

**I. CALL TO ORDER**

The special meeting of the Matanuska-Susitna Borough Assembly was held on October 22, 2013, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Larry DeVilbiss for the purpose of holding a joint Assembly/Planning Commission meeting and introducing Ordinance Serial No. 13-145, Resolution Serial No. 13-122, Ordinance Serial No. 13-146, and Resolution Serial No. 13-123.

**II. ROLL CALL**

Assembly members present and establishing a quorum were:

Mr. Matthew Beck, Assembly District No. 2  
Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)  
Mr. Steve Colligan, Assembly District No. 4  
Mr. Darcie K. Salmon, Assembly District No. 5  
Mr. Jim Colver, Assembly District No. 6  
Mr. Vern Halter, Assembly District No. 7

Planning commissioners present and establishing a quorum were:

Mr. Brian Endle, District 1  
Mr. Thomas Healy, District 2  
Mr. John Klapperich, District 3 (*Chair*)  
Mr. Bruce Walden, District 4  
Mr. Tom Adams, District 6  
Mr. Vern Rauchenstein, District 7

Assembly members and Planning commissioners absent and excused were:

Mr. Jim Sykes, Assembly District No. 1  
Mr. William Haller, District 5

Staff in attendance were:

Ms. Lonnie R. McKechnie, Borough Clerk  
Mr. John Moosey, Borough Manager  
Mr. Nicholas Spiropoulos, Borough Attorney  
Mr. George Hays, Assistant Borough Manager  
Ms. Jamie Newman, Deputy Borough Clerk  
Mr. Terrance Dolan, Public Works Director  
Ms. Eileen Probasco, Planning and Land Use Director  
Ms. Patty Sullivan, Public Affairs Director  
Mr. Don Dyer, Economic Development Director  
Mr. Eric Phillips, Community Development Director  
Mr. Michael Brown, Capital Projects Director  
Ms. James Wilson, Internal Auditor  
Mr. Paul Hulbert, Platting Officer

Ms. Lauren Driscoll, Chief of Planning  
Ms. Pamela Ness, Code Compliance Officer

### **III. APPROVAL OF AGENDA**

Mayor DeVilbiss reported that staff has requested that the Assembly strike Hatcher Pass Government Peak Master Development Plan from the agenda.

There was no objection noted.

Mayor DeVilbiss inquired if there were other changes to the agenda.

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

### **IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Ms. Gretchen O'Barr, a member of the Wasilla City Council.

### **V. AUDIENCE PARTICIPATION**

*(There was no one present who wished to speak.)*

### **VI. ITEMS OF BUSINESS**

#### **A. Alaska Stand Alone Pipeline Project Presentation *(Requested by Administration)***

Mr. Frank Richards of the Alaska Gasline Development Corporation presented an update on the Alaska Stand Alone Pipeline project.

Assemblymember Halter queried as to route selection of the pipeline.

Mr. Richards noted that the route selection was based on economics.

Discussion ensued regarding:

- the efforts of the Alaska Gasline Development Corporation compared to other entities seeking to construct a natural gas pipeline;
- risk factors that may deter the gas pipeline project;
- commercial markets that may purchase the natural gas; and
- how rural communities, that are not on the pipeline, might be served by the market.

#### **B. Platting Board Update *(Requested by Assembly)***

Ms. Probasco presented a report on the activities of the Platting Board.

Mr. Hulbert presented a statistical report on Platting actions since the adoption of MSB Title 43 compared to actions under Title 27.

C. ~~Hatcher Pass Government Peak Master Development Plan~~ *(Requested by Administration)*

D. Southwest Borough Demographics Study Update – Shannon Bingham *(Requested by Administration)*

Mr. Bingham presented a report on the Southwest Futures project.

Assemblymember Arvin queried to when the development plan will be complete and if the plan will be forwarded to the Alaska State Legislature.

Mr. Bingham:

- noted that the work is scheduled for completion on December 15, 2013; and
- remarked that the decision to forward the development plan to the Legislature rests with the Borough.

Commissioner Healy noted his intention to exit the meeting due to a scheduling conflict.

There was no objection noted.

*(Commissioner Healy exited the meeting at 7:11 p.m.)*

Discussion ensued regarding:

- land use development in the absence of zoning;
- how future development may be steered through structural planning; and
- opportunities for joint venture development.

*(The meeting recessed at 7:18 p.m. and reconvened at 7:30 p.m.)*

E. Regional Transit Organization – Joe Perkins *(Requested by Administration)*

Ms. Driscoll:

- noted that due to scheduling conflicts Mr. Perkins is not present and therefore she will be addressing the bodies and
- presented a report on Federal legislation referred to as “Map 21” and the impact of the legislation to transportation planning at the local level.

Assemblymember Colligan expressed the need for the Borough to hire a professional consultant that specializes in “Map 21” legislation to educate the Assembly on the successes and failures of other governmental entities across the nation.

F. New Rules on National Flood Insurance Program – Pamela Ness *(Requested by Administration)*

Ms. Ness presented a report on recent changes in the National Flood Insurance program and the impact of the changes to flood insurance rates on Borough residents.

Discussion ensued regarding:

- Light detection and ranging mapping (LIDAR) technology implemented by the Borough;
- the benefit of the investment in the technology to residents;
- the development of flood plain maps through the use of the technology;
- the number of properties in flood plain areas that are insured; and
- the need to educate the public on the impending increase in flood insurance.

## VII. ASSEMBLY ITEMS OF BUSINESS

A. INTRODUCTIONS (For public hearing – 11/05/13, Assembly Chambers)

1. **Ordinance Serial No. 13-145:** An Ordinance Accepting And Appropriating \$300,000 From The Alaska State Department of Transportation And Public Facilities To Fund 430, Project No. 35426, For The Trunk Road Connector Project.
  - a. **Resolution Serial No. 13-122:** A Resolution Approving The Scope of Work And Budget For The Trunk Road Connector, Project No. 35426.
    - (1) IM No. 13-245
2. **Ordinance Serial No. 13-146:** An Ordinance Accepting And Appropriating \$3,395,000 From The City Of Palmer To Fund 430, Project No. 35299, For The Bogard Road Extension Water Main Project.
  - a. **Resolution Serial No. 13-123:** A Resolution Approving The Scope of Work And Budget For The Bogard Road Extension Water Main, Project No. 35299
    - (1) IM No. 13-246

MOTION: Assemblymember Arvin moved to introduce the legislation as read into the record by the Clerk and set for public hearing on November 5, 2013.

VOTE: The motion passed without objection.

## VIII. PLANNING COMMISSION, MAYOR, ASSEMBLY, AND STAFF COMMENTS

Commissioner Klapperich spoke to the value and accomplishments of the Planning Commission.

Assemblymember Colligan:

- thanked the Planning Commission for attending the meeting;
- spoke to appreciation of the Planning Commission; and
- spoke to the benefits of LIDAR technology.

Assemblymember Colver:

- spoke to the benefits of a published elevation manual;
- opined as to how the natural gas pipeline may affect the Borough;
- spoke to Ordinance Serial No. 12-169, referred to the Planning Commission on September 17, 2013, regarding multi-family.

**MOTION:** Assemblymember Colver moved to direct the Clerk to schedule a public hearing on Ordinance Serial No. 12-169, when the legislation comes back to the Assembly on December 3, 2013.

Commissioner Adams spoke to the review of the legislation by the Planning Commission.

**VOTE:** The motion failed with Assemblymembers Beck, Colver, and Halter in favor with Assemblymembers Arvin, Colligan, and Salmon opposed (tie vote). The motion failed with Mayor DeVilbiss invoking his voting privilege in the negative.

Ms. McKechnie reported that she was contacted by the Anchorage Municipal Clerk about scheduling a joint meeting with the Borough Assembly.

The Assembly directed the Clerk to schedule a joint meeting with the Anchorage Assembly in January 2014.

There was no objection noted.

Mr. Spiropoulos spoke to the Assembly's use of the motion to amend something previously adopted and although allowable, recommended that the Assembly introduce Ordinance Serial No. 12-169 on November 5, 2013, with public hearing scheduled for December 3, 2013.

**MOTION:** Assemblymember Arvin moved for reconsideration of the vote to set Ordinance Serial No. 12-169 for public hearing on December 3, 2013.

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

**VOTE:** The motion to schedule to public hearing passed without objection.


Mr. Moosey noted that he will direct Public Affairs to begin a campaign informing residents of the impending flood insurance costs.

Mayor DeVilbiss:

- spoke to his pride in the Planning Commission;
- noted serving on the Planning Commission can be a thankless job; and
- welcomed newly elected Assemblymember Beck to the Assembly table.

**IX. ADJOURNMENT**

The regular meeting adjourned at 8:55 p.m.

  
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LARRY DeVILBISS, Borough Mayor

ATTEST:

  
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LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 11/05/13