to take advantage of an excavator in the area. Work this season will save a lot of time consuming travel to/from the trail and minimize stream crossings. The equipment is currently in the area conducting improvements on the clear creek trail, using grant money approved in past years. The grant applicant for this clear creek project has had a lot of trouble getting anyone to do the work at a rate we could afford. Conducting additional trail improvement projects at this time is determined to be very advisable.

Donnie Billington (a board member) made a motion to approve these two grants on the grounds that they align with the priorities for funding established during previous grant review processes. James Tunnell (a board member) seconded the motion. Four members of the Board and all Council members present voted in favor of the motion to approve the grants. Orville James abstained from voting due to a conflict of interest. As such these two grants were approved.

Persons to be Heard

Adjourn

Donnie Billington moved to adjourn the meeting and James Tunnell seconded.
The motion passed unanimously.
The meeting adjourned at 7:15 p.m.

Minutes respectfully submitted by _____ Beth Pike (acting secretary)

Minutes Approved

Signature: Jerry Smith, Chairperson

Date: 10-20-21

Attested: Beth Pike (acting), Secretary

Date: 10-21-21

Mail with agenda to:

Clerks Office: Deb Wetherhorn
Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : June 14 th, 2021

RECEIVED
OCT 12 2021
CLERKS OFFICE

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

General Members Present: 6 community members present (see sign in sheet for reference), 1 guest, and 1 attendee on Zoom (see log for reference)

Meeting called to order at: 7:01 PM

Pledge by: Fred

Approval of Agenda by: 1st- Skip 2nd- Wesley

Minutes from Last Meeting: Read by Kalee Bowen

Approved by: 1st- Skip 2nd- Wesley

Announcements:

- Tim Hale: announced that they passed the budget 9.942 mil rate (4% reduction), Chickaloon has an extra .432 so our mil rate is 10.3474. Operations down 1.2%, school is up 5.7%. He asked the room about the temperament of the borough towards us regarding our cleanup, because they denied Glacier View for cleanup. New policy is to support cleanup. They did not cut the budget on Sutton library.

Public Comment: none

Treasurers Report Read by: Janie Vessey

Old Business:

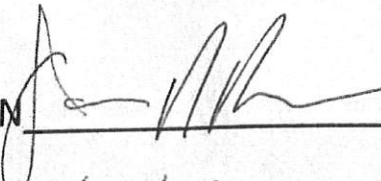
- Fire Department: Skip announced that Forestry training went well and we spent about 6-7 hours with them. Fundraiser date is now August 21st. Skip made motion to get \$1950 to sponsor 10-12 radios setup with programming and to cover \$150 for chargers and batteries per radio. This important to communicate with Forestry. All for: 14, none apposed
 - Unanimous for resolution **21-0601**
 - Forestry is planning to move the sign to post office where it is more visible
- Crime Watch Update: Wreck happened with a van on the highway, it has been abandoned, stripped and vandalized.

New Business: none

CAP: None

Agenda Items for Next Meeting: None

Meeting Adjourn: 7:33 PM 1st-Skip 2nd-John

CHAIRMAN  SECRETARY Kalee Brown
DATE 5/11/2021 DATE 8/11/2021

CHICKALOON COMMUNITY COUNCIL MEETING MINUTES

DATE : July 14th, 2021

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OCT 12 2021
CLERKS OFFICE

Officers Present: Jim Ramsey (Chairman), Jeff Myers (Vice President), John J Vessey (Member at Large), Janie Vessey (Treasurer), and Kalee Bowen (Secretary)
Officers Absent: None

General Members Present: 16 community members present (see sign in sheet for reference) and one guest

Meeting called to order at: 7:01 PM

Pledge by: Wesley

Approval of Agenda by: 1st- Wesley 2nd- Austin

Minutes from Last Meeting: Read by Kalee Bowen

Approved by: 1st- Austin 2nd- Marcia

Announcements:

- Rocky Jones presented about Fire Wise and offered to do 1hr inspections offered by the borough at community members' homes. They would be looking for beetle kill, 5ft clearing from house, where trees fall, healthy trees trimmed, and best survivability. Do you have a plan for an emergency? Ready set go plan is viewable online.
- Jim announced that we did purchase the emergency food, installed new locks, and fixed the flag pole.
- Zoom discussion: Concern about dropping zoom for ^{all} certain members. The other side brought up no involvement to keep it going, no host etc. We will revisit this next month.

Reports and Correspondence

- Treasurers Report Read by: Janie Vessey

- Fire Department: Skip announced that we also offer inspections to property owners. Good job community for notifying us of burns. There will be emails from FD about fundraiser, help and donations needed.

Public Comment:

Old Business:

- Crime Watch Update: Mile 84 someone cut lock and stole enclosed trailer. Pole line up from Jim, someone tried breaking into a cabin.

New Business:

- Discussion on making FD stuff more available, despite email and posting at post office. Get info about inspections on the website. Larger flyers at post office with contact info.

CAP: none

Agenda Items for Next Meeting: Zoom, community wildfire mitigation plan

Meeting Adjourn: 7:50 PM

CHAIRMAN [Signature] SECRETARY Kalee Bawn
DATE 8/11/2021 DATE 8/11/2021

MATANUSKA-SUSITNA BOROUGH
Enhanced 911 ADVISORY BOARD MINUTES

August 10, 2021

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CLERKS OFFICE

The regular meeting of the Enhanced 911 Advisory Board was called to order at 9:00 a.m. by Chairman, Casey Cook.

Advisory Board members in attendance establishing a quorum were:

Jacob Butcher, Wasilla Police;
Zack McRae, MSB DES;
Casey Cook, MSB DES.

Joel Butcher, Wasilla Police;
Brent Johnson, AST; and

Also in attendance were: Leah Jones, Ben Cohen, and Nick Srebernak, MSB IT/GIS; Christine O'Connor, Alaska Telecom Association; Aleeha Travis and John Sheneman, MTA; and John Rockwell, DPS.

A quorum was present, and due notice had been published.

APPROVAL OF AGENDA: The agenda was approved as presented.

APPROVAL OF MINUTES: There was no objection to the approval of the June 8, 2021 minutes as presented.

PERSONS TO BE HEARD

Ben Cohen - Mr. Cohen provided an in depth Parcel Shift project demo and status update. His presentation showed the improvements that have been made in spatial accuracy of certain areas of the borough since the project implementation. He gave an overview of the areas that still need work in the residential and subdivision areas, as well as the project costs going forward. Based on the remaining funding in project 45184-2606 (\$321,231.41), and the approximate annual cost of \$17,000, there is a project life of about 17+ years. It was agreed that Emergency Services would continue to seek annual extension of the funding in the current project, and that they (GIS) may want to approach Eric Wyatt regarding moving forward with any of the other project recommendations Mr. Cohen presented.

Leah Jones - Ms. Jones stated that there won't be an ESRI presentation today and hopes that they will be able to present at the next meeting.

REPORTS

GIS

GEO-COMM - Ms. Jones stated: At the last meeting she presented the report GEO-COMM provided as an overview of our compliance with addressing data and 911 compliance and other

spatial issues. We asked GEO-COMM for access to this information to provide a quality control report on a regular basis. We have entered the purchase order for this service and should soon have a second report to review. This will help keep us up to date with the spatial/addressing changes and provide a regular report to the board.

Sub Addressing Demo and Workshop – Chairman Cook stated: He thought it was a good workshop and some good questions were raised about sub-addressing and making sure our VoIP phones are working. He thinks it's important and makes sense from an E-911 and addressing standpoint. Ms. Jones said their contact from Datamark was going to send her information on a system they have that assists with gathering sub addressing data. She will present any information she gets from them at a future board meeting to determine if there would be any interest.

Addressing Campaign

Chairman Cook stated: At the September Preparedness Expo, they will be having an addressing booth for addressing outreach to the community. They have also been providing addressing information when they go out to do the Firewise consultations.

Smart 911 / Community Connect

Mr. Jacob Butcher stated: Since the beginning of 2021 there have been about 30 new subscribers. He has been working with the folks at Mat-Su so that Smart 911 can be a tool for them in the event their clients are in a mental health crisis or other such situations that they can relay that information to the dispatch center.

NEW BUSINESS

Mat-Com Funding Request – Rave Smart 911 Annual Costs

Mr. Jacob Butcher stated: He received a quote for the annual costs from Rave for the Smart 911, and has requested that the E-911 Surcharge Revenue be used to pay for the ongoing annual costs. There are three plan options:

- 1) One year plan is \$38,926.60
- 2) Three year plan is \$36,380.00 per year
- 3) Five year plan is \$35,561.00 per year.

After discussion took place, it was requested that Mr. Butcher ask the City of Wasilla (as the contract holder) which plan they wanted to enter into with the vendor, and that the E-911 board could discuss and determine approval of payment for the software on an annual basis. Mr. Butcher agreed to ask the City of Wasilla which plan they wanted and bring that information back to the next E-911 Advisory Board meeting in October to discuss approval of the next year payment beginning the service period of November 2nd, 2021.

Surcharge Priorities Agreement

Ms. Laughlin stated: She will be routing the Surcharge Priorities Agreement for signatures in the near future. This document essentially outlines the approved E-911 Budget breakdown and

provides all agencies the opportunity to review and approve the priority expenditure list and distribution of funds.

OLD BUSINESS

Legislative Action Workgroup

VoIP Multiline Systems (HB215) and E-911 Surcharge Legislative Amendments (HB160A): Mr. Rockwell stated that he didn't see anything on the legislation actions for HB215 or HB160. He was going to reach out to the sponsors to see if they are moving them forward this year. The Department of Public Safety is putting forward the Harassment in the 2nd Degree and Interference with Emergency Communications. Mr. Cook asked Mr. Rockwell to bring a report on HB215 and 160 to the next meeting. Mr. Rockwell agreed to report when he gets updated information.

INFORMATIONAL ITEMS


- FY21 Surcharge Revenue Chart - Ms. Laughlin stated: We are still waiting for GCI to remit their June 2021 revenue to wrap up the revenue receipts for FY21. We are expecting approximately \$25,000 from GCI.
 - 1) MSB Overages in Surcharge Collection – Ms. Laughlin stated: GCI was the only carrier to over pay the borough and the finance department confirmed that the borough has reimbursed GCI the overpayment of \$109,371.24.
 - 2) Carrier Response to Reimbursements – Mr. Rockwell stated: He will look into this and bring information back to the next meeting.
- FY21 E-911 Budget Performance Report
 - No questions heard.
- 911 Quarterly Dispatch Call Report
 - No questions heard.

COMMENTS - None

NEXT MEETING DATE

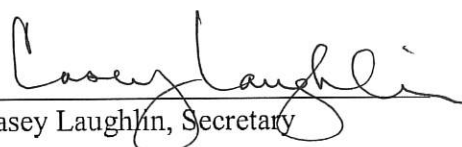
Chairman Cook announced that the next meeting date would be October 12, 2021.

ADJOURNMENT



Casey Cook, Chairman

ATTEST:



Casey Laughlin, Secretary

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OCT 15 2021

CLERKS OFFICE

Greater Butte
Road Service Area Board
RSA #26
Regular Meeting Minutes

Approved Mike Shields

Attested Lucy Klebesadel

July 15, 2021, at the MSB O&M Building

Date October 14, 2021

Meeting Called to Order at 6:34 pm

In Attendance:

Mike Shields, Supervisor
Karl Kopperud, Supervisor
Lucy Klebesadel, Supervisor
Will Barickman, MSB Road Superintendent

Visitors

none

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OCT 15 2021

CLERKS OFFICE

Roll Call: A quorum of 2 RSA 26 Supervisors present (Lucy joined at 7:00).

Approval of Agenda: Approved as presented

Approval of Minutes: from May 25, 2021 drive-around meeting, approved as written.

Borough Staff Reports

Road Superintendent's Report: Will Barickman:

Maintenance contract performance: Brushing behind schedule, but Steppers has gotten support to speed it up. Their very low bid remains a worry about their ability to finance a full year of operation, but their response so far has been excellent.

Monthly Budget and Fund Balance Reports: Handed out; current Fund Balance \$50,000+. Also handed out current RSA Roads Maps.

Additional Maintenance: 40 cy 3"- placed on Doc McKinley, 80 cy on Republican swale, 40 cy on River Road.

Road Improvement Projects (RIPs) status: Same as in April; Julie Marie/Morgan should start in the next 2 weeks.

Unfinished Business:

Status of needed repair work identified during drive-around: Republican swale got base lift (see above); Will has SOWs to Procurement for Back Home (estimate \$11,600) and Three Sisters culvert and ditching.

Julie Marie/Morgan upgrade start work date: See above.

New Business:

Assembly member Tew's influence in the Assembly: Mike spoke to Mr. Tew's push for expanded use (and possible mis-use) of Calcium Chloride in lieu of RAP or AC paving; push for using Time & Materials contracts in lieu of the current Maintenance contracts; and possible legislation to mandate the use of the Matrix by all RSA Boards. Discussion followed, including Mr. Tew's apparent influence on the MSB Manager and the Procurement Officer.

Need for an additional Road Superintendent position: Discussion led to a consensus that at least 2 additional positions are needed, plus retention of the Talkeetna-based "helper" position.

RIP List projects and priorities for 2022: Mike stressed the need to be thinking ahead on this, to include 2023 and '24; we will need to approve a Resolution supporting the 2022 (FY '23) List at our October 14 meeting.

Persons to be Heard: None

Adjourned: Meeting adjourned at 7:30 pm. Next regular scheduled meeting is October 14, 2021, at 6:00 pm in the O&M Building.

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OCT 15 2021

CLERKS OFFICE

GREATER BUTTE ROAD SERVICE AREA BOARD

RESOLUTION 21-02

A RESOLUTION BY THE GREATER BUTTE ROAD SERVICE AREA BOARD (RSA #26)
TO THE BOROUGH MANAGER AND THE ASSEMBLY RELATIVE TO THE RECENT
ABRUPT CUT-OFF OF AFTER-HOURS COMMUNICATION WITH THE MSB ROAD
SUPERINTENDENTS

WHEREAS: For at least the past 3 decades the Road Superintendents, per their job description, have been available to receive and respond to roads-related phone calls from the public, the RSA Board members, and the maintenance contractors, after their normal daily work hours and on weekends; and


WHEREAS: This level of communication consistency has proven valuable, and sometimes critical, to providing appropriate and timely response by the Superintendents and the contractors to road emergencies, changing road conditions, and resident complaints; and

WHEREAS: The cut-off of this level of communication, except for "emergencies" (undefined), and apparently Road Hotline calls (unclear), effectively prevents the Road Superintendents from doing a critical part of the job they were hired to perform, cuts off timely guidance to the contractors when they may need to request it, and appears to ignore the "Public Service" role of Borough administration; and

WHEREAS: Most troubling, this cut-off order came without providing any opportunity for prior review/comment or post-issuance response by the Public Works Department, the LRSAAB, the TAB, or any individual RSA Board.

NOW THEREFORE BE IT RESOLVED: We request a written explanation of the reasoning behind this abrupt change in a normal practice related to public safety, and how the public will be informed about the inevitable decline in quality and timeliness of service. We are also interested in what "message" this is sending, intentionally or not, to our Road Superintendents.

Approved by unanimous vote on October 14, 2021.



Supervisor



Supervisor



Supervisor

CC: Borough Mayor
Borough Manager
Public Works Director

RECEIVED

OCT 15 2021

CLERKS OFFICE

GREATER BUTTE ROAD SERVICE AREA BOARD (No. 26)

RESOLUTION 21-03

**A RESOLUTION BY THE GREATER BUTTE ROAD SERVICE AREA BOARD (RSA #26)
TO THE BOROUGH ASSEMBLY IN SUPPORT OF ADDING TWO (2) ROAD
SUPERINTENDENT POSITIONS IN THE O&M DIVISION OF THE PUBLIC WORKS
DEPARTMENT**

WHEREAS: MSB Public Works maintains, by contract, the roads within 16 Road Service Areas (RSAs), currently totaling 1120 miles, 62% of which are gravel (or the gravel/silt mixture best called "dirt"); and

WHEREAS: MSB Public Works has only three (3) Road Superintendents to monitor road conditions, inspect contractor performance, and coordinate with the RSAs. This workload ranges from 4 to 7 RSAs, 337 to 441 road miles, and 4 to 7 contracts per Superintendent; the averages (unrealistic for impact evaluation given the variability among RSAs) are 5.33 RSAs and 373.3 miles per Superintendent; and

WHEREAS: The Road Superintendents' daily workload is affected not only by their assigned road miles, but also the number of assigned RSAs (and their often competing public-meeting schedules), the number of maintenance contracts involved, the available funding in each RSA, whether the RSA has a functional Board, the "commute distances" required, and the proportion of roads that are substandard in design, construction, or both. As the maintained road miles continue to increase through new subdivision development, in some years substantially, the Superintendents' workload also increases, and at this point may have already become a detriment to their effectiveness; and

WHEREAS: If one Superintendent gets sick or goes on leave, the others must fill in to cover an additional 169 to 220 miles each for a week or more; and

WHEREAS: The addition of two more Superintendent positions would better distribute the workload and provide the needed capacity to properly respond to an ever-enlarging road system; average per-Superintendent road miles would go from 373 to 224 (a probable range being 205 to 275), and average RSA numbers from 5.3 to 3.2 (probable range being 3 to 5).

NOW THEREFORE BE IT RESOLVED: That the Greater Butte RSA Board is requesting that at least two additional Road Superintendent positions be created, and promptly filled, in the MSB Public Works Department.

Approved by unanimous vote on October 14, 2021.



Supervisor



Supervisor



Supervisor

CC: Borough Mayor
Borough Manager
Public Works Director

LOCAL ROAD SERVICE AREA ADVISORY BOARD
RESOLUTION 21-04

A RESOLUTION BY THE MATANUSKA-SUSITNA BOROUGH LOCAL ROAD SERVICE
AREA ADVISORY BOARD (LRSAAB) TO THE BOROUGH MANAGER AND THE
ASSEMBLY RELATIVE TO THE RECENT ABRUPT CUT-OFF OF AFTER-HOURS
COMMUNICATION WITH THE MSB ROAD SUPERINTENDENTS

WHEREAS: For at least the past 3 decades the Road Superintendents, per their job description, have been available to receive and respond to roads-related phone calls from the public, the RSA Board members, and the maintenance contractors, after their normal daily work hours and on weekends; and

WHEREAS: This level of communication consistency has proven valuable, and sometimes critical, to providing appropriate and timely response by the Superintendents and the contractors to road emergencies, changing road conditions, and resident complaints; and

WHEREAS: The cut-off of this level of communication, except for "emergencies" (undefined), and apparently Road Hotline calls (unclear), effectively prevents the Road Superintendents from doing a critical part of the job they were hired to perform, cuts off timely guidance to the contractors when they may need to request it, and appears to ignore the "Public Service" role of Borough administration; and

WHEREAS: Most troubling, this cut-off order came without providing any opportunity for prior review/comment or post-issuance response by the Public Works Department, this Board, the TAB, or any individual RSA Board.

NOW THEREFORE BE IT RESOLVED: We request a written explanation of the reasoning behind this abrupt change in a normal practice related to public safety, and how the public will be informed about the inevitable decline in quality and timeliness of service. We are also interested in what "message" this is sending, intentionally or not, to our Road Superintendents. The Board also requests that further analysis and negotiation of alternative solutions to any overtime pay problem be conducted, and include the possibility of adding a fourth Road Superintendent position.

Approved by unanimous vote on October 21, 2021.

Stephen Edwards ^{by wsg} Board Chair
Stephen Edwards

Mike Shields Board Secretary
Mike Shields

CC: Borough Mayor
Borough Manager
Public Works Director

Greater Talkeetna Road Service Board of Supervisors
Minutes of Regular Meeting
August 12, 2021

A regular meeting of the Greater Talkeetna Road Service Area Board of Supervisors (RSA 29) was held in person, outside at the Talkeetna Library on August 12, 2021. Board members John Strassenburgh and Robert Gerlach were present in person. Board member Billy FitzGerald and Borough Road Superintendent Mike Lachelt participated via teleconference.

- I. There was a quorum, and the meeting was called to order at 6:31 pm.
- II. Minutes of the July 8, 2021 meeting were approved as written.
- III. John explained Planning Commission Resolution 21-18, which is going before the Planning Commission for public hearing on Monday August 16, 2021. This proposed action would repeal MSB 28.60.070 Traffic Safety Plan and MSB 28.60.080 Timber Transport Permit in their entirety. This would thus eliminate some public health and safety provisions. Discussion ensued, with concern about the RSA taxpayer potentially having to pay to fix roads torn up by the timber trucks. The Board voted to oppose the repeal of this code and emphasized the importance of protecting the RSA taxpayer from having to pay to repair the timber operator's damage to our roads. The Board authorized John, as RSA 29 Primary, to express this position to the Assembly accordingly.
- IV. Mike Lachelt provided the Board with a status report on our summer projects. Regular maintenance: brushing is complete except for west Talkeetna which will be done this season, sweeping downtown is ongoing, and blading is ongoing. Summer projects completed: Michelle, Mt Brooks, Mt Hunter, Walstad, and Birch Tree Circle. Summer projects remaining: Noel Wein, Moose Hollow, Hillside, Woodpecker, Whigmi, and Tigger.

Mike indicated that next year's revenue projections for all of the RSAs, including RSA29, are a significant jump from this year. We will verify the numbers, but it appears that we might be able to put RAP on Woodpecker, do two projects in Moose meadows, and use the rock crusher to remediate several more gravel roads. First step is to verify we have the money. John will call Cheyenne.
- V. Mike indicated that there might be additional funds to the extent that we might be able to rebuild the Yoder road bed to the bridge and pave it. This is especially important since this Yoder project did not make the cut for the bond issue.

- VI. Billy informed the Board and Mike that there is a sight distance problem at the corner of South Alley and D Street. Mike will check it out.
- VII. There being no further business, the meeting was adjourned at 7:38 pm.

Sincerely,



John Strassenburgh
RSA Primary Supervisor

*Approved at our Zoom meeting 10/14/21 and
attested to by Robert Gerlach, board member*

MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION

SPECIAL MEETING MINUTES
May 20, 2021

I. **CALL TO ORDER - ROLL CALL – QUORUM ESTABLISHED.**

The special meeting of the Matanuska-Susitna Borough Historical Preservation Commission was called to order at 6:02 on Thursday, May 20, 2021, by teleconference via Microsoft Teams (1-907-290-7880).

Historical Preservation Commissioners present and establishing a quorum:

Deborah Burlinski

Andrew Schweisthal

Jake Anders

Fran Seager-Boss

Kevin Toothaker

Eileen Haines

Angela Wade

Staff and Agency Representatives in attendance:

Adam Bradway, Staff

II. **APPROVAL OF AGENDA**

MOTION: Deborah Burlinski moved to approve the agenda. Kevin Toothaker seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

III. **LAND ACKNOWLEDGMENT**

IV. **PLEDGE OF ALLEGIANCE**

V. **APPROVAL OF MINUTES**

MOTION: Deborah Burlinski moved to the January 21, 2021 minutes and the April 22, 2021 minutes. Kevin Toothaker seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

VI. **AUDIENCE PARTICIPATION**

VII. **HISTORICAL SOCIETY/MUSEUM UPDATES**

VIII. **REPORTS:STAFF/CORRESPONDENCE**

Adam Bradway: Gave an overview of work completed towards the Matanuska-Susitna Borough Historic Preservation Plan – Phase I. Informed the commission that all grant work under HPF #19003 was complete and that a final grant report to the state would be submitted in July. Introduced True North Sustainable Development Services, contracted to work on Historic Preservation Plan – Phase I.

True North Sustainable Development Services (TNSDS): TNSDS presented their work towards the Historic Preservation Plan update. They were contracted to develop an inventory of all past preservation work done in the Mat-Su, organize it, and develop a work plan for incorporating this information in the updated preservation plan. TNSDS presented their work including a GIS based local inventory of cultural resources work, and a table based version. They answered questions from the commission related to data sources and confidentiality. TNSDS commented on the importance of developing a strategy for advancing the cultural resource needs of the borough.

IX. **UNFINISHED BUSINESS**

X. **NEW BUSINESS**

XI. **ADJOURNMENT**

MOTION: Eileen Haines moved to adjourn the meeting at 7:36 P.M Deborah Burlinski seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

Angela L Wade
Angela Wade, Chair

10/25/2021
DATED

Adam Bradway
Adam Bradway, Planner II – Staff

10/1/2021
DATED

RECEIVED
OCT 26 2021
CLERKS OFFICE

**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
RESOLUTION SERIAL NO. 21-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH HISTORICAL PRESERVATION COMMISSION RECOMMENDING CONTINUED SUPPORT OF THE HISTORIC PRESERVATION PLAN UPDATE.

WHEREAS, the Borough's status as a Certified Local Government requires the creation and updating of a historic preservation plan; and

WHEREAS, there is no updated long term historic preservation plan available to guide future historic preservation efforts in the Borough; and

WHEREAS, the Historical Preservation Commission recognizes the benefits and efficiencies that will result from long term historic preservation planning efforts.

WHEREAS, the Commission initiated the preservation plan update process by approving HPC Resolution 18-04 in support; and

WHEREAS, the Borough since has leveraged pass-through Historic Preservation Fund grant money to begin work on the update; and

WHEREAS, the commission believes work completed on the update thus far to be successful and worthy of continued support.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Historical Preservation Commission recommends continued support of the Historic Preservation Plan Update.

BE IT FURTHER RESOLVED, that the Commission recommends pursuing funding to support the preservation plan update.

ADOPTED by the Matanuska-Susitna Borough Historical Preservation Commission this 30th day of September, 2021.



Angela Wade, Chair

ATTEST:



Adam Bradway, Planner II

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

REGULAR TELECONFERENCE MEETING

Held 6:30 pm Thursday September 16, 2021 by teleconference/Microsoft "Team"

RECEIVED

OCT 25 2021

CLERKS OFFICE

IN ATTENDANCE:

RSA #

RSA Members Present

09-Midway	Dan Tucker P tc		
14-Fairview	Dan Elliott P tc		
15-Caswell Lakes	DJ McBride P tc		
16-South Colony			
17-Knik			
19-Lazy Mountain			
20-Greater Willow			
21-Big Lake			
23-North Colony			
25-Bogard	Jesse Rongitsch P tc	Gary Hessmer tc	
26-Greater Butte	Mike Shields P tc		
27-Meadow Lakes	Stephen Edwards P tc		
28-Gold Trails			
29-Greater Talkeetna	John Strassenburgh P tc		
30-Trapper Creek	Donna Massay P tc		
31-Alpine			

tc = by teleconference/"Team" P = Primary

RSAs not represented: South Colony (16), Knik (17), Lazy Mountain (19), Greater Willow (20), Big Lake (21), North Colony (23), Gold Trails (28), and Alpine (31).

MSB Staff: Public Works: Cole Branham, Civil Construction Manager tc.

Borough Staff (other than Public Works): None

Borough Mayor: None

Assembly Representatives: None

Visitors: None

CALL TO ORDER at 6:30 pm, Chair Stephen Edwards presiding.

ROLL CALL and QUORUM DETERMINATION: 8 of 16 RSAs represented. Quorum was met.

APPROVAL OF AGENDA: Approved as presented.

APPROVAL OF MINUTES: Minutes of August 19, 2021, approved as written.

TRAINING: None

STAFF REPORTS:

A. O&M: Cole Branham: The RIP Resolutions are coming together. This year's projects are wrapping up, and we still have 3 Engineers on Term appointment to handle the contracts. He replaced Alex Senta, who is now the Manager of the Capital Projects Division.

BOARD MEMBER REPORTS

A. TAB: DJ McBride: At the August 20 meeting the focus was on: Official Streets & Highways Plan (OSHP); the committee has been working on the contract to have this done; ADOT provided their comments late and more time was needed to incorporate them; it will be presented to the Platting Board, Planning Commission, and Assembly once Kinney Engineering is done with the DOT comments, then it

APPROVED October 21, 2021

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

goes to the TAB. **MPO Report:** the Census shows enough population to get to the MPO status; the Federal Government has lowered the threshold to achieve this status, and negotiations are happening with DOT to get funding to support the process; the Steering Committee voted to set up a 10-member policy board, and it's possible the LRSAAB may be invited to join the technical committee (they are working on who to include); go to Matsumpo.com for more information. **Bike and Pedestrian Plan:** still working on the Statement of Work (SOW) for this. **Transportation 21** update: the Road Bond and Sales Tax were discussed, including the fact that there is no funding connected to the Road Bond Package; TAB is requesting a presentation on funding at the next meeting. **Design Criteria Manual:** TAB passed a Resolution asking the Assembly to direct development of a DCM for the Borough; TAB would like to work with LRSAAB on this if it comes to fruition. Discussion followed; DJ will get some DCM examples and Mike will put this topic on our October Agenda. The next TAB meeting is on September 24, 9:30 am, at which they will get updates on the CIP and Bond funding, and will likely pass a Resolution regarding **Timber Transport Code** similar to our own.

UNFINISHED BUSINESS:

A. Nominations and Election of new Vice Chair: Gary Hessmer said he could continue as Vice Chair, and Mike noted that Tom Phillips had expressed willingness to serve in that position but was not present. By unanimous voice vote Gary will be our Vice Chair until Tom can speak for himself, likely at our October meeting.

B. Roads Bond List and Assembly action: status? Undetermined at this time.

C. Draft Resolution 21-03 re Timber Transport Plan & Permit proposed repeal by the Planning Commission: John Strassenburgh and Mike Shields had prepared the draft (sent to all Board members in their meeting packets), which recommends that the Assembly reject proposed Ordinance 21-092; John moved to accept it, Mike seconded, and discussion followed. John proposed an amendment of the language in the final "Therefore Be It Resolved" to make it better targeted and less strident (ie., "...strike Sections 6 and 7 from Ordinance 21-092..."), Mike seconded, and by unanimous voice vote the Amendment was accepted. The call for a voice vote on the amended Resolution resulted in unanimous acceptance.

NEW BUSINESS: None.

PERSONS TO BE HEARD: None

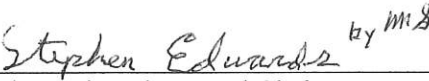
CORRESPONDENCE AND INFORMATION: None

OTHER BUSINESS: None.

BOARD COMMENTS: Dan Tucker noted that he has recruited a second member and now has a functional Board in RSA 09. He also noted the Transportation Fair scheduled for October 14.

ADJOURNMENT: By unanimous consent meeting adjourned at 7:27 pm.

NEXT MEETING: Thursday, October 21, 2021, by teleconference/Team or mixed Team/in-person.


Stephen Edwards, Board Chair


Mike Shields, Board Secretary

APPROVED October 21, 2021

MSB FISH AND WILDLIFE COMMISSION Regular Meeting: Sept. 23, 2021 – Minutes

MSB Lower Level Conference Room //TEAMS Remote Participation Option

Minutes prepared by Ted Eischeid, Planner II

REGULAR MEETING

RECEIVED
OCT 25 2021
CLERKS OFFICE

I. CALL TO ORDER; ROLL CALL; ESTABLISH QUORUM

Meeting called to order at 4:02 PM by chair Mike Wood.

II. ROLL CALL – DETERMINATION OF QUORUM /LAND ACKNOWLEDGEMENT

Roll Call:

Present:

1. Mike Wood (MW)
2. Howard Delo (HD)
3. Tam Boeve (TB)
4. Andy Couch (AC)
5. Larry Engel (LE)
6. Peter Probasco (PP)

Absent:

- Tim Hale
- Kendra Zamzow

Quorum (5+) established.

Land Acknowledgement: Read by MW

"We acknowledge that we are meeting on traditional lands of the Dene people, and we are grateful for their continued stewardship of the land, fish, and wildlife throughout time immemorial."

III. APPROVAL OF AGENDA

- Motion: Moved to approve by HD
- Second: PP
- Discussion: None
- Action: Passed unanimously without objection.

IV. PLEDGE OF ALLEGIANCE – Led by HD

V. APPROVAL OF MINUTES

a. April 22, 2021 Special Meeting

- Motion: Moved to approve by HD
- Second: AC
- Discussion: None
- Action: Passed unanimously without objection

b. May 20, 2021 Regular Meeting

- Motion: Moved to approve by HD
- Second: PP
- Discussion: None
- Action: Passed unanimously without objection

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

Bill Stoltze, MSB

Becky Long, Talkeetna; Larson Lake Weir and Judd Lake – good returns.

Brian Marston, ADFG

Matt Miller, ADFG

Sam Oslund, ADFG

Aaron Poetter, ADFG

Steve Braund, NDSNA

VII. STAFF/AGENCY REPORTS & PRESENTATIONS

A. ADF&G, Preliminary UCI Commercial and Sport fishing season summary

Brian Marston, Comm Fish:

Presented a verbal fishing season summary for commercial fishing.

Sam Oslund, Sport Fish (using Sam Ivey's notes):

Presented a verbal fishing season summary for sport fishing.

B. Staff Report, Ted Eischeid

VIII. UNFINISHED BUSINESS

- A. West Susitna Access Road Project
No new update.

IX. NEW BUSINESS

- A. Summer fish and wildlife updates
- General discussion ensued
- B. Alaska Recreation Rivers Act update
- MW applied to the board and said they'd know by end of Oct.
 - Bill Stoltze was called to consider applying, but was too busy.
 - AC got a call, but it was during his busy time.
- C. ADF&G 2021 Fishing Summary Meeting Planning
- Week of Dec. 13th being explored for this meeting.
 - Consider draft questions for ADFG at the next meeting.
- D. BOF Meeting Planning
- HD: wise for FWC to sit in on the workshop (Oct. 2021);
- E. Expiring FWC Member Terms
- General discussion ensued.

X. MEMBER COMMENTS/FUTURE AGENDA ITEMS TO CONSIDER

1. AC: Infrastructure bill at the federal level – some of this money might benefit fisheries; ADFG needs to hold Deshka, Jim Ck, and Fish Ck weirs operable the full season – funding for weirs around the state seem to be losing funding; maybe this is an area where FWC pushes for robust funding for weirs; important to examine the water reservation issue on Willow Creek and learn more about that – maybe DNR person involved can do a presentation on this to FWC;
2. PP: When we meet with ADFG I'm curious about the funding cost for these weirs, and I would like to know why ADFG is defunding them.
3. HD: I'm discovering the joys of surf fishing on the Kenai Peninsula; caught a halibut doing this; there is a licensed surf fishing guide down there; can catch a variety of fish. BOG delayed their cycle so our area is coming before them this coming January.

MINUTES – MSB FISH & WILDLIFE COMMISSION-TED EISCHEID, PLANNER II

4. LE: I wanted to apologize with my tech issues as I've had a hard time hearing you.

5. TB: Fish passage issue – would be nice for public works to let FWC know about these issues; maybe Ted can ask them to do so.

6. TE: Excited about my recent purchase of a Grumman Sport Boat.

7. MW: Concerned about how we can get funding for the Commission like we have had in the past; glad we are engaged with DNR on Rec Rivers Act issues; happy to be back after a summer of fishing.

XI. NEXT REGULAR MEETING DATE: October 21, 2021, 4 PM, LLCR.

XII. ADJOURNMENT

1. Motion: HD

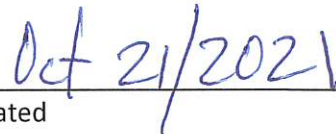
2. Second: PP

3. Action: Passed unanimously without objection.

- Meeting stands adjourned at 6:05 PM.

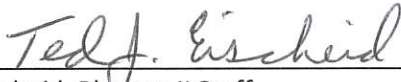


Mike Wood, Chair

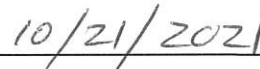


Dated

ATTEST:



Ted Eischeid, Planner II Staff



Dated

Meeting Minutes August 11, 2021

Meadow Lakes Community Council Inc.

❖ 3 Officers required for quorum: TOTAL = YES ❖

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

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

Meeting Quorum = Yes

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VIRTUAL MEETING CONDUCTED ON ZOOM.

Call to Order: The meeting was called to order at 7:03 pm by President Camden Yehle.

Pledge of Allegiance: Recited.

Quorum: Determination of quorum was made by the Membership Committee.

Consent Agenda: The Consent Agenda, which included the meeting agenda and the Minutes from July 14, was passed with no objections.

Treasurer's Report: Highlights of the month's fiscal transactions were shared.

Board Reports:

Secretary Patti Fisher reported that the hearing of the appeal on the case brought against the Council by Richard Nevitt will be heard in Alaska Supreme Court on Thursday, August 19th at 9am. Patti gave a brief overview of the facts concerning the suit. Josh Bicchinella reported that plans for the Education programs have been on hold due to his recent surgery; however, he plans to have program information soon.

Presentation: Covid 19: the Delta Variant.

Dr. Jeffrey Demain, Director of the Allergy, Asthma and Immunology Center of Alaska, covered multiple topics across the immune systems and their various cellular functions to illustrate how the COVID virus operates on the body. He also discussed how vaccines work inside the body. Currently 97% of all infections are Delta; the infections come on as quickly as two days after exposure.

Vaccines are 84% effective against Delta. Those who are vaccinated are eight times less likely to acquire COVID-19 than those who aren't vaccinated and 25 times less likely to be hospitalized, according to Demain. Another variant, the Lambda variant, has surfaced in areas outside the US.

Discussion of active Gravel Conditional Use Permits:

Secretary Fisher described the two gravel CUPs that are being legislated at the Borough.

- 1) The CUP on the **Borough land adjoining MLCC's Community Park and the Senior Center** will go before the Planning Commission on September 20. Patti described the process that the Council Board went through with MSB Community Development Division to reach agreement on operation of the pit. She stated that a letter of non-opposition to the CUP needed to be sent to the Borough Planning Department. A motion was made by Sherri Rusher to send the letter of non-opposition to the Borough with the inclusion that the poor soil area specifically referenced in acres. The motion was seconded by Bob Coffin. A request was made by Kim Kalmbach to change the margin of the vote in the letter to a percentage. Sherri amended her motion to include that change. A roll-call vote was taken and the measure was as approved by majority vote.
- 2) CUP on **Mental Health Trust Land on Sylvan Road**. Secretary Fisher reported that the CUP on the Sylvan pit was denied by unanimous vote of the Planning Commission. The Mental Health Trust has appealed the decision so there will be a hearing by the Board of Adjustment and Appeals. Director of Planning Alex Strawn discussed the Borough Code covering the appeal process. Secretary Fisher asked for a motion for the Council to send a letter of opposition to the appeal to the Board of Adjustment and Appeals. After member discussion, a motion was made by Kim Kalmbach that the Board prepare and submit a letter of opposition to the Mental Health Trust's appeal of the Planning

Meeting Minutes August 11, 2021

Commission decision to approve the CUP. The motion was seconded by Steve Edwards and a roll-call vote was taken. The measure was approved by majority vote.

Secretary Fisher advised the meeting that a letter requesting that MLCC be listed as an Interested Party was required if MLCC wanted to participate in the appeal process. Bob Coffin asked that we check with the Clerk's office to determine if we should be an Interested Party or Primary Party. Patti said that she would inquire about that. A motion was made to the effect that we submit the paper work to be listed as an Interested Party. A roll-call vote was taken and the measure was approved by majority vote.

Old Business: None

New Business: None

Correspondence: The Correspondence was read by Tim Swezey.

Marijuana Renewal 15790 Scorpion Grass Marijuana Product Manufacturing Facility

- Facebook Aug 10th: <https://bit.ly/3iA5Kjy>
- Physical Address: 266 S. McCallister Dr. Suite 3
- Documents: <https://bit.ly/37yIVrm>. Facebook July 30th: <https://bit.ly/3rPLCwK>

Conditional Use Permit for Earth Materials Extraction

- MSB 17.30 – Conditional Use Permit for Earth Materials Extraction. The Conditional Use Permit would allow for the extraction of approximately 1,800,000 cubic yards of earth material, through 2038. The total area of earth material extraction activity will occur on approximately 61.9 acres of the 120-acre parcel.
 - Location: 80 acres adjacent to Meadow Lakes Park
 - MSB C3 – Conditional Use Permit Webpage: <https://bit.ly/3A81j5r> - PDF MSB CUP Download: <https://bit.ly/2TUHsY4>
 - Comments due before August 27, 2021. Hearing Monday, Sept 20 at 6:00pm

Agency Reports:

Senator David Wilson: Legislators are preparing for the 3rd Special Session, beginning August 16th. The Senator will be concerned with the Reverse Sweep and PFD calculation. He is also working to insure that funding is provided for issues critical to Mat-Su: School Bond Debt Reimbursement, capital projects and Community Assistance.

Assembly Person Tam Boeve: The Borough will be voting on a 73-million dollar road package at the Assembly meeting on Tuesday, August 17. The ordinance includes a 1-1/2% sales tax as the funding mechanism for the road projects. Also on the agenda is an ordinance changing the manner of determining education funding for the MSB School District.

A motion was made by Secretary Fisher to extend the meeting for 10 minutes beyond 9pm. The motion passed.

Chief Tawnya Hightower, West Lakes Fire Department: The Chief reported that there had been more car fires this year than in previous years. There will be an Emergency Expo at the Menard Center at the end of September. The Safety Message for the month is to have your heating system inspected and cleaned as preparation for winter.

Persons to be Heard: Limited to 3 minutes per person
There were no persons to be heard.

President Yehle announced that the September meeting of the Council is on the 8th. The Board is working on conducting a hybrid meeting, with both Zoom and in-person venues, and will announce when the details have been worked out. There are currently people who join the meeting in person at the Seniors' Common

Meeting Minutes August 11, 2021

Room, and anyone is welcome to attend there.

The meeting was adjourned at 9:05pm.

Camden Yehle 9/25/21

Camden Yehle, President Date

Patricia Fisher 9/25/21

Patricia Fisher, Secretary Date

RSA 27 Meeting 9-9-21
Page 1 of 3

Reso # 21-01

RECEIVED

NOV 01 2021

CLERKS OFFICE

A RESOLUTION OF ROAD SERVICE AREA #27, MEADOW LAKES SUBMITTING
AN APPROVED 2022 ROAD SERVICE AREA IMPROVEMENT PLAN FOR ROAD
IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

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

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

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

NOW THEREFORE BE IT RESOLVED, that Road Service Area #27,
Meadow Lakes Supervisors concur with this Road Improvement Project
List and request the Matanuska-Susitna Borough Assembly approve it
as submitted.

ADOPTED by Road Service Area #27, Meadow Lakes Board of
Supervisors:



Supervisor Signature



Supervisor Signature

Supervisor Signature

Date: 9 / 9 / 2021

MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT
2022 ROAD SERVICE AREA ROAD IMPROVEMENT PROJECT LIST
ACCOUNT # 30047

ROAD SERVICE AREA #27
MEADOW LAKES

DRAFT

Approx. RSA Funding Available: \$1,420,000

ASSEMBLY: Dist 4, Robert Yundt II
ASSEMBLY: Dist 5, Clayton Tew
ASSEMBLY: Dist 7, Tamara Boeve
RSA SUPERINTENDENT: Matt Jacobs
RSA PRIMARY: Steve Edwards
RSA ALT: Michael Fulton
RSA ALT: Camden Yehle

PRIORITY STATUS	ROADS / LOCATION	DESCRIPTION OF WORK	TOTAL EST. COST	RSA	GRANTS	FUNDED: YES/NO
1	RSA WIDE	ROAD RECONDITIONING	\$220,000	\$220,000		YES
2	RSA WIDE	PAVEMENT MAINTENANCE	\$30,000	\$30,000		YES
3	Golden Dr (.25) Rainbow Dr (.14) Indigo Dr (.20) Indigo Cir (.07) Gray Ct (.04)	~ Funded, Under Contract ~	\$470,000	\$0		YES
4	Phillips Dr Culvert Replacement	~ Funded, Under Contract ~	\$275,000	\$0		YES
5	Sasbo Bluff Silver Dr.	~ Funded, Under Contract ~	\$640,000	\$0		YES
6	Carousel Wy, Brass Ring Dr, Cozy Cir, Easy St (1.17)	~ Funded, Under Contract ~	\$266,000	\$0		
7	Happy Dr, Satisfied Dr, Gentry Dr (.88)	~ Funded, Under Contract ~	\$232,000	\$0		
8	Forest Lake Dr (.58)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$50,000	\$50,000		YES
9	Charlene St (.40)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$350,000	\$350,000		YES
10	Captain Hook Dr (.55) Captain Hook Ave (.17) Golden Ln (.08) Ruby Cir (.02) Topaz Ln (.05) Opal Ct (.03) Silver Cir (.05)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$350,000	\$350,000		YES

11	Herkimer Dr (.20) Spring Dr (.22)	Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$200,000	\$200,000		YES
12	Sasbo Bluff (.62) Silver Dr. (.26)	Paving	\$200,000	\$200,000		YES
TOTAL FUNDED			\$3,283,000	\$1,400,000	\$0	
13	Swan Dr (.63) Rainbow St (.08)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$285,000	FUNDING CURRENTLY UNAVAILABLE		NO
14	Voss Dr (.41)	Drainage / Paving	\$125,000	FUNDING CURRENTLY UNAVAILABLE		NO
15	Doubloon Dr (.31) Cove Dr (.18) Captain Kidd Ave (.17)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$265,000	FUNDING CURRENTLY UNAVAILABLE		NO
16	Gunflint Trail (1.3)	Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$580,000	FUNDING CURRENTLY UNAVAILABLE		NO
17	Larry Tr, Darlene Tr, Alice Ln, Mabel Tr (1.2)	Paving	\$300,000	FUNDING CURRENTLY UNAVAILABLE		NO
18	Golden Dr (.25) Rainbow Dr (.14) Indigo Dr (.20) Indigo Cir (.07) Gray Ct (.04)	Paving	\$180,000	FUNDING CURRENTLY UNAVAILABLE		NO
19	Meadow Lakes Loop (4.12)	Paving	\$1,030,000	FUNDING CURRENTLY UNAVAILABLE		NO
20	Beverly Lakes Road (2.67)	Paving	\$667,500	FUNDING CURRENTLY UNAVAILABLE		NO
21	Phillips Dr (.26) Dean Dr (.48) Melton Ln (.08)	Paving	\$205,000	FUNDING CURRENTLY UNAVAILABLE		NO
TOTAL UNFUNDED			\$3,637,500			

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NORTH LAKES COMMUNITY COUNCIL MINUTES

Boys & Girls Club

Zoom Meeting

Meeting ID: 857 4882 7402

Passcode: 323687

Regular Meeting May 27, 2021 | 7:00 P.M.

I. CALL TO ORDER/DETERMINATION OF QUORUM | 7:00 P.M.

- a. Determination of a Quorum- Quorum was established.
- b. Pledge of Allegiance

II. AGENDA APPROVAL

President, Theron Bair, requested adding the Honey Bees limited cultivation application to the agenda under Old Business and adding discussion about the DOT meeting for the Engstrom Roundabout under Audience Participation. Bryan Gearry requested adding the Cottonwood Lake Gate under Audience Participation. Theron Bair made a motion to approve the agenda as amended, Abraham Sayen seconded. All were in favor, none opposed.

III. MINUTES APPROVAL APRIL 29, 2021

No changes suggested. Minutes approved as stands.

IV. OFFICERS/COMMITTEE REPORTS

- a. President's Report- Attended the Engstrom Roundabout meeting, will discuss in Audience Participation. Nothing else to report.
- b. Treasurer's Report- The funds from the Mat-Su Borough have been received and dispersed to the approved applicants. The down payment for the Boys & Girls Club sign has been paid and work will commence.
- c. Mat-Su Community Council for Public Safety Report – Nothing new to report. Have sent several emails requiring when the meetings will resume but have not received any response.
- d. Finance Committee- Nothing new to report.
- e. By-Laws Committee- Nothing new to report.
- f. Marketing Committee- Nothing new to report.

V. OLD BUSINESS

a. D&O Insurance Quote Update- Received quotes from Stratus Insurance. They need additional finance information but the estimate is \$800-900 depending on which policy is selected, which include D&O Insurance as well as additional coverage to protect the Treasurer and funds. This estimate is well under the previously approved \$2,000 budget. Vice President, Louie Calandri, will work with Treasurer, Rachel Sayen-Lambert, to provide the additional information and go forward with the policy.

b. Honey Bees Limited Cultivation- There is no Audience Participation meeting on this application yet. AMCO and MSB will notify us when this is to be address. Treasurer, Rachel Sayen-Lambert, will follow this and contact the AMCO Board.

VI. NEW BUSINESS


a. Regular Meeting Schedule of September 30, October 28, November 18, December 16- Schedule as stands.

VII. AUDIENCE PARTICIPATION

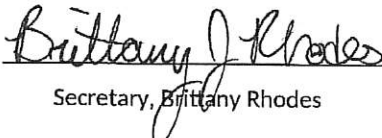
a. Engstrom Roundabout- President attended the DOT meeting for the Engstrom Roundabout. It is likely this project will move forward but as of now there is no specific timeline. They predict having the 75% design mark by years end and proceed from there. Construction is projected to begin April 2024.

b. Cottonwood Lake Gate- Brian Gearry thanked the NLCC for awarding the grant for a new automatic gate. Process has been delayed by MSB but construction should begin the first week of June and projected to be completed by end of June. Brian expressed concern about maintaining the gate through the winter and requested the Board vote on locking the gate for the winter. The Board determined there was not enough information to vote on this matter and suggested that maintaining the gate be left to the MSBs responsibility as it is their property and therefore their responsibility to facilitate access in the winter.

VIII. ADJOURN | 7:48 PM

Signed by: 
President, Theron Bair

10/13/21
Date Signed

Attested by: 
Secretary, Brittany Rhodes

10/14/21
Date Signed

NEXT MTG: September 30, 2021 - AT 7:00 P.M. AT THE BOYS AND GIRLS CLUB, WASILLA, AK & Via Zoom

NORTH LAKES COMMUNITY COUNCIL MINUTES

Zoom Meeting

Meeting ID: 849 6853 1554

Passcode: 764380

Regular Meeting September 30, 2021

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I. CALL TO ORDER/DETERMINATION OF QUORUM | 7:00 P.M.

- a. Determination of a Quorum – Quorum was established.
- b. Pledge of Allegiance

II. AGENDA APPROVAL

President Theron Bair requested adding the upcoming Mat-Su Borough Election volunteering to New Business. Agenda approved with amendment.

III. MINUTES APPROVAL- May 27, 2021

Brian Gearry requested a change in his Audience Participation. He requested that the wording be changed to specifically state his desire to have the Cottonwood Lake gate close for the winter so wording to be changed from *"Brian expressed concern about maintaining the gate through the winter. Board suggested that maintaining the gate be left to the MSBs responsibility as it is their property and therefore their responsibility to facilitate access in the winter"* to read **"Brian expressed concern about maintaining the gate through the winter and requested the Board vote on locking the gate for the winter. The Board determined there was not enough information to vote on this matter and suggested that maintaining the gate be left to the MSBs responsibility as it is their property and therefore their responsibility to facilitate access in the winter."** Pat Purcell moved to approve minutes with proposed changes. Abraham Sayen seconded. All were in favor, none opposed.

IV. OFFICERS/COMMITTEE REPORTS

- a. President's Report- Nothing new to report.
- b. Treasurer's Report- Profit and Loss report for May-Aug provided. All approved grant applications have been disbursed. Final bill for Cottonwood Shores Gate project has just been received. The new Boys and Girls Club sign has been paid in full and installed. Reports on project from all awardees are needed by November 30, 2021.
- c. Mat-Su Community Council for Public Safety Report- Still no meetings due to Covid, nothing new to report.
- d. Finance Committee- Did not meet this month, nothing new to report.
- e. By-Laws Committee- Nothing new to report.
- f. Marketing Committee- Nothing new to report.

V. Presentation by MEA

Ms. Castro and Mr. Klatt, MEA, Update on Study Results for the Transmission Line Route & Substation (Fishhook/Pitman)- Since their last presentation in April, preliminary route options have been submitted. There are two main routes being suggested but still some alternative options available. MEA is looking for community feedback on the preliminary routes to complete the study. They would like all input in by early November so a final route may be selected in December. There is a direct feedback line on their website to provide input.

VI. OLD BUSINESS

- a. Discussion on Election Process- Treasurer Rachel Sayen-Lambert and Member-at-Large Abraham Sayen's terms are both completed this year and their seats up for election. A Nominating Committee must be established to begin election process. Pat Purcell and Louie Calandri volunteer to stand as Nominating Committee. Pat Purcell made a motion to approve Louie Calandri and herself as the Nominating Committee. Abraham Sayen seconded. All were in favor, none were opposed. Nominees will be presented at next NLCC Board Meeting.
- b. Grant Recipient Project Updates- Cottonwood Lake Gate project is almost done and came in under budget. The Williwaw Pavilion project spearheaded by FISH is almost complete, grant funds have been spent and report was submitted. Shorewood Subdivision thanks NLCC for grant and hopes to finish distributing signs soon. No feedback received from the other grant awardees yet.
- c. Boundaries: Wolf Lake Split- This line item has been tabled every month as no one from the Wolf Lake area attends the meetings to discuss the boundaries. Louie Calandri made a motion to officially table the boundary dispute and stop carrying along this line item until such a time as Wolf Lake residents attend and request this be addressed. Abraham Sayen seconded. All were in favor, none opposed.

VII. NEW BUSINESS

- a. Regular Meeting Schedule
 - i. October 28, November 18, December 16- Schedule as stands.
- b. MSB Election- The MSB Election will be held 12/2/2021. Election officials are needed so MSB is asking community councils to help enlist volunteers. They are currently 30 workers short. Any members interested in volunteering are to email President Theron Bair and he will forward them the application.

VIII. AUDIENCE PARTICIPATION

None

IX. ADJOURN

Signed by: _____

President, Theron Bair

28 OCT 2021

Date Signed

Attested by: _____

Secretary, Brittany Rhodes

10/28/21

Date Signed

NEXT MTG: October 28, 2021 - AT 7:00 P.M. AT THE BOYS AND GIRLS CLUB, WASILLA, AK & Via Zoom

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
October 4, 2021**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on October 4, 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:

Mr. Richard Allen, 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*
Mr. Sassan Mossanen, Assembly District #7*

Planning Commission members absent and excused were:

Ms. Mary Anderson, Assembly District #1, Vice-Chair

Staff in attendance:

Mr. Jason Ortiz, Development Services Manager/Acting Planning and Land Use Director
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Mark Whisenhunt, Planner II
Mr. Adam Bradway, Planner II
Ms. Karol Riese, Planning Commission Clerk

*Indicates that the individual attended telephonically.

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 Rick Allen.

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting – August 16, 2021

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution PC 21-27

A conditional use permit in accordance with MSB 17.60 - Conditional Uses; allowing for the operation of a marijuana cultivation facility, located at 6051 W. Aeronautical Avenue, Tax ID #2080B02L007, within Township 17 North, Range

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2 West, Section 10, Seward Meridian. Public Hearing: October 18, 2021 (Applicant: Weltzin and Dillard, dba BAM Alaska, Inc.; Staff: Peggy Horton).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

- Resolution PC 21-24** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for Mat-Su Central School. Public Hearing: October 18, 2021 (Staff: Adam Bradway).
- Resolution PC 21-25** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for Birchtree Charter School. Public Hearing: October 18, 2021 (Staff: Adam Bradway).
- Resolution PC 21-26** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval by the Matanuska-Susitna Borough Assembly for a permanent site for American Charter Academy. Public Hearing: October 18, 2021 (Staff: Adam Bradway).

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 persons spoke regarding Mat-Su Central School Site (Stringfield Location)
Stacey McIntosh

The following persons spoke regarding American Charter Academy (Church & Seldon Roads)
Patti Farren

The following persons spoke regarding Birchtree Charter Site (traffic/better location)
Jean Holt
Principal Bowen of Birchtree School
Tempi Lerew

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution PC 21-23

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 38.1 feet from the shorelands of Finger Lake on Government lot 5, Tax ID # 18N01E34B002, within Township 18 North, Range 1 East, Section 34, Seward Meridian (Applicant: Shaun Krautkremer; Staff: Mark Whisenhunt).

Mr. Whisenhunt requested a postponement due to illness of applicant.

MOTION: Commission Mossanen moved to postpone Resolution PC 21-23 to October 18, 2021 meeting.

Discussion ensued

VOTE: Resolution PC 21-23 passed without objection

Commissioner Vague re-opened Audience Participation

The following persons spoke against Resolution PC 21-23:

Ken Robertson, Helen Robertson, Linda Page, Jean Holt, Ronald Risener, Terry Cosgrove, Temp Lerew, Jessi Rongisth,

Closed audience participation at 6:49 p.m.

X. PUBLIC HEARING LEGISLATIVE MATTERS

XI. CORRESPONDENCE AND INFORMATION

A. Changes To Public Hearings – Quasi-Judicial Time Removal

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: Jason Ortiz)*

Commission Business was presented, and no comments were noted.

XV. DIRECTOR AND COMMISSIONER COMMENTS

- Mr. Ortiz: Reminder of quasi-judicial matters to not be discussed or any other fact findings on quasi-judicial matters.
- Ms. Riese: Planning Commission seat on State of Alaska Recreation Rivers Advisory Board.
- Commissioner Chesbro: I'd like to say to the folks that came to do Public testimony. I'm sorry it worked out this way, hope to see you in two weeks. Thank you for putting up with us.
- Commissioner Glashan: I would consider serving on that. I only have one year left on the PC.
- Commissioner Vague: Welcome aboard Commissioner Allen. Duly initiated by having to share and join in on the Pledge of Allegiance. For those of you that are not here, we do have Commissioner Allen who is replacing Mr. Ortiz for Palmer. I know you all do a lot work and I feel the confusion here. I am so glad we have some sort of guidance on occasion. Thank you all for showing up, we love an audience especially those who are willing to participate.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:53 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 10/18/21

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OCT 20 2021
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By: Mark Whisenhunt
Introduced: August 16, 2021
Public Hearing: October 18, 2021
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-22**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF 1,800,000 CUBIC YARDS OF EARTH MATERIAL FROM AN APPROXIMATELY 61.9-ACRE SITE WITHIN PARCEL C3, TAX ID# 17N02W02C003 (NO SITE ADDRESS); WITHIN TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 2, SEWARD MERIDIAN.

WHEREAS, an application has been received from the Natural Resource Manager for the Matanuska-Susitna Borough for a conditional use permit to extract earth material at Tax ID# 17N02W02C003 (No Site Address); Parcel C3, within Township 17 North, Range 2 West, Section 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, a reclamation plan has been developed as required by Alaska State Department of Natural Resources (ADNR), pursuant to A.S. 27.19, and has been submitted as part of this application; and

WHEREAS, the application material indicates the site will be developed to contain storm water runoff. Prior to beginning operations, a contractor will be required to develop a detailed storm water pollution prevention plan (SWPPP); 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, the subject parcel is located within the Meadow Lakes Community Council boundaries and is subject to the Meadow Lakes Comprehensive Plan; and

WHEREAS, the Matanuska-Susitna Borough Comprehensive Development Plan (2005) applies to all parcels within the Matanuska-Susitna Borough; and

WHEREAS, Meadow Lakes Comprehensive Plan shows the subject parcel within the "rural residential" area. However, the plan specifically mentions the subject parcel and the need to retain Borough lands for public purposes; and

WHEREAS, Meadow Lakes Comprehensive Plan shows the subject parcel within the "rural residential" area. However, the plan specifically mentions the subject parcel and the need to retain Borough lands for public purposes; and

WHEREAS, Land Use Goal Four of the Meadow Lakes Comprehensive Plan states: "The community wants to maintain the natural, rural character of the community, and to protect the quality of residential neighborhoods. At the same time, the community recognizes the value of creating opportunities for employment, and increasing the local tax base, for example, through sand and gravel extraction. The balance point between these goals is to accept economic development activities, but also to establish rules to minimize the off-site impacts of such activities. This goal focuses on uses with significant impacts, such as large-scale resource

development like coal-bed methane and gravel extraction, but is also intended to limit impacts of more modest uses such as auto storage/junk yards"; and

WHEREAS, Meadow Lakes Comprehensive Plan outlines "Standards for commercial, industrial, or other development with significant off-site impacts (for uses ranging from large scale sand and gravel operations to smaller-scale commercial)"; and

WHEREAS, a development standard within the Meadow Lakes Comprehensive Plan states: "Impacts On Environment - Activities creating off site impacts on surface and subsurface water quality and quantity, and air quality are not permitted"; and

WHEREAS, Meadow Lakes Comprehensive Plan, in multiple locations, identifies the need and priority to maintain the quality of surface and drinking water within the community; and

WHEREAS, Goal LU-1 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "Protect and enhance the public safety, health, and welfare of Borough residents"; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "Provide for consistent, compatible, effective, and efficient development within the Borough"; and

WHEREAS, Goal LU-2 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "Protect residential neighborhoods and associated property values"; and

WHEREAS, Policy LU2-1 of the Matanuska-Susitna Borough Comprehensive Development Plan states: "Develop and implement regulations that protect residential development by separating incompatible uses, while encouraging uses that support such residential uses including office, commercial and other mixed-use developments that are shown to have positive cumulative impacts to the neighborhood"; and

WHEREAS, the subject parcel is classified for material extraction through Assembly Ordinance 04-167; and

WHEREAS, Assembly Ordinance 04-167 requires a minimum 50-foot vegetative buffer along the boundaries where adjacent activity is not resource related; and

WHEREAS, Informational Memorandum 04-243 details the involvement of the Meadow Lakes Community Council with Assembly Ordinance 04-167; and

WHEREAS, the applicant has worked directly with the Meadow Lakes Community Council to establish measures to minimize or eliminate off-site impacts of the proposed use; and

WHEREAS, Meadow Lakes Community Council submitted a letter of non-objection to the Borough on August 17, 2021; and

WHEREAS, according to the application material, a 200-foot vegetative buffer and 10-foot tall earthen berm will be between the proposed use and the sport fields, Senior Center, and residential developments to the east and north; and

WHEREAS, according to the application material, the eastern 40 acres of the subject parcel will remain open space. An additional 25-foot vegetative buffer and 10-foot tall earthen berm will remain between this 40 acres and the proposed use; and

WHEREAS, according to the application material, material processing and staging will remain in the southern 20 acres of the proposed use to provide a greater separation from the adjacent uses that are not material extraction; and

WHEREAS, the closest residential structure is approximately 400 feet north of the proposed use; and

WHEREAS, according to the application material, access and truck routes will remain on the south end of the parcel and are prohibited from using roads on the north side of the subject parcel; and

WHEREAS, according to the application material, the proposed hours of operation are 6:00 a.m. to 10:00 p.m., Monday through Saturday; and

WHEREAS, the application material indicates the site will be developed to contain storm water runoff. Prior to beginning operations, a contractor will be required to develop a detailed storm water pollution prevention plan (SWPPP); and

WHEREAS, according to the application material, water trucks will be used as needed during operations as a dust control measure; and

WHEREAS, Alaska Department of Environmental Conservation has produced a user manual of best management practices for owners and operators of gravel/rock extraction operations to protect surface water and groundwater quality in Alaska; and

WHEREAS, Alaska Department of Environmental Conservation Best Management Practices Manual states: "DEC has established drinking water protection areas and recommended buffer zones for public water system (PWS) sources, which can be found at <http://dec.alaska.gov/das/GIS/apps.htm>. There are also PWS sources for which drinking water protection areas have not yet been delineated. For those PWS sources, it is recommended that the buffer zone be considered a 1,000-foot radius around the source area. It is recommended that excavation limits be restricted to areas outside any PWS source buffer zone. Equipment storage, maintenance, and operation should be as limited as possible within designated buffer zones, and appropriate BMP's should be used to prevent water contamination (see Chapter 6)"; and

WHEREAS, Alaska Department of Environmental Conservation Best Management Practices Manual states in part: "Some of the best ways to prevent mining impacts to surface and groundwater quality are to maintain distance between mining operations and the water to be protected, and to monitor water quality. This chapter presents recommended setbacks for mining operations from public water system (PWS) source areas, surface water bodies, and the

groundwater table. Where proposed mining is closer to these waters than the recommended setbacks, it is recommended that a detailed hydrogeologic study be performed by a qualified person to evaluate potential impacts and design effective mitigation alternatives"; and

WHEREAS, the proposed use will not operate within any "protection areas" for community drinking water wells; and

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

WHEREAS, according to a Hydrogeology Report by James Munter, Certified Professional Geologist, the proposed use will have no observant effect to groundwater; and

WHEREAS, according to the application material, water-monitoring wells will be installed to monitor groundwater levels; and

WHEREAS, according to the application material, the operation and reclamation plan will leave the site suitable for future public facilities and/or open space; and

WHEREAS, parcels to the north range in size from 1.5 acres to 40 acres. Those parcels are a mix of residential developments and vacant land; and

WHEREAS, two parcels totaling approximately 6 acres are located to the northeast. The two parcels are owned and developed by Meadow Lakes Seniors, Incorporated. Also to the northeast is a

33-acre parcel owned by the Meadow Lakes Community Council. It is developed with a children's park and sports fields; and

WHEREAS, an 80-acre parcel is to the east. Approximately 16 acres of it has been developed with a mobile home park. The remainder is largely undeveloped, though there is a small material extraction area used for road maintenance within the mobile home park; and

WHEREAS, to the south and west are six large parcels, which are used for material extraction. They total approximately 348 acres in size; and

WHEREAS, an undeveloped 80-acre parcel lies to the northwest; and

WHEREAS, according to the application material, the estimated final year of extraction is 2038; 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, according to the site development plan, proposed permanent and semi-permanent structures associated with the proposed use meet setback requirements; and

WHEREAS, according to the application material, the proposed operation does not anticipate generating traffic in excess of 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles per day; and

WHEREAS, noise levels exceeding the levels in MSB 17.28.060 are prohibited; and

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

WHEREAS, according to the application material, if lighting is needed, exterior lighting will be located and shielded to direct the light towards the ground in order to minimize light spillage onto adjacent properties and upward into the night sky.

Illumination or other fixtures mounted higher than 20 feet or 150 watts or more will have downward directional shielding; and

WHEREAS, according to the site plan, earth materials extraction activities will not take place within 100-feet of any identified wetlands or waterbodies; 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 October 18, 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 21-22:

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 plans (MSB 17.30.60(A)(1)).
3. The proposed use, with conditions, will not detract from the value, spirit, 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 17.30.60(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 utilized and maintained 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 17.28.60(A)(7)(a - b)).

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 applicable federal, state, and local regulations.
2. A copy of the approved permit shall be provided to each contractor company working at the site.
3. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Conditional Use Permit shall be

required prior to any alteration or expansion of the material extraction operation.

4. Material extraction shall be limited to the approximate 61.9-acre area identified in the application material and depicted on the applicant's site plan(s).
5. The earthen berm and vegetative buffer shown on the site plan(s) within the application material shall be maintained.
6. A qualified wetlands delineator shall identify the edge of all wetlands at the site. The 100-foot undisturbed vegetative buffer surrounding the identified wetlands adjacent to the extraction site shall be identified and marked by a professional land surveyor, licensed to operate in the State of Alaska, prior to beginning extraction activities.
7. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks at the end of each day.
8. 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.
9. Any hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.

10. 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.
11. Prior to the commencement of mining activity, an approved SWPPP shall be submitted to the Matanuska-Susitna Borough.
12. Prior to the commencement of any extraction activities within the section line easement, written approval must be obtained from the State of Alaska, and a copy of said approval shall be submitted to the Matanuska-Susitna Borough.
13. All track-out sediments from the site shall be removed from the right-of-way daily.
14. The operation shall perform dust mitigation techniques as described in the application as-needed to minimize dust impacts to the surrounding areas.
15. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060 - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.

16. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to Monday through Saturday, 6:00 am to 10:00 pm.
17. If cultural remains are found during material extraction activities, the MSB Planning Department shall be contacted immediately so the remains can be documented.
18. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.
19. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will at minimum, be allowed on demand when activity is occurring, with prior verbal or written notice, and at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.
20. The operation shall comply with the reclamation standards of MSB 17.28.067.
21. All junk, trash, and junk vehicles, as defined in MSB 8.50 shall be removed and properly disposed of prior to the completion of reclamation on the subject parcel.
22. 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.

23. Authorization for earth material extraction activities approved by this Conditional Use Permit shall expire on December 31, 2038.

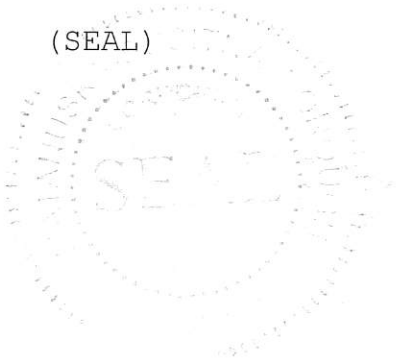
ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18 day of October, 2021.


COLLEEN VAGUE, Chair

ATTEST


KAROL RIESE, Planning Clerk

(SEAL)



YES: 7 COMMISSIONER Anderson, Vague, Allen, Mossanen, Elder, Glashan, Chesbro

NO: 0

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By: Peggy Horton
Introduced: October 4, 2021
Public Hearing: October 18, 2021
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 21-27**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA CULTIVATION FACILITY AT 6051 WEST AERONAUTICAL AVENUE, TAX ID #2080B02L007, LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 10, SEWARD MERIDIAN.

WHEREAS, Jana Weltzin and Michael Dillard for BAM Alaska, Inc. submitted an application for a conditional use permit for the operation of a marijuana cultivation facility at 6051 West Aeronautical Avenue, Tax ID #2080B02L007, located within Township 17 North, Range 2 West, Section 10, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(4) requires a conditional use permit for the operation of a marijuana cultivation facility; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, marijuana cultivation facilities are declared to be a public nuisance; and

WHEREAS, the proposed use will be wholly contained within a 7,200 square foot building, currently under construction; and

WHEREAS, access is via a driveway onto West Aeronautical Avenue, which is classified as a residential street; and

WHEREAS, the closest residential structure is approximately 260 feet east of the proposed use; and

WHEREAS, the lot directly south of West Aeronautical Avenue from the proposed use contains a residence and an auto repair shop; and

WHEREAS, to the west and southwest of the subject parcel are residential and vacant properties. To the north, past wetlands and forested areas, there is a mix of residential and commercial uses. To the east and southeast there is a mix of residential and vacant properties; and

WHEREAS, according to the application material, the proposed use is set back approximately 132 feet from the West Aeronautical Avenue right-of-way to the south, 110 feet from the South Vine Road right-of-way to the east, approximately 132 feet from the west property line, and approximately 450 feet from the north property line; and

WHEREAS, there is a mixture of vacant, commercial, and residential land use properties with frontage on South Vine Road; and

WHEREAS, according to the application material, the proposed use has policies and procedures in place to prevent loitering; and

WHEREAS, according to the application material, the facility will not be open to the public; and

WHEREAS, according to the application material, there is no advertising signage for the facility; and

WHEREAS, according to the application material, the proposed use has a security plan in place, which includes education of employees on all security measures; and

WHEREAS, exterior lights shall be downward directed and shielded to prevent spill light from impacting nearby properties; and

WHEREAS, according to the security plan, a combination of video surveillance, lighting, commercial grade locks, and a security alarm system with door sensors, will be used to secure the site and monitor all activities at the facility; and

WHEREAS, the closest school (Knik Elementary) is approximately 11,300 feet away from the proposed use; and

WHEREAS, consumption of marijuana is prohibited at the site; and

WHEREAS, persons under the age of 21 are prohibited from entering the facility; and

WHEREAS, according to the application material, after proper notification of the State of Alaska Alcohol & Marijuana Control Office, all marijuana products flagged as unusable will be mixed with other compostable and non-compostable materials and then disposed of at the local landfill/transfer site; and

WHEREAS, the Borough approved two driveway permits onto West Aeronautical Avenue for the subject property; and

WHEREAS, the applicant provided all of the required site plans and operational information; and

WHEREAS, commercial uses with frontage on South Vine Road include a fuel station, salvage yard, plumbing supply store, and auto repair shop; and

WHEREAS, the State Fire Marshal issued Plan Review #2021Anch1112, approving the construction of the proposed use; and

WHEREAS, the applicant provided the approved Plan Review Certificate from the Alaska Fire Marshal's office; and

WHEREAS, the subject property is approximately 5.25 acres in size; and

WHEREAS, according to the application material, the proposed use will have 3,940 square feet under cultivation; and

WHEREAS, according to the application material, carbon filters and ozone generators will be used with air circulation systems to eliminate odors in the exhausted air; and

WHEREAS, according to the application material, carbon filters and exhaust fans will be maintained in accordance with the manufacturer's specification; and

WHEREAS, the surrounding parcels range in size from .92 to 19.6 acres, a mix of vacant, commercial, and residential; and

WHEREAS, the property has vegetated berms along South Vine Road and along West Aeronautical Avenue between two driveways serving the subject lot; and

WHEREAS, there is no outdoor industrial equipment or any processes that generate noise associated with the proposed use; and

WHEREAS, BAM Alaska, Inc. received delegated approval from the State Marijuana Control Board for marijuana cultivation license #17886, in accordance with 3 AAC 306.005; and

WHEREAS, the applicant provided written documentation showing delegated approval from the State Marijuana Control Board for marijuana cultivation facility license #17886; and

WHEREAS, according to the application material, any wastewater generated from the production of marijuana will be introduced to a waste water holding tank, which shall be professionally pumped out when needed; and

WHEREAS, according to the application material, fungicides, insecticides, herbicides, cleaning products, and other chemicals will be used, stored, and disposed of in accordance with their respective manufacturer's recommendations and comply with all local, state, and federal laws; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150, and 17.60.160; and

WHEREAS, the Planning Commission conducted a public hearing on October 18, 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 21-27:

1. The proposed use will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers, or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).

9. The applicant provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The applicant is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).
12. The odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).
13. Storage and disposal of nutrients, pesticides, and cleaners will comply with all local, state, and federal laws (MSB 17.60.160(C)).
14. The applicant submitted a security plan which includes education for employees on security measures (MSB 17.60.160(D)).
15. The proposed use meets the setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

BE IT FURTHER RESOLVED, that the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana cultivation facility, with the following conditions:

1. Exterior lights shall be downward directed and shielded to minimize spill light from impacting nearby properties.
2. The operation shall comply with all applicable state and local regulations.
3. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
4. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 18 day of October, 2021.



COLLEEN VAGUE, Chair

ATTEST



KAROL RIESE, Planning Clerk



YES: 7 COMMISSIONER MOSSANEN, GLASHAN, CHESBRO, ALLEN,
VAGUE, ELDER, ANDERSON

NO: 0

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 5, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 5, 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. 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
Ms. Barbara Doty, Alternate

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Platting Board members absent and excused were:

Mr. John Shadrach, District Seat #3
Ms. Amanda Salmon, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Barbara Doty.

C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for July 1, 2021.

GENERAL CONSENT: The minutes for July 1, 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 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. SPRUCE ARROW:** The request is to create four lots from Tax Parcel B11 (Parcel #1, MSB Waiver 77-47, recorded as 77-90w), to be known as Spruce Arrow, containing 4.44 acres +/- . The plat is located south of E. Palmer Wasilla Highway (Tax ID # 17N01E02B011); located within the NW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Owner/Petitioner: Criterion General Inc.; Surveyor: HLS; 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.

Ms. Von Gunten provided the mailing report:

- Stating that 90 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-095.
- 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 passed on giving 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.

Craig Hanson, the petitioner's representative, had no comments and agrees with all the recommendations.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Spruce Arrow with 8 recommendations. The motion was seconded by Platting Member Fernandez.

Discussion by the board on the Palmer-Wasilla Highway and the traffic issues.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

B. CHILLIGAN NORTH: The request is to create 12 lots from Tract A, Hand Subdivision, Plat No. 2004-38, to be known as Chilligan North, containing 17.06 acres +/- . Petitioner will be extending S. Chilligan Drive for access to the new lots. The plat is located north of E. Fairview Loop and south of S. Bay View Drive, within the city limits of Wasilla (Tax ID #5510000T00A); located within the NE ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4. (*Owner/Petitioner: Andrei Prokoshev; Surveyor: HLS; 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.

Ms. Von Gunten provided the mailing report:

- Stating that 87 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-105.
- Staff recommends approval of the case with findings of fact and conditions.
- Finding #7 modified by staff in their report.

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

The petitioner and/or the petitioner's representative passed on giving an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person asked the board if they received their letter of concern and objection: Ms. Twila Thompson.

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.

Craig Hanson, the petitioner's representative, gave an overview on the project. Would like to change recommendation #5 regarding the road standards and where to update the road. Went over the maps and where the road location is in regard to recommendation #5 with the board.

TIME: 1:32 P.M.

CD: 0:32:07

BREAK

TIME: 1:40 P.M.

CD: 0:39:40

Discussion ensued by the Platting Board on the traffic count and road construction to the project.

Mr. Criag Hanson, the petitioner's representative, finished his presentation.

The Platting Board asked the petitioner's representative if they would like to continue the case to answer the traffic and road issues. They agreed to the continuance.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Doty moved to continue the preliminary plat for Chilligan North to August 19, 2021. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion to continue the case passed with all in favor.

TIME: 1:49 P.M.

CD: 0:49:04

C. BASE CAMP: The request is to create five lots from Tract C2, Margaret's Subdivision, Plat No. 2020-83, to be known as Base Camp, containing 39.9 acres +/- . Petitioner is requesting the vacation of the existing cul-de-sac, to be replaced by a new cul-de-sac for access to the new lots. The plat is located east of N. Palmer-Fishhook Road and is accessed by N. Sun Valley Drive, (Tax ID #8041000T00C2); located within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. Within the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Steven R. & Debbie Rowland, Rowland Properties LLC; Surveyor: Recon; 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.

Ms. Von Gunten provided the mailing report:

- Stating that 45 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-103/104.
- Staff recommends approval of the case with findings of fact and conditions.
- Finding #8 modified by staff in their report.
- Recommendation #5 modified by staff in their report.
- Answered platting board questions.

FINDINGS:

- Modify #8: There were no objections from the public in response to the Notice of Public Hearing; concerns were received.

RECOMMENDATIONS:

- Modify #5: Grant a Public Use Easement from the new cul-de-sac to connect with the Public Use Easement in the northwest corner. Public Use Easement not required to be constructed beyond the new cul-de-sac.

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

Mr. Steve Rowland, 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 water supply and the wells in the area. Concerned on construction traffic and development: Mr. Thomas Green.

The following person spoke regarding their concerns on the infrastructure of the road standards, as it is very narrow and unsafe. Concerned on the water and wells with the new development: Mr. Marcel Wyman.

The following person spoke regarding their concerns on the roadway curves and if widening the road will help: Mr. Gregory Shoemaker.

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. Steve Rolland, the petitioner's representative, would like to remove or change recommendation #4b. Agrees with staff's recommendation on changes to recommendation #5. 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 for Base Camp and the vacation of the cul-de-sac, with 10 recommendations. Modify Recommendation #5. The motion was seconded by Platting Member Leonard.

Amended

MOTION: Platting Member Vau Dell moved to divide the question on the motion and recommendation #5. The motion was seconded by Platting Member Fernandez.

Amended

VOTE: The motion to divided the question passed with all in favor.

Amended

MOTION: Platting Member Fernandez moved to withdrawl the main motion. The motion was seconded by Platting Member Leonard.

Amended

VOTE: The motion to withdrawl the main motion passed with all in favor by general consent.

MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Base Camp, with 10 recommendations. The motion was seconded by Platting Member Doty.

Amended

MOTION: Platting Member Fernandez moved to amend the motion to add recommendation #5. The motion was seconded by Platting Member Doty.

Amended

VOTE: The motion to add recommendation #5 passed with all in favor by general consent.

Discussion by the board on recommendation #4b and the traffic Impact Mitigation on the roads.

The board allowed Ms. Marcel Wyman to comment on the PUE to the north of the property for more information regarding access to the property.

Main

VOTE: The motion to approve the preliminary plat for Base Camp passed with 6 in favor (Cottini, Vau Dell, Leonard, Anderson, Bush, Doty) and 1 against (Fernandez). There are 8 finding of facts and 10 Recommendations with changes and modifications.

TIME: 2:53 P.M.

CD: 01:52:11

BREAK

TIME: 3:03 P.M.

CD: 02:02:35

Platting Member Doty was recused from Cloverdale Master Plan due to an emergency phone call.

D. CLOVERDALE MASTER PLAN: The request is to create 27 lots and three tracts, by a three-phase master plan, from Tax Parcel A1, to be known as **CLOVERDALE MASTER PLAN**, containing 132.3 acres +/- . The plat is located north of W. King Arthur Drive and east of W. Parks Highway at Milepost #47, (Tax ID # 18N03W27A001); located within the NE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston and in Assembly District #7. (*Owner/Petitioner: Norwood A. & Alma Jane Long Revocable Trust; Surveyor: Keystone; 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.

Ms. Von Gunten provided the mailing report:

- Stating that 37 public hearing notices were mailed out on July 14, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-096.
- 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.

Gary LoRusso, 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. Gary LoRusso, the petitioner's representative, gave a description on the project and agrees with all recommendations. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Cloverdale Master Plan, with 7 recommendations. The motion was seconded by Platting Member Fernandez.

Discussion ensued by the board members on the lay of the land and flood plain area.

Platting Member Doty voiced that she is recusing herself from voting due to the emergency phone call and she was not in the chambers for the presentation of the case and discussion.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

E. SPRING HILL: The request is to create 11 lots and 1 tract from Tract 2, Basil Springs Survey, Plat #70-41, to be known as Spring Hill, containing 36.7 acres +/- . Petitioner will be constructing roads to provide internal access. The property is located south of N. Trunk Road along N. Palmer-Fishhook Road (Tax ID # 3006000T002); lying within the SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council Farm Loop and Assembly District #1. (*Owner/Petitioner: Spring Hill Development, LLC / Kevin Sorensen; Surveyor: Keystone; Staff: Fred Wagner*)

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.

Ms. Von Gunten provided the mailing report:

- Stating that 126 public hearing notices were mailed out on July 14, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-092.
- Staff recommends approval of the case with findings of fact and conditions.
- Modify finding #7: There were 3 objections . . .

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

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

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns about the development by his lot and on ground grading with traffic access: Mr. Michael Swart.

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. Gary LoRusso, the petitioner's representative, gave a description on the project and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Spring Hill, with 10 recommendations and modifications from staff on finding #7. The motion was seconded by Platting Member Cottini.

VOTE: The motion passed with all in favor. There are 7 findings of fact.

TIME: 3:39 P.M.

CD: 02:38:31

F. ASLS 2020-18: The request is to create one Tract for an Alaska State Land Survey (ASLS), to be known as ASLS 2020-18, containing 5.00 acres +/- . Petitioner is requesting a variance from MSB 43.20.281 Area. This remote parcel is in the northeast section of the Mat-Su Borough approximately 18 miles south of the Denali Highway. Access to the property is Fly-In to an unnamed lake. The property is located within protracted Section 22, Township 12

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 5, 2021**

North, Range 08 West, Copper River Meridian, Alaska. In Assembly District #1.
(Owner/Petitioner: Kenneth Perkins / State of Alaska DNR; Surveyor: McClintock; Staff: Fred Wagner)

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.

Ms. Von Gunten provided the mailing report:

- Stating that 7 public hearing notices were mailed out on July 14, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-093.
- 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 passed on giving 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. Travis Beril, the petitioner's representative, gave a description on the project and 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 ASLS 2020-18 and the vacation from MSB 43.20.281(A)(1) Area, 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 7 findings of fact.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(There are no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS
A. Adjudicatory (if needed)
B. Upcoming Platting Board Agenda Items

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
AUGUST 5, 2021**

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on August 19, 2021. Gave an update of the platting workload and the process of hiring a new platting technician.


Ms. Von Gunten asked the board to speak more into the microphones when speaking. Informed the chairman on announcing attendance information under board comments.

9. BOARD COMMENTS

- Platting Member Leonard will be gone for the September 16 meeting. Had no comments.
- Platting Member Doty will not be available as an alternate for the September 16 meeting. Had no comments.
- Platting Member Cottini had no comments.
- Platting Member Vau Dell commented on speaking procedures.
- Platting Member Fernandez commented on motion procedures.
- Platting Member Bush will be gone for the September 16 meeting. Had no comments.
- Platting Member Anderson talked on the motion procedures. Reminded the board members to let the clerk know if they cannot make a meeting to let the clerk know right away so an alternate can attend and they can also review the packet in a timely manner. 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 3:58 p.m. (CD: 02:58:17)



LAMARR ANDERSON,
Platting Board Chair

ATTEST:



SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: September 2, 2021

SOUTH COLONY ROAD SERVICE AREA 16
MINUTES

August 12, 2021; 3:00 p.m.

RECEIVED
OCT 26 2021
CLERKS OFFICE

Call To Order at 3:08 p.m. by Rhonda Stark

Roll Call & Quorum: Rhonda Stark, Kathy Beck, Will Barrickman, Cole Branham

Guests in Attendance: John Beck, Karen Felts, Kelly Gordon, Dennis & Marion Dunn, Lisa Wuollet, Lou Fritts, Eulalie Ainsworth, Emmalie Johnny. (See attached sign in list for address and phone numbers)

Pledge of Allegiance

Minutes from the last meeting approved

Staff Reports:

- Will Barrickman – Road Service Supervisor
 - updated the completion and status of brush cutting, stating 50% completed and the other 50% should be completed by 9/15/21.
 - Projects Bear Den – Soggy Cul-de-sac & Nugget widen and make turn out. These projects and a few smaller ones should be completed before winter.
- Cole Branham – Project Manager (Report attached)
 - Available budget in RSA 16 is \$1,033,000
 - Projects under Construction:
 - Joanne:
 - Clearing and grubbing completed
 - The utilities are completing their relocation work
 - Grandview:
 - Pre-construction meeting completed
 - Contractor is flagging the project this week
 - Clearing should begin next week
 - Projects in Design
 - Belair Estates – Designer has completed plans, intend to bid this winter.
 - Hermann (RSA 23) & Showers (RSA 16) - Design is at 95%
 - Kilkenny, Kildare, Highland, Garret Woodson, Ravendale Road Improvements – Design team is working on this, design at 35%
 - Questions from guest Karen Felts and Kelly Gordon on his projects.
- Unfinished Business
 - Railroad Crossing – Controlled by traffic light on Glenn Phase 2,
 - Use of Matrix – Will explained how the Matrix is and can be used
 - Drive around with Will – Rhonda and Kathy will set up a date to take a drive around with Will to get a better handle and understanding of the area and it's needs.
- Guest John Beck asked how the money was divided or given to RSA's. - Answer was that each area supports itself.

- New Business
 - E Boyd Road & Mountain Glory Heights Subdivision – Dangerous Road Conditions due to speeding traffic.
 - Karen Felts brought a Petition signed by people living in the area. (A total of 51 signatures.)
 - They had 3 possible solutions on the Petition.
 - Three-way stops sign on E Boy Road & North Nan Lane
 - Speed Bumps on E Boyd Road
 - Grade % signage for commercial vehicles
 - Discussion and comments took place:
 - There is another phase at the subdivision to be started in the fall which will add to the problem.
 - What is the difference between humps & bumps? Just a difference in grades...
 - Temporary speed bumps cause issues with moisture and damage to road.
 - There was discussion about emergency vehicles traveling through the area if speed bumps were installed.
 - John shared that Seldon in Meadows Lake has paved speed bumps/humps with signage that works pretty well.
 - Lisa shared that Whispering Woods also has a good hump/bump area and signage.
 - The group's main concern is children. Lisa stated that last year one her children was almost hit. They use the road as pedestrians to get to a lot of places close by. There are no sidewalks or bike paths for them to safely walk. They try to stay behind the white line, but it is not always possible.
 - Rhonda asked if the speeding was more locals or was it construction workers?
 - Lisa stated it was construction workers, but Dennis said it was both. He also stated they could hear them wind up with the speed as they headed down the road.
 - Kelly explained that they went to neighbors and asked them to watch their speed when traveling down the road.
 - Discussion turned to the machines that monitor speed. Will said we use to have 2 but now have only 1. Will said he has ordered 8 of the signs that blink and collect data. 1 will be put on Boyd Road.
 - Then discussion turned to troopers patrolling the area and/or responding. It was stated that they did not expect troopers to set and monitor the signs. Lou had shared that it would be hard to determine the best times for troopers to monitor as the construction crews work at one location for a short time and then go to another and return a few days later. Will explained that they should call the hotline and inform when speeding is going on, i.e., sheet rockers or some other crew in the area. Karen asked if they want plate #'s. Will said as much information as possible. He will then call the troopers and pass on the information.
 - Discussion changed to other road projects.
 - Lisa asked if the speed limit would change when one of the projects that effects their area? Will stated that once the road goes through it will go up to a collector 25 through 40, probably 35 all the way through. He stated that putting a ditch in would be the ideal thing.
 - Lisa stated it always comes down to money, and asked if the tax money paid by those homeowners go for their roads?

- Kelly asked if residents could fund a bike path in their area and if the Borough would pay the money back to the residents. She had heard this at another meeting.
- Emily asked if it would be possible to get a stop sign at Boyd Road and N. Nan Lane? This is one of the proposals on their petition. The current sign is hidden by brush.
- When the road punches through a second sign may be needed.
- Bus stops are an issue with speeders when school is in session as there are more children out by and in the road.
- Lisa asked if residents could take a notice to contractors asking them to say something to their workers, also stating that because of the hills there are a lot of blind spots.
- Discussion concluded with action items:
 - Will
 - Get someone to put up flags and clean brush from signs
 - Check on blinking light
 - Check on visibility of speed limit signs
 - Rhonda
 - Check into what and where to take petition
 - Eulalie
 - Check with Jamie Taylor about 3 way stop signs
- In closing Karen stated that the Moose Range sign is not visible. Will suggested it was possibly Parks & Rec's responsibility.
- Dennis stated traffic control is the solution and he advocates for speed bumps.

Next Meeting October 20, 2021 @ 3:00 p.m.

Meeting adjourned shortly after 5:00 p.m.

Rhonda L. Stolt 10/20/21

Philip Colth

10/26/21

RECEIVED
OCT 26 2021
CLERKS OFFICE

A RESOLUTION OF ROAD SERVICE AREA #16, SOUTH COLONY SUBMITTING AN APPROVED 2022 ROAD SERVICE AREA IMPROVEMENT PLAN FOR ROAD IMPROVEMENT PROJECTS TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

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

NOW THEREFORE BE IT RESOLVED, that Road Service Area #16, South Colony Supervisors concur with this Road Improvement Project List and request the Matanuska-Susitna Borough Assembly approve it as submitted. ADOPTED by Road Service Area #16, South Colony Board of Supervisors:

Rhonda Stark Rhonda Stark, Supervisor

Date 10/26/21



Susitna

Community Council

RECEIVED
OCT 12 2021
CLERKS OFFICE

Meeting Minutes
August 5, 2021 7:00pm
Upper Susitna Senior & Community Center

- I. Establish Quorum – Ned Sparks, Joe Pride, Buddy Giddens, Sheena Fort, Trevor Walter & Clark Smith.
- II. Call Meeting to Order -- 7:01pm
- III. Pledge of Allegiance
- IV. Approval of Meeting Agenda
 - a. Motion by: Buddy Giddens
 - b. 2nd by: Sheena Fort
 - c.
- V. Approval of Meeting Minutes
 - a. Motion by: Sheena Fort
 - b. 2nd by: Buddy Giddens
 - c.
- VI. Treasurer's Report
 - a. Checking Account – \$12,235.12
 - b. Savings Account – \$225.85
- VII. Persons to be Heard (suggested 3 minutes each)
 - a.
 - b.
- VIII. Correspondence --
 - a. State of Alaska 2020-2023 Statewide Transportation Improvement Program (STIP)
Amendment was approved July 8th. To view the STIP amendment go to www.dot.alaska.gov/stip
 - b.
- IX. Committee and Governmental Reports
 - a. Road Service Areas (15 & 29) – N/A
 - b. Borough Assembly Update – N/A
 - c. Neighborhood Watch / Community Safety Update—Will be opening an account for the Neighborhood Patrol. The area around the Senior Center need attention with the recent activity.
 - d. Fire District Update – N/A
- X. Old Business
 - a. Fundraising Committee- N/A
 - b. Park Properties- Form committee for operation plan. Previous property looked at is not suitable.
- XI. New Business
 - a. Trooper Station- Clark Smith is seeking advice on how to proceed. We are seeking community support.
 - b.
 - c.
- XII. Adjournment – 7:42pm

10-07-21
R. Sparks
Sheena Fort

Regular Meeting of the Talkeetna Community Council
Tuesday, September 7th, 2021 7pm
Via Zoom

RECEIVED
NOV 04 2021
CLERKS OFFICE

1. **Call to order and establish a quorum:** The meeting was called to order at 7:00 PM. Present were Jon Korta, Chris Hall, Jodi Rodwell, and Kathy Trump. Cortni, Lora, and Kristy were absence

2. **Minutes.** Kathy Trump will take the minutes

3. **Approval of agenda**

Jodi made a motion to approve the agenda and seconded by Chris with additions: Add Matthew Beck who is running for Borough Mayor under Persons to Be Heard. DEC under announcements. Motion passed.

4. **Approval of Minutes from 8/2/21**

Motion by Chris to approve the minutes. Seconded by Jodi. Motion passes.

5. **Treasurer's Report.** TCCI has four accounts. 2 are dormant and all are in good financial shape.

6. **Out-of-Town Guest(s)** - none

7. **Correspondence:** Correspondence was not sent out because the Secretary was unavailable. Jon Korta went briefly over the correspondence

8. **Announcements**

- BOAA Re: Comsat Quarry 10/13/21: The Borough does not agree with the State regarding CUP. TCCI is an interested party and the date for an appeal was changed to October, 13 at 10AM
- Flood Meeting 9/22 6-8pm;
- Election Reminder. The Borough needs election officials.
- DEC is administering rapid tests. Funding from MatSu Health Foundation. They will have set hours and days until at least March. They will begin advertising.

9. **Persons to be heard**

A. Matthew Beck, who is running for Borough Mayor, introduced himself to the community.

10. **Assembly Update:** Tam Boeve. She could not make it to our meeting, because the Assembly meets today too.

11. **Committee/Board Reports**

A. **TPAC:** Roger Robinson

Ridge Trail is mostly finished, and it's muddy right now. A Street Trail is in.

Jon and Roger are working on signs for the parks.

Next meeting October 19 via Zoom.

B. **Recycling:** Jodi Rodwell

Next meeting Thursday, September 16.

C. **Community Assistance Program:** 15 grants given with 10 MOAs returned. 5 still out. MOAs need to be returned for distribution of checks. CAP is funded for 2022.

D. **Skatepark.** No report

E. **Playground.** No report

F. **Comsat Quarry.** BOAA meeting date changed. See announcements. FAQs posted at P.O. but someone removed them. Will post them at the TCCI bulletin board at P.O.

Next meeting is Monday, September 20.

G. **RSA.** John Strassenburgh

RSA board talked about the proposed repeal of the traffic safety plan and timber transport plan. Mike Lachelt said he expected all projects slated to be completed this season would be completed this season.

H. **TWSB:** Whitney Wolff

Meeting held at the new site and they received a tour of the facility. Amanda Fleming introduced herself as the new Talkeetna Water and Sewer Supervisor.

I. **CERT.** They e-mailed a report.

J. **Fire Dept.** Fire Chief Chappel was not at the meeting.

K. **Nominating Committee:** Whitney Wolff

Nominating Committee is working hard to bring good candidates to the board.

12. **Unfinished Business** none

13. New Business

A. MSB's proposed Timber Salvage Ordinance

Support of a proposed Timber Salvage Ordinance considered but not passed by the Planning Commission. Our council did not get any notice from the borough prior to consideration by the planning commission.

On September 21, the ordinance will be introduced at the Assembly meeting for public hearing on October 5th. Problems brought to the council's attention by Ruth Wood:

1. Ordinance would repeal the timber transport permit and safety plan. The information given by the planning department was not complete and did not reflect history in our area.
2. Staff stated they would not log in recreation areas. That language needs to be in the ordinance.
3. Salvage logging of trees that are part of the commercial timber base should not be automatically excluded from the annual allowable cut as it is important to maintain a sustainable forest.

Introduced on September 21 and public hearing and vote on October 5, the day after our meeting.

Motion by Kathy that the Talkeetna Community Council write a letter asking the Borough not to repeal MSB 28.60.070 and MSB 28.60.080, and which expresses concern over MSB's proposed ordinance amending MSB 23.20, and asks for any changes to the proposed ordinance come before the community. The council wants the Borough to know we object to the lack of public engagement. These changes were not brought to the council and RSA boards attention. Seconded by Chris. Motion passes.

During discussion of the issue, community members stated:

The Borough's new proposal does not take into account Natural Resource Management Unit (NRMU), which community members helped craft.

Timber safety traffic report. It's important because in 2005 a timber truck flipped and caused a safety hazard. We need to keep our roads safe.

Process should have come before the Council and Borough transportation advisory board and the 16 RSAs.

The goal of the Borough is to reduce fire danger, which is admirable, but not necessarily well-thought out.

Timber harvest is not allowed in the Bartlett Hills. Would the Borough do harvest health in the Bartlett Hills? Borough has a lot of work to do on the proposed timber salvage ordinance.

Borough is not making a distinction between commercial forest land and noncommercial forest land.

Borough talked to timber people but not residents in the affected areas.

When the ordinance change came to the Planning Commission the phones did not work properly, so people who wanted to object and ask questions, but could not. Alex Strawn promised an IT person will be available at the next meeting.

Kathy and Ruth will write the letter and send it to Jon.

B. Improve Communication between Borough Staff and Community

Ten years ago, when Ruth was chair, TCCI had a good working relationship with the Borough and Planning Commission. The Council at the time worked hard to do so.

Now, the Borough often forgets to let us know about issues which affect our community. As an example: we do not have a lot of Borough land in the Council district. The Borough put up 6 acres for sale, and many community members objected. The land was pulled, and then put up for sale at the last minute. Is the Borough doing any 20 year planning?

Ruth suggests we invite Mike Brown and Eric Phillips to a council meeting

Jon contacted Eric Phillips and Mike Brown to let them know we would like more input in issues that affect the community. Also, he asked what land the Borough owns in our area.

Alex Strawn will provide that map.

Alex is in regular communication with Mike Brown. He can get a message to him.

Also Alex told us: the temporary tall structures change of language will be Introduced September 21 at the Assembly meeting. Based on Planning Commission comments he will get rid of the language "drilling derricks" from the temporary tall structures ordinance.

A Street trail is completed. Signs are up. Compaction done recently.

Roger wants sign made by the Historical Society put up. Alex promised to do so.

C. Letter of Support to MSB for mask mandate in schools

Letter from concerned parents due to safety concerns. School district is not pushing a mask mandate. Large population of students who cannot get vaccinated, specifically those under twelve

Motion by Chris to accept the letter from parents as written and distribute it to the school board and superintendent. Seconded by Jodi. Motion passes.

14. Board Comments

Jodi: Thank you to Debbie and Ashley for giving a community voice about a mask mandate. Call DEC for a rapid covid tests. 733-7303

Chris: Chris supports the letter for mask mandate and suggests others write a letter too. (Mail letters to: Matanuska Susitna Borough School District, 501 N Gulkana St Palmer, AK 99645)

Kathy: Thanks to Jennifer Crosby and Frannie Christensen for attending our meeting

Jon: Thank you to Brian Okonek for hard work on the A Street Trail and Alex and his staff for working with the community.

15. Adjourn. Motion by Jodi Rodwell to adjourn the meeting at 8:46. Seconded by Chris. Motion passes.

Meeting minutes taken by Kathy Trump

Attested to:



Jonathan Korta 9/8/21

Regular Meeting of the Talkeetna Community Council
Monday, October 4th, 2021
7pm Via Zoom link

DRAFT

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1. **Call to order:** The meeting was called to order at 7:00 PM. In attendance were Jon Korta, Jodi Rodwell, Kathy Trump, and Chris Hall. Absent directors included Lora Nelson, Kristy Kingery, and Cortni Ruth.
2. **Kathy Trump will take minutes**
3. **Approval of agenda.** Kathy makes a motion to accept the agenda. Seconded by Jodi. Motion passed
4. **Approval of Minutes** from 9/7/21. Motion by Jodi to approve the minutes of September 7, 2021. Seconded by Chris. Motion passed.
5. **Treasurer's Report.** See report.
6. **Out-of-Town Guest(s):** None
7. **Correspondence**
Jon ran through the correspondence packet for September and October
8. **Announcements**
USACOE Flood meeting update: If you were a local person and impacted by the floods of 1986 and 2012 please contact David Williams at David.P.Williams@usace.army.mil

Denali National Park will have 2 meetings on October 13 & 14 at 7PM via microsoft teams about proposed Polychrome Area improvements.
www.nps.gov/dena/getinvolved/polychrome-plan.htm for information
9. **Persons to be heard**
Rebecca Cozad: Four issues regarding the Comsat Quarry for residents of Talkeetna of which to be aware.
 1. Borough CUP issue. Comments were needed by September 29. Board of Appeals Hearing on October 13, 10 AM in Assembly Chambers.
 2. CALLA put in a proposal to ADNR to classify the Comsat Quarry as public recreation and habitat. The Borough Manager, Mike Brown, sent a letter supporting CALLA's request.
 3. DOT requested an ILMA from ADNR to turn over the quarry to DOT. Comments are due October 25.
 4. Material site designation: ADNR wants to designate 113 acres of the quarry as a material site. This is our only chance to comment on the issue. Comments are due by October 25.

Tam Boeve: The Borough election is November 2 and Tam is running again. Early voting starts October 18. You can early vote at the Talkeetna library.

10. A. Assembly Update: Tam Boeve

Assembly voted to approve the 2022 CAP funds. Money will be available soon
Tall structure ordinance is on tomorrow night's Assembly agenda, Tuesday, October 5 at 6:00 PM. Language will change temporary tall structures from 180 days to 30 days.
On the ballot November 2nd election: Assembly, Mayor, and road package.
Information for the mayoral race: Bert Kottle withdrew but his name will be on the ballot.
Road package 61 million dollars. It affects the Upper Susitna Valley through road improvement to Caswell. Road package will provide a second egress for Caswell Lakes. They need it in case of an emergency.

B. Fire Chief Update: Eric Chappel

3 firefighters ran through fire training.. 18 calls which is a normal amount. A fair number are covid related calls. It's fire prevention month. They will not go to the schools this year due to covid. Fire Chief wants to replace fire tanker--if purchased will be here in April. Fire Chief is always looking for volunteers.

11. Committee/Board Reports

A. TPAC: Jon Korta

Ridge Trail Committee had a resignation. TPAC will look for a new person to serve.
Next meeting is October 19 via zoom

B. Recycling: Cici Schoenberger

Cardboard occasionally overwhelmed recycling because businesses could not provide volunteers due staff shortages. Recycling will deal with the issue this winter
New recycling board members: Margreth Twigg, Elwood Lynn Allegany Twigg, Kylie Bradley. Allegany and Kylie are students at the High School and increased participation by the high school remains a focus this winter. Recycling could use more volunteers.
Next meeting: Thursday, October 21 at 7 PM via zoom

C. Community Assistance Program: Kathy Trump

2022 CAP grants have been approved by the State and Borough. We should see the money in our bank account soon.

D. Skatepark: no meeting

E. Playground: no meeting

F. Comsat Quarry: Kathy Trump. See New Business

G. RSA: John Strassenburgh:

Almost done with summer projects including Whigmi. It's improved.
Next meeting October 14.

H. TWSB: Whitney Wolff:

They meet this Wednesday at 6:00 PM on teams.

I. CERT: Bill Was

CERT had to postpone CERT Basic Training class until the Spring due to covid. Willow CERT with a few members from Talkeetna promoted CERT at the Willow Farmer Market. Mat-Su OEM attended with interactive displays.

Bill Was met with Talkeetna library staff to help formulate a plan for the library to act as an emergency shelter. He passed along the name of the local Red Cross officer Bill Morrow.

12. Unfinished Business

A. MSB Timber Salvage Ordinance: Ruth Wood

Timber Salvage Ordinance on Assembly agenda Tuesday, October 5. TCCI wrote a letter against the ordinance. It would eliminate 2 sections of Borough code. The ordinance will not just apply to salvage timber sales. You can send an email or call in.

Assembly Member Boeve: RSA board and transportation advisory board weighed in as well as TCCI. Tam will add an amendment which strikes section 6 & 7 21-092. Community input is welcome.

13. New Business

A. Candidates for TCCI Election.

Slate of candidates: Jennifer Crosby, Krister Bowman, Frannie Christensen, Jeffry Hesse. Their bios will be on TCCI website.

Seats that are up: Lora Nelson, Chris Hall filling in for Doug's vacancy, Kristy Kingery, and Cortni Ruth. The candidate with the least amount of votes fills the remainder of Doug Smith's seat and term is up in 1 year. All else serve for 2 years.

B. 2021 TCCI Election Process: Whitney Wolff

Absentee voting starts in 2 weeks. To vote for Community Council your ballot will be a question ballot. Library is adept at the process. Someone from the Council needs to do the final vote count at 8 PM. Jodi and Jon will determine which one of them will do it.

C. Ridge Trail Update

Contacted by Borough in early September to walk the trail, and it became evident that the project was not ready for the final report. Most of the trail did not meet the final contract. Exceeded the grade. They worked with the contractors to reroute the routes. Number 12 was so far from usable they decided not to touch it. The Borough has a process for how to deal with issues like this. Borough gave contractor one more shot to fix number 12. Committee has tried to work with Borough.

Motion by Kathy to close contract #20-102B and put the remaining RRT 12 back out to bid with strict contract language requiring high levels sustainable trail layout and construction experience. Seconded by Chris Hall. Motion passed

D. TCCI Website:

MTA gave TCCI a \$5,000 grant for a new website. We have two bids from Ravensong Design and Flower Web Design.

The Council will put out a request for proposal. We should have criteria we use to make the decision. Jeffry Hesse will help with this process.

Motion by Jodi to establish a website committee to help us evaluate what we want for our website. Chris Hall seconds. Motion passes.

Jodi, Sue Deyoe, Jeffry, and Kathy will serve.

E. **2022 CAP Grant:** CAP Committee will open applications February 1 through March 15.

We will determine how much money the Community Council needs to keep in January. We will hold the Community Enrichment \$500 check until they have a coordinator.

F. Comsat Quarry Letter Writing Campaign: 3 issues

1. Rapid Response talking points. Yes or no
2. Write a letter against turning over quarry to DOT.
3. Write a letter against designating site as a material site.

Kathy makes a Motion for the Talkeetna Community Council to accept the Rapid Response Talking Points by the Comsat Quarry Committee. Jodi seconds. Motion passes.

When we send out the rapid response points, also let people know we have sample letters to look at (Becky Long and Brian Okonek) on our webpage

Kathy Trump made a motion for the Talkeetna Community Council to write a letter against designating the Comsat Quarry as a material site. Seconded by Jodi. Deadline October 25. Motion passed.

Jon will get with Rebecca and Kathy and write the letter.

Re: Material Site designation 231512

Motion by Kathy Trump for the Talkeetna Community Council to write a letter to ADNR and the stakeholders named in the Comsat Quarry Committee Memo requesting ADNR not reassign the Comsat Quarry to DOT. Seconded by Chris Hall. Deadline October 25. Motion passed

Jon will get together with Kathy and Rebecca to write the letter.

Re: ILMA 215567

14. Board Comments

Chris: Thank you to those candidates who are running.

Kathy: Thank you to the four candidates who threw their hat into the ring and are willing to serve their community. Thank you to the nominating committee: Whitney Wolff, Ashley Kaso, and Barb Mannix for help finding four good candidates. Thank you to Kathleen who will organize the TCCI election.

Jodi: Great meeting. Thanks Tam and Rebecca for all of your hard work. DEC will open again for Covid testing.

Jon: Be covid aware. Get the vaccination if you can. Thank you Rebecca for all your work, and thank you to Whitney for all the Ridge Trail work.

15. Adjourn: Next meeting is November 1 on Zoom. Jodi makes a motion to adjourn the meeting. Seconded by Chris. Meeting adjourned at 9:34.

Minutes taken by Kathy Trump

Attested to by:

A handwritten signature in black ink that reads "Jonathan Korta". The signature is written in a cursive, flowing style.

Jonathan Korta 10/5/21

Special Meeting of the Talkeetna Community Council
Sunday, October 24th 7pm via Zoom
DRAFT MINUTES

1. The Special Meeting of the Talkeetna Community Council was called to order at 7:00
In attendance were Chris Hall, Kathy Trump, Jodi Rodwell, and Jon Korta

2. Kathy Trump will take the minutes

3. Motion by Jodi Rodwell to approve the agenda. Seconded by Kathy. Motion passes.

4. New Business

A. Ridge Trail Contract Recommendations to MSB from TPAC/Ridge Trail Sub
committee

Motion by Kathy to forward TPAC's Ridge Trail Committee's letter to MSB staff
reaffirming the essential need to close contract #20-102B / Non-Motorized Trail
Construction for Ridge Trail System. Seconded by Chris Hall. Motion passes.

Jon Korta will forward the letter.

5. Board Comments

Kathy: Thank you to the TPAC Committee and especially the Ridge Trail Sub
Committee

Jodi: Thank you to the Committee for all of your hard work

Jon: Thank you to the board for taking the time to meet for this special meeting.

6. Adjourn: Kathy makes a motion to adjourn. Seconded by Jodi. Meeting adjourned at
7:17

Attested to by:
Jonathan Korta 10/25/21

Jonathan Korta

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Regular Meeting of the Talkeetna Community Council
Monday, November 1st, 2021
7pm via Zoom

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1. **Call to Order:** The meeting was called to order at 7:03. In attendance were Jon Korta, Jodi Rodwell, Chris Hall, and Kathy Trump

2. Kathy Trump will take the **minutes**

3. Motion by Jodi to approve **agenda** with a minor amendment. MSB Planning Department will not give their presentation. Seconded by Chris. Motion passed.

4. **Approval of Minutes from 10/4/21 and 10/24/21.**

Motion by Jodi to approve the minutes of 10/4/21. Seconded by Chris. Motion passed.

Motion by Chris to approve the minutes of 10/24/21 special meeting of the board. Seconded by Jodi. Motion passed.

5. **Treasurer's Report.** See report

6. **Out-of-Town Guest(s) - MSB Planning Department.**

They will not present at this meeting.

7. **Correspondence:** Jon went over the correspondence packet. The packet was in three parts and larger than normal, because of community letters regarding the Comsat quarry.

Jon went to the BOAA meeting to testify. The Board of Appeals reversed the Planning Department's finding that the State needed a CUP to use the quarry.

Jodi went to the meeting on Denali Park Road. The Park road will not be passable after mile 42 for 2022 and 2023. The lodges at the North end of the park are figuring out what to do.

8. **Announcements.** None

9. **Persons to be heard.**

- Jason Ortiz: The acting planning director while Alex is out of state. Lots of complaints about John Stefanski extracting gravel and destroying roads. In 2018, he was charged with threatening a borough employee, so safety is a priority. People in Talkeetna are worried about their safety. Borough called

the troopers and reported his act as destruction of borough property and theft. Trooper went out on Friday. Trooper asked him to stop and he did. Saturday he started again. Borough estimated the damage as \$12,000, which makes his act criminal mischief. Troopers took the key for the excavator. Borough feels it is a public safety issue. The Borough is taking this incident seriously.

- Huhnie Lee: running for Senate in 2022. He lives in Wasilla, and considers himself independent
- Matthew Beck. He is running for Borough mayor. He believes Tam is the hardest working assemblyperson

10. Assembly Update: Tam Boeve

November 16 assembly meeting will be a list of potential infrastructure projects. At this stage, it's a wish list. Some things on it for Talkeetna:

\$10 million flood mitigation

\$15 million wastewater

Bathrooms for tourists --Tam would like to use American Rescue Plan funds

AIDEA met last week and accepted \$8.5 mil for Phase 3 of the West Susitna Road Access project. They will be presenting to the MSB Assembly in December.

11. Committee/Board Reports

A. Fire Dept: Chief Chappell

26 calls last month--covid related and icy roads

New water tender for Talkeetna station in April.

B. TPAC: Roger Robinson

Meeting October 19. The Ridge Trail completion problem took up most of the meeting. Whigmi Trailhead numbers--pretty steady flow year round. Incursion into the park via Quinn's Landing is an issue. TPAC is working on Fish Lake trail from parking lot to lake itself with Whitney spearheading this project. Core member position is open. Email Roger if you are interested.

Vacancy on MSB Parks, Recreation and Trails Advisory Board. Seat is currently held by Tom Phillips, his term ends in Dec. Get an application to Tam. The mayor appoints the position.

Next meeting December 14 at 6:30.

C. Recycling: Cici Schoenberger

Recycling is slowing down as we enter the winter months. The recycling committee met in October and discussed plans to use the baler when the temp dips between 0 and 20 degrees. We'd like a permanent concrete decking in front of the baler building. We are looking at ways to involve businesses in cardboard recycling in order to both meet their needs and not increase pressure on volunteers. We are working towards collection of other recyclables such as office paper

D. Community Assistance Program: Kathy Trump

Cycle will open for Talkeetna Feb 1 to March 15 for CAP grants. Community Council should keep \$3,000 from 2022 for long-term fiscal health. An extra \$1200 is available for 2022 CAP from Talkeetna Enrichment. See New Business B.

E. Comsat Quarry: Kathy Trump

The Council received approximately 60 letters and documents from community members against DNR designating the Comsat quarry a material site and giving DOT an ILMA. Jon pointed out not one letter was in support. According to Rebecca Fisher, CALLA received 102 letters.

The Board of Appeals for the MatSu Borough reversed the Planning Department's finding that DNR needs a CUP when using the quarry. Comsat quarry committee is waiting to see if the Borough will appeal.

The next meeting will be November 15 at 11:30 via zoom

F. RSA: John Strassenburgh

RSA board met October 14. Made a list of road improvement projects for 2022. They are calcium chloride for dust control, on mostly town site gravel roads, reconditioning of gravel roads, design Montana Creek dike repairs at Yoder bridge, and resurface Woodpecker with recycled asphalt

They finished all the projects on the 2021 list.

Next meeting is November 11

G. TWSB: Whitney Wolff

Amanda Fleming is working on upgrading the meters to make them computerized, so they do not have to be read manually.

Next meeting this Wednesday, November 3rd on google teams 1:00 PM

H. **CERT:** No report

I. Website Committee: Kathy Trump.

The committee will have a recommendation at the December meeting.

12. Unfinished Business. None

13. New Business

A. Request from TPAC to block illegal access to Talkeetna Lakes Park from new subdivision @ Quinn's Landing

Motion by Jodi to send a letter to MSB Eric Phillips and CC Tam and Jason Ortiz to ask MSB to block illegal motorized access from the Quinn's Landing subdivision property line to the Talkeetna Lakes Park. This should also include appropriate signage of park regulations and other measures to protect the integrity of the park. Seconded by Chris Hall. Motion passed.

Discussion included the following comments: Jason Ortiz from the planning department will get together with Tam and find out where the area is and that the Code Compliance Officer Kendra Johnson knows about it. Tam believes Mike Johnson (who is on leave) knows about this issue.

Don Lee spoke and reiterated he had nothing to do with the situation. The contractor worked on his own. The issue is a dozed trail through the subdivision pushing into the park. Don apologized that it happened.

Mark's hands are tied. He wanted to put logs across and signage, but he was told not to. Law enforcement was there and John Stefanski drove his rig into the park and tore down trees. Council needs to send a letter.

B. CAP Disbursement Amount.

Motion by Kathy for the Talkeetna Community Council to keep \$3,000 in CAP money for 2022 for administrative money. The total CAP grant for the community will be 13,989 for 2022. Seconded by Jodi. Motion passed.

C. Election Update - Kathleen Fleming. All volunteers are signed up. Most are veterans, but a few are new volunteers. Election is from 7 AM to 8 PM, and then counting of ballots.

14. Board Comments

Jodi: Jodi thought carefully about what to say because she is close to the John Stefanski issue as a resident of Freedom Hills. His demeanor is scary. People are cooped up, and can't walk dogs or let kids play.

DEC is still doing Covid testing and the positivity rate is coming down in the community. If you need an appointment, plenty of availability. DEC will get take-home antigen tests.

Kathy: Thank you to everyone who wrote quarry letters. Thank you Kathleen for organizing the election for Council and thank you to those who are running. Please vote.

Jon: It was heartwarming to see so many letters about the quarry. Thank you for your civic engagement. Thank you Chris Hall for helping the council when we needed it.

15. Adjourn: Jodi makes a motion to adjourn the meeting at 8:42. Seconded by Chris. Meeting adjourned.

Minutes taken by Kathy Trump

Attested to:



Jonathan Korta 11/2/21



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

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General Meeting Minutes

Date: Sept 28 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

Guest Attended: Jennifer Castro, Will Klatt and Jess Sumner

7:00pm Call to Order-Corine Hickey

Approval of prior Board Meeting Minutes –Motion to approve 9/14/21 Rachel Lund/Second Gretchen Watson

Approval of current General Meeting Agenda-Motion to approve Rachel Lund, Second by Gretchen Watson

7:01pm Treasury: Rachel Lund confirms current balance and recent withdrawals. Gretchen Watson mentioned getting an email from Amazon that there should be an Amazon Smile deposit coming for approx. \$7.00

7:02pm: MEA: Guest Speaker: Jennifer Castro

Jennifer Castro shared a power point and recapped the upcoming meeting on 9/29/2021

MEA has completed 3 Community study working groups, 132 comments, 10 Community Council meetings and over 12,000 audio calls to those in the study area.

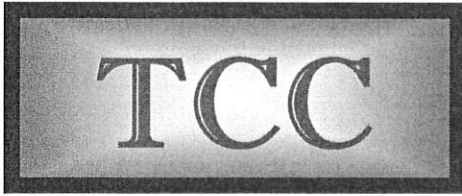
The final route planned for Dec2021 but is not open for a vote.

Costs associated with the shorter route are similar to those for the more Northern route.

Jennifer mentioned applying for the round up grant which is due Friday. Gretchen Watson explained we have applied more than once and were denied each time.

Old Business:

- Election nomination mailer-this was sent and we have one write in nomination which was in an email and mail in the name of Robert M Sawin III who was not present on this meeting.
- There were approx. 35 returned mail. Corine Hickey offered to drop these back off at MSB in case they need to update their mailing list
- Council Liability insurance was discussed but this was the only quote we have obtained so far. Corine Hickey asked Jess Sumner if we would be covered under a Borough policy since the Menard was operated by the city of Wasilla. Mr. Sumner did not believe so.
- Marijuana renewals were also discussed for Bubba's Greens and J&M Investments LLC. The Board has decided to make "no comment".



TANAINA COMMUNITY COUNCIL INC.
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7:40pm Round Table:

895 E Heather Way-Corine Hickey shared the background on what she knew of this property and the outstanding code violations. A minimum of 16 junk vehicles litter the property, has been trashed, is unsafe to neighborhood and remediated code violations.

Mr. Sumner agreed to look further into this property and speak with the Borough attorney to see what the current status is. It may be possible for the Borough to get a court order to force a sale in order to satisfy the fines. If and when this happens the Borough has the ability to assist with the cleanup and removal of inoperable vehicles.

Mr. Sumner also provided an update that there are bond packets out for Lucille to install a turn lane to Tanaina Elementary, including Shaw to extend the bike path.

7:57pm-Adjourn

Motion to Adjourn by Corine Hickey, Second by Gretchen Watson

Corine Hickey interim TCC President
Gretchen Watson, Secretary