MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 - 907-861-8683

BOROUGH MAYOR
Vern Halter

BOROUGH CLERK
Lonnie R. McKechnie, CMC

BOROUGH MANAGER
John Moosey

BOROUGH ATTORNEY
Nicholas Spiropoulos

BOROUGH ASSEMBLY
Jim Sykes, District 1
Matthew Beck, District 2
George McKee, District 3
Steve Colligan, District 4
Dan Mayfield, District 5
Barbara J. Doty, District 6
Randall Kowalke, District 7

ASSEMBLY AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **6 P.M.** **TUESDAY, MAY 3, 2016**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

A. Special Assembly Meeting: 03/22/16
B. Regular Assembly Meeting: 04/05/16

VI. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS (MSB 2.12.082; Seven minutes per person.)

1. Reports From Cities
2. Matanuska-Susitna Borough School District

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee On School Issues
2. Assembly Public Relations

C. MANAGER COMMENTS

1. State/Federal Legislation
2. Strategic Planning Issues
3. Manager Evaluation Process
4. Animal Care – GIS Mapping

D. ATTORNEY COMMENTS

1. Attorney Evaluation Process

E. CLERK COMMENTS

pp. 9-104 F. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:

   a. Greater Butte RSA Board of Supervisors: 10/08/15
   b. Library Board: 09/19/15, 10/17/15, 01/16/16
   c. Marijuana Advisory Committee: Resolution Serial No. 16-01
   d. Meadow Lakes RSA Board of Supervisors: 12/01/15
   e. MSB Fish and Wildlife Commission: 01/21/16
   f. Parks, Recreation, and Trails Advisory Board: 09/28/15, Resolution No. 16-02
   g. Planning Commission: 01/18/16, 03/07/16, Resolution Serial Nos. 16-12, 16-14, 16-15, 16-17
   h. Wastewater and Septage Advisory Board: 11/10/15

2. Community Council Minutes:

   a. Glacier View Community Council: 02/26/15, 03/26/15, 04/24/15, 05/28/15, 09/24/15, 10/29/15, 11/19/15, 01/07/16
   b. Point MacKenzie Community Council: 12/10/15
   c. Sutton Community Council: 12/16/15, 01/27/16

G. INFORMATIONAL MEMORANDUMS

VII. SPECIAL ORDERS

A. PERSONS TO BE HEARD (MSB 2.12.081; Three Minutes Per Person.)
(Requires 11 Days Advance Notice And Must Otherwise Be In Compliance With The Necessary Code Requirements. If No Advance Notice Is Given, Persons Wishing To Speak May Do So Under The Audience Participation Section Of The Agenda.)

ADOPTED	AMENDED	POSTPONED	DEFEATED

B. PUBLIC HEARINGS (Three Minutes Per Person.)

pp. 105-110
Beck

1. **Ordinance Serial No. 16-047:** An Ordinance Reappropriating $125,516 From The Planning Department Fiscal Year 2016 Operating Budget, Fund 100, To Fund 480; For The Planning Office Modification Project, The Housing Analysis Project; And The Regional Transportation Project.

pp. 111-114

a. **Resolution Serial No. 16-041:** A Resolution Amending The Budgets For Project Nos. 47035, 47038, 47046, 47047, And 47520 And Extending The Time Of Completion For Project Funding And Approving The Scope Of Work And Budget For The Planning Office Modification Project, The Housing Analysis Project, And The Regional Transportation Project.
   (1) IM No. 16-073

pp. 115-122
McKee

2. **Ordinance Serial No. 16-048:** An Ordinance Approving An Appropriation Of $120,000 From Bogard Road Service Area No. 25 Fund Balance, Fund 279, To Fund 410, Project No. 30045, For Bogard Road Service Area No. 25 Capital Projects.
   a. IM No. 16-074

pp. 123-418
Mayfield

3. **Ordinance Serial No. 16-049:** An Ordinance Approving An Interim Materials District Known As Lakeside Sand And Gravel, Located Within The Northwest 1/4 Of The Northwest 1/4 Of Section 25, Township17 North, Range 04 West, Seward Meridian.

pp. 419-431

a. **Ordinance Serial No. 16-049 (SUB):** An Ordinance Adopting Reasons For Denial Of A Proposed Interim Materials District Known As Lakeside Sand And Gravel, Located Within The Northwest 1/4 Of The Northwest 1/4 Of Section 25, Township 17 North, Range 4 West, Seward Meridian.
   (1) IM No. 16-076

pp. 432-436
Beck

4. **Ordinance Serial No. 16-050:** An Ordinance Accepting And Appropriating $13,003.20 From Matanuska Telephone Association To Fund 440, Project No. 20323, For Upgrading And Enhancing The Telecommunications And Information Services Within The Matanuska-Susitna Library Network.
   a. IM No. 16-077

pp. 437-440
Kowalke

5. **Ordinance Serial No. 16-046:** An Ordinance Establishing A Temporary Moratorium On Marijuana Establishments To Expire On October 19, 2016. *(Sponsored By Assemblymember Kowalke)*
   a. IM No. 16-078

ADOPTED	AMENDED	POSTPONED	DEFEATED

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

2. ACTION MEMORANDUMS

pp. 441-443
Kowalke

a. **AM No. 16-030:** Approval Of Change Order No. 3 To D&S Road Services In The Amount Of $4,890 To Add Additional Crack Sealant In Caswell Lakes Road Service Area No. 15, As Part Of The Crack Sealing Services.

pp. 444-449
Doty

b. **AM No. 16-031:** Award Of Bid No. 16-111B To Western Construction And Equipment, LLC In The Contract Amount Of $219,105 For The Wasilla Creek At Crabb Circle Flood Conveyance and Fish Passage Improvement Project.

pp. 450-454
McKee

c. **AM No. 16-032:** Award Of Bid No. 16-112B To Western Construction And Equipment, LLC In The Contract Amount Of $196,940 For The Cottonwood Creek At Riverdell Drive Flood Conveyance And Fish Passage Improvements Project.

VIII. UNFINISHED BUSINESS

pp. 455-489
Beck

A. **Resolution Serial No. 16-023:** A Resolution To Adopt The Fiscal Year 2017 Schedule Of Rates And Fees Effective July 1, 2016, In Order To Have A Single Document For All Rates And Fees In The Matanuska-Susitna Borough.
1. IM No. 16-046

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (For public hearing – 05/17/16, Assembly Chambers)

pp. 490-495
Beck

1. **Ordinance Serial No. 16-053:** An Ordinance Accepting And Appropriating September 2012 Southcentral Flood Disaster Relief Monies In The Amount Of $580,609 From The Alaska State Division Of Homeland Security And Emergency Management And The Federal Emergency Management Agency To Fund 445, Project No. 55017.

ADOPTED	AMENDED	POSTPONED	DEFEATED

pp. 496-498

a. **Resolution Serial No. 16-043:** A Resolution Amending The Budget For The September 2012 Southcentral Flood Disaster Relief Monies, Project No. 55017.
   (1) IM No. 16-079

pp. 499-502
Beck

2. **Ordinance Serial No. 16-054:** An Ordinance Approving A Supplemental Appropriation Of $23,690.34 Of Revenues From Public Donations To The Fiscal Year 2016 Animal Care And Regulation Division Operating Budget, To Procure Equipment And Supplies For Animal Care.
   a. IM No. 16-080

pp. 503-528
Beck

3. **Ordinance Serial No. 16-055:** An Ordinance Extending The Time Limit For Completion Of Borough Capital Projects.
   a. IM No. 16-082

pp. 529-533
Beck

4. **Ordinance Serial No. 16-056:** An Ordinance Reappropriating $80,000 From The Capital Projects Department Fiscal Year 2016 Operating Budget, Fund 100, To Fund 435, For The Fireweed Building Improvements, Project No. 10178.

pp. 534-535

a. **Resolution Serial No. 16-044:** A Resolution Approving The Scope Of Work And Budget For The Fireweed Building Improvements, Project No. 10178.
   (1) IM No. 16-083

pp. 536-540
Kowalke

5. **Ordinance Serial No. 16-057:** An Ordinance Approving A Supplemental Appropriation Of $42,000 From The Talkeetna Fire Service Area Fund Balance, Fund 254, To The Fiscal Year 2016 Talkeetna Fire Service Area Operating Budget To Cover Wages And Benefits For The Remainder Of Fiscal Year 2016.
   a. IM No. 16-086

pp. 541-545
Sykes

6. **Ordinance Serial No. 16-058:** An Ordinance Approving A Supplemental Appropriation Of $50,000 From The Butte Fire Service Area Fund Balance, Fund 251, To The Fiscal Year 2016 Butte Fire Service Area Operating Budget To Cover Wages And Benefits For The Remainder Of Fiscal Year 2016.
   a. IM No. 16-087

pp. 546-551
Beck

7. **Ordinance Serial No. 16-059:** An Ordinance Accepting And Appropriating Additional Funds For Revision No. 1 In The Amount Of $495,000 From The United States Fish And Wildlife Service To Fund 410, Project No. 30114, For Up To 24 Culvert Replacements As Part Of The Fish Passage Improvements Project, Project No. 30114.

ADOPTED	AMENDED	POSTPONED	DEFEATED

pp. 552-553

a. **Resolution Serial No. 16-045:** A Resolution Amending The Budget For Revision No. 1 In The Amount Of $495,000 For Replacement Of Up To 24 Culverts For Fish Passage Improvements, Project No. 30114.
(1) IM No. 16-089

pp. 554-562
Sykes

8. **Ordinance Serial No. 16-060:** An Ordinance Approving An Appropriation Of $90,000 From Greater Butte Road Service Area No. 26 Fund Balance, Fund 280, To Fund 410, Project No. 30046, For Greater Butte Road Service Area No. 26 Capital Projects.
a. IM No. 16-090

pp. 563-570
Mayfield

9. **Ordinance Serial No. 16-061:** An Ordinance Approving An Appropriation Of $110,000 From Knik Road Service Area No. 17 Fund Balance, Fund 274, To Fund 410, Project No. 30040, For Knik Road Service Area No. 17 Capital Projects.
a. IM No. 16-091

pp. 571-577
Sykes

10. **Ordinance Serial No. 16-062:** An Ordinance Approving An Appropriation Of $46,000 From Alpine Road Service Area No. 31 Fund Balance, Fund 285, To Fund 410, Project No. 30051, For Alpine Road Service Area No. 31 Capital Projects.
a. IM No. 16-092

pp. 578-585
Beck

11. **Ordinance Serial No. 16-063:** An Ordinance Appropriating Up To $1,000,000 From The Land Management Permanent Fund, Fund 203, To Parks And Recreation Shop Upgrades, Fund 440, Project No. 15039.

pp. 586-590

a. **Resolution Serial No. 16-046:** A Resolution Approving The Amended Budget For Parks And Recreation Shop Upgrades, Fund 440, Project No. 15039.
(1) IM No. 16-093

pp. 591-612
Beck

12. **Ordinance Serial No. 16-064:** An Ordinance Amending MSB Title 25, Election.
a. IM No. 16-095

B. MAYORAL NOMINATIONS AND APPOINTMENTS

pp. 613-626

1. VACANCY REPORT

C. OTHER NEW BUSINESS

D. REFERRALS (For Referral To The Planning Commission For 90 Days Or Other Date Specified By The Assembly)

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

Disabled Persons Needing Reasonable Accommodation In Order To Participate At An Assembly Meeting Should Contact The Borough ADA Coordinator At 861-8432 At Least One Week In Advance Of The Meeting.

THE MINUTES ARE LOCATED AT THE BACK OF THE PACKET.

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Greater Butte
Road Service Area Board Approved Mike Shields
RSA #26
Regular Meeting Minutes Attested Lucy Klebesadle

October 8, 2015, at the MSB O&M Building Date 11/14/16

Meeting Called to Order at 6:04 pm

In Attendance:
Mike Shields, Supervisor
Lucy Klebesadle, Supervisor
Roy Nuttal, Supervisor
Will Barickman, MSB Superintendent
Paula Caywood, MSB Project Inspector

Visitors
none

Roll Call: A quorum of 3 RSA 26 Supervisors present.

Approval of Agenda: Approved as presented.

Approval of Minutes from July 9, 2015, regular meeting; approved as written.

Borough Staff Reports

Road Superintendent's Report on:

Maintenance contract performance: Company name "Norse" is Kopperud; 50% brushing completed; Colonist and Kings Circle are certified for addition to the contract; brief discussion of "chasing potholes" prior to freeze-up and problems with saturated surfaces.

Monthly Budget Performance and Fund Balance Reports distributed; $98,000 in Fund Balance is the unaudited amount, and will reduce to $48,000 with proposed transfer, leaving us with the smallest balance in 15 years.

CIP Projects status and tentative 2016 List: Lazenby/Juanita and Triple Crown subdivision upgrades awarded but on hold until spring pending utility relocates. Due to the decline in available Fund Balance, the draft List has been reshuffled to reflect funding reality: Paving of Cabbage Patch subdivision, which gets 50:50 MSB match funding, to occur in 2016, while the upgrade of Bergman et.al. slips to 2017.

Optional Maintenance report distributed; none so far this year.

Resolution 15-02 to transfer $50,000 from Fund Balance to Capital Projects was presented and **approved by unanimous vote**.

Unfinished Business

Bodenburg Creek bridges: DOWL is working on structural analysis of Elk and Backacres; the hope is that relatively simple upgrades will suffice for them; the Borough has a steel-stringer bridge removed from another site which could replace North Bridge.

New Business

Resolution 15-03 supporting the revised CIP List for FY 2016 was presented and **approved by unanimous vote.**

RSA 26 mil rate status: Mike presented an analysis of our funding status as impacted by the cumulative loss of revenue from the Vehicle Registration Tax (including matching fund potential) plus the loss of State grants funding, and their effect on our ability to continue upgrading certified-but-substandard roads. Discussion followed, including the appropriate CIP level if the upgrade program is to approximate its original completion year of 2030. Roy asked if the process for transferring funds from Fund Balance to CIP is "legal"; the answer was "yes", with description of the roles of the Operating, CIP, and Fund Balance accounts. Roy moved to try for a $400,000 annual CIP amount through 2020 (projected completion year 2032), subject to the MSB Revenue Cap; Lucy seconded; **Resolution 15-04**, requesting an increase from 3.45 to 3.84 mil (or roughly $78 annually on a $200,000 property), **approved by unanimous vote.**

Paula presented DOT's "service priority classification" proposed in response to its 15% reduction in maintenance funding. All State roads within RSA 26 are Priority 4, with a response time of 48 to 96 hours (2 to 4 days) for services like snow removal and sanding.

Streetlight at Del Roi's: Discussion of the resident's request, the problem, and attempts to resolve it. The pole and light are private property on State ROW, apparently powered through the old bar; the property owners have so far been unresponsive to any queries, and since no MSB lands or roads are involved it is illegal for RSA funds to be spent here. Mike will contact the resident with this information and suggestions for some resolution with the schoolbus company.

Streetlight at Hearthstone: Discussion of the resident's request and the problem of lighting only one (the most costly) of 3 schoolbus stops serving the subdivision; the Board agreed to treat this as a 3-light project, and plan for it accordingly.

Dilley Road upgrade request: Mike described the request and the past history of our previously rejected attempts to upgrade to maintainable standard; Dilley is largely within a 20-foot easement (it's essentially a driveway), and to upgrade would require acquiring private property and removing very large cottonwood trees on both sides which in the past the residents have opposed. The Board agreed to place Dilley on the CIP List, but at a low priority relative to other roads which serve more residents and are much cheaper to upgrade.

Grading/Pothole Repair when roads are saturated: Brief discussion; apparently the contractor has already addressed this with his operators.

Adjourned: Meeting adjourned at 7:33 pm. Next regular meeting is on January 14, 2016.

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MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD

Chair – Marci Hawkins - Sutton
Vice Chair – Bonnie Cavanaugh - At-Large 1
Secretary – Melinda Dale - Willow
Ginny Robson – Trapper Creek
Jennifer Rinaldi - Big Lake
Virginia Richey - At Large 2
VACANT – Wasilla
VACANT - Talkeetna
VACANT – Palmer

MINUTES

REGULAR MEETING **September 19, 2015**
Willow Public Library **10:00 A.M.**

I. CALL TO ORDER
Meeting was called to order by Ms. Hawkins at 10:03 am

II. ROLL CALL-DETERMINATION OF QUORUM
A. Members present and establishing a quorum were: Melinda Dale, Marci Hawkins, Virginia Richey, Ginny Robson, and Jen Rinaldi.
B. Members Absent and Excused: Bonnie Cavanaugh
C. Staff Present: Julie Mitchell, Willow Librarian
Jill Irsik, Rec Services Secretary
D. Guest Present: Larry DeVilbiss, Mat-Su Borough Mayor
Vern Halter, Mat-Su Borough Assembly Representative

III. ELECTION OF OFFICERS
A. Ms. Hawkins was nominated as Chairperson. Ms. Robson moved, Ms. Richey 2nd, to elect Ms. Hawkins as Chairperson. Motion passed unanimously.
B. Ms. Richey moved, Ms. Rinaldi 2nd, to postpone election of the Vice Chair until a later date. Motion passed unanimously.
C. Ms. Rinaldi was nominated as Secretary. Ms. Hawkins moved, Ms. Dale 2nd, to elect Ms. Rinaldi as Secretary. Motion passed unanimously.

IV. APPROVAL OF AGENDA
MOTION: Ms. Dale motioned, Ms. Robson 2nd, to approve the agenda. Agenda approved as written.

V. PLEDGE OF ALLEGIANCE
As no flag was present, members did not say The Pledge of Allegiance.

VI. MINUTES OF PRECEDING MEETING
A. August 15, 2015
Ms. Rinaldi motioned, Ms. Richey 2nd, to accept minutes as written. Minutes approved.

VII. BOROUGH STAFF REPORT
- Members received copies of July 2015 Monthly Library Statistics Report.
- Ms. Mitchell recently attended The State Small Library Institute on Leadership. She learned about an Alaska Foundation that is willing to invest and manage money for non-profit groups.

- She commented that Willow Public Library is in the middle of the Pre-Development process with The Foraker Group. Recently the Willow Library Association and the Feasibility Committee recommended an expansion/remodel option for the future Willow Library.
- Story time for preschoolers takes place on Fridays. Two book clubs meet monthly. Grandparents' Day was held on September 12 with a puppeteer. A workshop on C. S. Lewis led by Dr. Bruce Edwards took place on September 19.
- Self checkout machines are in use in the Willow, Big Lake, and Talkeetna Public Libraries.
- Ms. Irsik mentioned that in order for OWL meetings to be scheduled, the OWL network needs a week's notice to ensure staff is available.

VIII. PERSONS TO BE HEARD

A. Assemblyman Halter commented on the plan for the future Willow Library and the need to work hard to fund it.

B. Mayor DeVilbiss explained that in order for OWL to make it possible to call in to Assembly meetings, software capability needs to be enhanced in the Assembly Chambers.

IX. UNFINISHED BUSINESS

A. Library Strategic Plan

Ms. Irsik reported that she has researched the correct procedure to adopt the Matanuska-Susitna Library Network Strategic Plan. MSLB needs to pass a resolution to adopt it. Once it is approved, the Plan can be posted on the Borough Website.

X. NEW BUSINESS

A. Resolution 15-02 - A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH LIBRARY BOARD ADOPTING THE MATANUSKA-SUSITNA LIBRARY NETWORK STRATEGIC PLAN

MOTION: Ms. Robson moved, Ms. Richey 2nd, to adopt Resolution 15-02. All in favor. Motion passed unanimously.

XI. CORRESPONDENCE

XII. MEMBER COMMENTS

- The new security system at Big Lake Public Library was able to help catch a thief on the first day of its use.
- A greenhouse will be built near the Big Lake Library thanks to member interest and a grant for gardening.
- After school story time grew so much that program was expanded to two days a week. Meals are provided at the Big Lake Library.
- Wasilla Library's Annual Board Meeting will take place on September 21 at 7:00 pm. All MSLB members are welcome to attend.
- Trapper Creek Public Library has a children's program after school on Wednesdays.

XIII. FUTURE MEETING

- October 17, 2015, 10:00 am, Talkeetna Public Library

XIV. ADJOURNMENT

- Ms. Rinaldi motioned, Ms. Richey 2nd, to adjourn the meeting. Motion passed, and meeting was adjourned at 11:22 am.

Marci Hawkins

Marci Hawkins, Chairperson

ATTEST:

Melinda Dale

Melinda Dale, Board Secretary

MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD

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Secretary – Jennifer Rinaldi - Big Lake
Ginny Robson – Trapper Creek
Melinda Dale - Willow
Virginia Richey - At Large 2
VACANT – Wasilla
VACANT - Talkeetna
VACANT – Palmer

MINUTES

REGULAR MEETING **October 17, 2015**
Talkeetna Public Library **10:00 A.M.**

I. CALL TO ORDER
Meeting was called to order by Ms. Hawkins at 10:11 am

II. ROLL CALL-DETERMINATION OF QUORUM
A. Members present and establishing a quorum were: Marci Hawkins, Bonnie Cavanaugh Virginia Richey, Ginny Robson, and Jen Rinaldi (via speaker phone)
B. Members Absent and Excused: Melinda Dale
C. Staff Present: Ann Yadon, Talkeetna Librarian
Jill Irsik, Rec Services Secretary
Gerry Denkewalter, Talkeetna Library
D. Guest Present: Sandra Ehrlich, President, Friends of the Talkeetna Library

III. ELECTION OF VICE-CHAIR
A. Ms. Robson nominated Ms. Cavanaugh to be Vice Chair. Ms. Richey 2nd. None opposed.

IV. APPROVAL OF AGENDA
MOTION: Ms. Richey motioned, Ms. Robson 2nd, to approve the agenda. Agenda approved as written.

V. PLEDGE OF ALLEGIANCE

VI. MINUTES OF PRECEDING MEETING
A. September 19, 2015
Ms. Robson motioned, Ms. Richey 2nd, to accept minutes as written. Minutes approved.

VII. BOROUGH STAFF REPORT
- Ms. Yadon reported on the Talkeetna Public library grand opening, June 24, 2015. 800 people attended. Construction of the library has a one year warranty. The library conference room can be used when the library is closed. Programming planning includes: Teen programming, Senior citizens meals on wheels, little free library installed at Talkeenta food bank, Title one summer food for kids,
- Talkeetna Public Library received $4000 from Pick-Click-Give.

VIII. PERSONS TO BE HEARD

IX. UNFINISHED BUSINESS

A. Library Strategic Plan

Law Department pulled legislation, stating that the Board did not have the authority to approve the Strat Plan, only the Assembly did. A resolution from the Library Board to the Assembly asking for their approval of the Strat Plan will be going forward.

Ms. Hawkins discussed going to the Borough Assembly to discuss Library funding. Ms. Irsik recommended to present library budget funding at the Borough Assembly meetings during budget proposals. November and May Borough Assembly meetings would be the best meetings to discuss library funding.

X. NEW BUSINESS

XI. CORRESPONDENCE

XII. MEMBER COMMENTS

XIII. FUTURE MEETING

- November 21, 2015, 10:00 am, Big Lake Public Library

XIV. ADJOURNMENT

- Ms. Richey motioned, Ms. Robson 2nd, to adjourn the meeting. Motion passed, and meeting was adjourned at 11:18 am.

Mardi Hawkins

Mardi Hawkins, Chairperson

ATTEST:

Bonnie Cavanaugh

Bonnie Cavanaugh, acting as Board Secretary for 10-17-15 meeting

MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD

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Chair – Marci Hawkins - Sutton
Vice Chair – Bonnie Cavanaugh - At-Large 1
Secretary – Jennifer Rinaldi - Big Lake
Ginny Robson – Trapper Creek
Virginia Richey - At Large 2
VACANT - Willow
VACANT – Wasilla
VACANT - Talkeetna
VACANT – Palmer

MINUTES

REGULAR MEETING **January 16, 2016**
Wasilla Public Library **10:00 A.M.**

I. CALL TO ORDER
Meeting was called to order at 10:07 am

II. ROLL CALL-DETERMINATION OF QUORUM
A. Members present and establishing a quorum were: Marci Hawkins, Bonnie Cavanaugh Virginia Richey, Ginny Robson, and Jen Rinaldi
B. Members Absent and Excused: None
C. Staff Present: Hugh Leslie, Recreation Services Manager
D. Guest Present: KJ Martin-Albright, Wasilla Librarian
Beth Skow, Palmer Librarian

III. APPROVAL OF AGENDA
MOTION: Ms. Rinaldi motioned, Ms. Robson 2nd, to approve the agenda. Agenda approved as written.

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETING
A. November 21, 2015
Ms. Cavanaugh motioned, Ms. Richey 2nd, to accept minutes as written. Minutes approved.

VI. BOROUGH STAFF REPORT
Mr. Leslie reported:
- Budgets: Work continues on FY17 budgets. All libraries have submitted their budget requests, and, per the Borough Manager, budgets were not to include any net increases. The budget will be voted on in May.
- Willow Library: New on-call staff are being hired. Feasibility meetings are ongoing.
- Safety: Safety inspections of all Borough facilities are currently being conducted. From a patrons' standpoint, all libraries appear very safe. There are some power and facility issues that need to be resolved, and we will be working on that.

VII. PERSONS TO BE HEARD
A. KJ Martin Albright, Wasilla Librarian, shared updated statistics from the Wasilla Library.

VIII. UNFINISHED BUSINESS

A. Library Strategic Plan - We are currently waiting for the Strategic Plan to return from the Law Department. Hugh or Jill will follow up to see if it has been reviewed.
B. Board Member Update: Hugh or Jill will follow up on applications received.

IX. NEW BUSINESS

A. Assembly Presentations: Willow will most likely have a big presence at upcoming Borough Assembly meetings. Jen and Marci will work together on an agency report to present at an April Assembly meeting.

X. CORRESPONDENCE

XI. MEMBER COMMENTS

XII. FUTURE MEETING

- February 20, 2016, 10:00 am, OWL Meeting

XIII. ADJOURNMENT

- Ms. Rinaldi motioned, Ms. Robson 2nd, to adjourn the meeting. Motion passed, and meeting was adjourned at 11:10 am.

Marci Hawkins, Chair

ATTEST:

Jennifer Rinaldi, Board Secretary

Defeated: 04/11/16

MATANUSKA-SUSITNA BOROUGH
MARIJUANA ADVISORY COMMITTEE
RESOLUTION SERIAL NO. 16-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH MARIJUANA ADVISORY COMMITTEE RECOMMENDING THAT THE ASSEMBLY ENACT A MARIJUANA EXCISE TAX.

WHEREAS, on November 4, 2014, Ballot Measure 2 was approved by the voters of Alaska; and

WHEREAS, Ballot Measure 2 generally legalized marijuana and provided the framework for municipalities to exercise local control options; and

WHEREAS, the Matanuska-Susitna Borough Marijuana Advisory Committee (MAC) was created by Assembly Resolution Serial No. 15-007; and

WHEREAS, the purpose of the MAC was to advise the Assembly on the implementation of Ballot Measure 2; and

WHEREAS, the MAC has recommended that the Assembly adopt land use regulations for marijuana related facilities; and

WHEREAS, the MAC has recommended that the Assembly adopt a marijuana related facilities license referral process;

WHEREAS, the MAC recognizes the positive impact that a marijuana excise tax could have upon the Borough's budget;

WHEREAS, it is not the recommendation of the MAC that the Assembly adopt an excise tax in such an excessive amount as to encourage the black market;

WHEREAS, it is the intent of the MAC to support the public process and provide for governmental transparency.

NOW, THEREFORE, BE IT RESOLVED, that the MAC recommends that whatever excise tax is adopted, not be excessive so as to encourage the black market.

DEFEATED by the Marijuana Advisory Committee this 11 day of April, 2016.

DEFEATED UNANIMOUSLY: Dreher, Williams, Nygard, Ketterling, Duchein, Albert-Konecky, Norris, Fannon, Marcy, Johnson, and Schmidt

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RSA 27 Meadow lakes meeting

Held at fire station 7-3 December 1, 2015 at 6:30pm

BOARD PRESENT: Steve Edwards, Bob Cassell, Mike Fulton; Quorum met.

STAFF PRESENT: Scott Sanderson

Agenda approved

Minutes from September meeting approved.

Staff report: Scott reported that the projects were in winter shutdown. He showed some pictures of poor condition roads and problem areas from last spring as examples of projects needing work. He reported that there had been problems with the brushing contract this year.

A resolution to move money from Fund Balance to Capital was introduced, discussed and approved unanimously by the board. Around $85,000 will be available for additional capital projects if approved by the assembly.

Steve introduced a resolution to add $25K in MSB capital list funds to the remaining funds for the Gunflint upgrade so that a "phase 1" project could be completed to Copperspike. Scott reported that he and Alex Senta had reviewed the project and the design firm had been asked to produce estimates for the quantities. Alex had indicated he would work with the design firm to try and do the work with minimal utility disruption in an effort to keep the cost down. The resolution was read and passed unanimously by the board. The adding of $25K additional money to project will be reviewed by Terry and if approved will be forwarded to the assembly for final approval. Meanwhile Scott and Alex will continue to get some costs worked up for the Gunflint "phase 1".

Mike asked about Forest Park and Scott reported that negotiations with BIA over the needed ROW were ongoing. The project remains on the list.

There was no correspondence or persons to be heard. Meeting adjourned at 8:00pm.

Approved 3-15-16

Matanuska-Susitna Borough
FISH AND WILDLIFE COMMISSION
Thursday, January 21, 2016 6:00pm

MINUTES

I./II CALL TO ORDER/ROLL CALL
The meeting was called to order at 6:00pm by Larry Engel at MSB in Palmer. Quorum was established with six members present: Howard Delo, Andy Couch, Larry Engel, Terry Nininger(phone), Jim Sykes and Mike Wood. Steve Colligan and Jehnifer Ehmann arrived at 6:07pm. Also present: Lauren Driscoll, Todd Rinaldi, Bruce Knowles and Ray Beamesderfer (phone).

III. APPROVAL OF AGENDA
Andy made a motion to approve the agenda. The motion was seconded by Howard. Several items were requested to be added to the agenda. Steve made a motion to accept the agenda as amended. The revised agenda was seconded and approved.

IV. MINUTES OF PRECEEDING MEETING
Andy made a motion to approve the minutes from December 17, 2015. The motion was seconded by Howard. The motion was approved with no objection.

V. CORRESPONDENCE/ ANNOUNCEMENTS
Mike distributed an agenda for upcoming ADEA meetings. Lauren reported on correspondence and recent articles that were sent out. Larry Engel and Howard Delo were reappointed to 3 year terms. Mike Wood was approved by the Assembly to be on the commission to fill the vacancy created by Bruce's resignation. Bruce is now recognized as an ex-officio non-voting member. Larry asked about quorum with eight members. Steve indicated that five people were needed to have a quorum.

Larry talked about the nominations for the Board of Fisheries to replace Tom Kluberton. The administration is looking for suggestions for his replacement. Steve asked if any of the FWC commissioners were interested. Bruce said Israel Payton was interviewed last time. Jehnifer spoke to Israel and he said he put his name in for both the BOF and BOG. Mike Wood talked with Tom about considering a BOF appointment. He doesn't feel like he's been involved in fish issues long enough to serve but would consider it. Howard said it is 120-150 days a year of meetings and research and travel around the state. Financial disclosures for the family are required. Mike has a commercial fishing permit. Howard suggested that might be a conflict on certain proposals if he was selected. Jehnifer, Steve and Jim encouraged Mike to consider the BOF. She suggested that Mike listen in to upcoming BOF meetings. Andy indicated that he's considered the BOF in the past but would be conflicted out on any issues related to Cook Inlet.

VI. PERSONS TO BE HEARD
Todd Rinaldi from ADF&G discussed the state of moose in the Mat-Su. He distributed a handout with graphs of moose collisions which are about 35% above annual averages. There has been an increase of moose collisions in 14A & B due to lack of snow, visibility and other factors. Snow in December pushed the moose out of the hills. One result of the mild winter last year and

this year may be an increase in calving and twinning. Mitigation measures have included antlerless permit hunts, liberalized opportunities – annual harvest over 900 animals over the past two years. ADF&G is going to offer permits soon in 14B for bulls. He has been asked what the commission could do to affect moose collisions. Road density, speed, numbers of drivers hasn't changed. Lighting of roads, setbacks, and clearing helps. DOT often does not have the funding to do these actions. Most road projects are not getting funded for lighting. Knik Goose Bay Road project is underway but lighting is not included. Education can help. Howard asked about lighting for the Big Lake –Parks Highway section. Howard asked about railroad collision numbers. Todd said he doesn't have a recent report from the railroad. Lauren asked if new Parks Highway lights have decreased collisions and if so, can that data be taken to DOT to show the need for lights. Todd said collisions have decreased on Parks Highway. She mentioned techniques used in Finland for elk. Todd said moose don't seem to be using Palmer Hay Flats as much as in past and are not a herd animal like elk. Steve asked for data for moose densities and collision numbers including the railroad. Jim asked about publicity for roadside hunts. Todd said there are already many hunters signed up for these hunts. Road signs that indicate moose zones get ignored after a while. Other states have used safety corridor like signs. Larry asked about changes in seasons and comparisons to the past. Mike suggested a homesteader season in the winter. Andy commented about salt attracting moose to the roads. This year has been very icy so it would be interesting to look at the salt mix used on the roads this year.

Andy commented about stocking in Willow Creek. He was concerned about low numbers. He thought that Eklutna, Prince William Sound and other places were using Willow Creek stock as brood source. He talked to Samantha Oslund from ADF&G who said they didn't get enough brood stock (females) from Deception Creek to restock Willow Creek and they used Ship Creek to stock the others. Larry made a motion to invite ADF&G staff to provide a brief on stocking program. Howard seconded the motion. It was approved with no objection.

VII. FWC OFFICERS

Larry made a motion to elect Terry and the Chair. Howard seconded the motion and it was approved. Jim made a motion to elect Howard as Vice Chair. Larry seconded. The motion was approved without objection. Howard asked about the number of members who can legally meet according to the open meetings rules. They agreed that four was the number. He also asked about Bruce's position as an ex-officio member. Steve said Bruce was appointed by the Mayor as an ex-officio non-voting member. Lauren asked if Bruce had signed an oath of office. He hasn't. She will check on that.

VIII. FISH RESEARCH PROJECT (RM&E)

Ray sent out a final draft version of the summary report of the fish research planning process for the commission to review. Larry and others suggested minor changes. He made a motion to approve the report with the corrections indicated by commissioners. The motion was seconded by Andy and approved. Commissioners requested getting the corrected version the next week and using it as a communication tool to distribute to legislators, Mat-Su lobbyists and the Assembly. Howard complimented Ray on his work and Larry and Terry for their review.

IX. ALASKA JOURNAL OF COMMERCE ARTICLE

Larry referred to the AJOC article from January 13, 2015 titled "*Smaller Budget means ADF&G can't fix faulty Susitna Counts*". Frankie forwarded the article from Bruce to commissioners. Larry suggested that a rebuttal be created to respond to the AJOC article. He said Ray would be

willing to write a rebuttal. Larry made a motion to have Ray to write a rebuttal. The motion was seconded. Larry asked who should be the author of record. Bruce offered. Howard and Terry suggested it come from the commission. Andy asked about distribution. Steve suggested that they work with the public relations staff to get it out. Mike asked about putting out the word to legislators about more fish in the creek due to the conservation corridor. He said this article fits into the "fish first" policy of the Governor's transition team. Steve suggested the rebuttal be written to correct the inaccuracies of the AJOC article. Ray summarized his concept for the rebuttal based on the discussion. The motion was approved without objection. Ray will send a draft in the next two weeks. Steve suggested holding a special meeting to speed up the approval.

X. BOARD OF FISHERIES

Proposals for the 2017 Upper Cook Inlet BOF meeting will be due in April. Commissioners asked to have proposal discussion on the February agenda. Steve offered to call the Kenai River Sportfishing Association to see what proposals they are bringing forward. Commissioners discussed which issues are statewide and which are regional. A suggestion was made to invite KRSA to be online for the next meeting. Andy asked how we intend to manage coho and described Kenai coho management. Larry mentioned that Kevin Delaney is interested in working with us on this issue. Bruce said we need to be prepared to defend the conservation corridor. Larry asked for the next meeting, each person should bring their written proposal suggestions.

XI. BOARD OF GAME REPORT

Howard mentioned that he is submitting two proposals to the Board of Game and would like to have the FWC consider supporting them. His proposals are online (14 & 75). He'll discuss them at the February meeting once people have had a chance to look at them. Andy suggested looking at Proposal 136 regarding moose in 16B submitted by ADF&G.

XII. 2016 PRIORITIES

Commissioners reviewed the 2015 legislative priorities to revise it for 2016. Terry asked about the due date. Steve said it needed to be done soon since the legislative session has started. Larry said BOF section was still needed, fishery allocation criteria is the same, capital projects economic study is underway and legislation needs updating. Bruce wanted economic study done for 2017 BOF. Steve made a motion to approve the 2015 FWC Priorities on the table for discussion. Howard seconded. Howard indicated that most likely the economic study won't be done by the 2017 BOF meeting. Lauren asked for changes page by page. Steve indicated that comments on legislation would need to be run through the Manager and Assembly. Mike mentioned concerns about HB220 Fish Enhancement Permit. The bill numbers need to be revised. Larry suggested taking more time to revise the legislation priorities. A draft document with changes will be prepared by staff. The motion was tabled to next meeting.

XIII. STATE LEGISLATION (ANCHORAGE FISHING LICENSE FEES, HB 220)

There is legislation filed to increase license fees for sport fishing and hunting licenses. Larry indicated that the license fees are earmarked funds that are matched by federal funds; it's important for legislators to know this. Andy talked about specific taxes in Oregon that support hatcheries. He's concerned about King Salmon stamps because of King fishing restrictions and the costs of nonresident stamps. Mike asked how hatcheries are funded. Howard said it comes out of the sport fish division budget which does use the federal matching dollars that match the license fees. Mike mentioned the costs of hatcheries and wondered if some of the funds used for

hatcheries could be diverted to benefit wild fish. Larry and Howard spoke to the complexity of hatcheries issues.

XIV. STOCKS OF CONCERN

Bruce asked to have this item on the agenda to discuss how ADF&G removes stocks from the stock of concern list. He indicated that new rules need to be developed to remove stocks of concern. In the past, ADF&G abruptly announced changes in SOC removals.

XV. FWC BUDGET FOR FY2017

A letter prepared by Frankie and addressed to the Assembly was circulated to request funds in the FY 2017 budget. Steve suggested that contractor funds be added for publication assistance. Steve made a motion to submit the budget request. Howard seconded the motion. The motion was approved.

XIII. MEMBER COMMENTS

Terry commented that he feels honored to be the new Chair. We need to move on alerting legislators that there have been more fish in the creeks due to the conservation corridor. He suggested a subcommittee be set up to work on a Mat-Su field trip for BOF members this summer. Larry commented about the need to develop reasonable BOF proposals based on observations. Howard commented that he might be talking less if he has to run meetings. Bruce has files on fisheries for every year that help him keep track. Andy asked who was inviting ADF&G to come to next meeting. Lauren will alert Frankie to do that when she gets back. Jim said he was honored to be on the commission and mentioned working with the Kenai Borough on fishery issues. Mike said he was honored and excited to be on the commission and learning more about the group's activities. He's been learning a lot while fighting the Susitna Dam, being on the Governor's fishery transition team and meeting with elected officials. He's still hesitant to apply for the BOF but will be talking to Tom Kluberton and others about it. Steve commented about being in politics and the challenge of having expertise to address all the diverse issues.

XIIV. ADJOURN

Steve made a motion to adjourn. Andy seconded and the motion was approved. Meeting was adjourned at 9:15pm.

TERRY NININGER, Chair

ATTEST:
FRANKIE BARKER, Staff

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD

Chairperson - David Palmer – At Large 4
Vice Chair — Daniel Harrell – District 7
Craig Saunders – District 1
James Gustafson – At Large 1
George Brown – District 2
Kenny Barber – At Large 2
Sonya Walden - District 3
Lyle Downing – At Large 3
VACANT – District 4
VACANT - District 5
Dave Rector - District 6

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MINUTES

REGULAR MEETING **September 28, 2015**
Borough Parks Shop **5:00 P.M.**

I. CALL TO ORDER
Meeting called to order by Mr. Palmer at 5:21 P.M.

II. ROLL CALL – DETERMINATION OF QUORUM

A. Members present: David Palmer, Dave Rector, Gus Gustafson, Sonya Walden, Kenny Barber, Lyle Downing
Members Absent:
Members Absent and Excused: George Brown, Craig Saunders, Daniel Harrell

B. Staff Present: Hugh Leslie, Recreation Services Manager
Jill Irsik, CD Admin Spec.
Warren Templin, Outdoor Recreational Specialist

III. APPROVAL OF AGENDA
MOTION: Ms. Walden moved, Mr. Barber 2nd. Mr. Downing suggested changing item C under new business to item A. Ms. Walden 2nd. None opposed. Agenda approved as changed.

IV. PLEDGE OF ALLEGIANCE
Mr. Palmer led the Pledge of Allegiance.

V. MINUTES OF PRECEDING MEETING

A. August 24, 2015

MOTION: Mf. Barber moved, Mr. Rector 2nd. Minutes approved.

VI. BOROUGH STAFF REPORTS

- Jim Creek
  - Parking lot paved, final grading still needs to be done.
  - Will reconvene stakeholder meeting in October to discuss what to do with left over money.
  - RTP grant for trails in the Jim Creek area was approved by the Assembly
- Mat River Park campground closed September 15; day use area will be open until freeze up.
  - New staff is being hired for the winter season.
- Mr. Templin gave interested board members a tour of the Parks Maintenance Shop.

- The Borough is in need of a new location for the Parks shop due to being out of compliance with the City of Palmer conditional use permit.
- The idea is to build another facility that fits the needs of the Parks division and then sell the current property.

VII. TAB REPORT

- Ms. Walden reported that the TAB is looking to have a work session with the PRTAB in order to address ATV use along highways.
- The board agreed to have a work session.
- Ms. Walden will let the TAB know at their next meeting, and the work session will be scheduled.

VIII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION

- Ed Strabel spoke to PRTAB Resolution 15-016, as well as to Mat-Su Ski Club activities.

IX. UNFINISHED BUSINESS

A. Alaska LNG project - http://ak-lng.com/

- Mr. Palmer provided the board with an informational mailing that he received from the Federal Energy Regulatory Commission containing project updates for the Alaska LNG Project. The mailing is attached the minutes.

B. Hatcher Pass Access – west to east

- Mr. Leslie spoke with Wayne Biessel, Park Superintendent for State Parks in the Mat-Su Area.
- The board would like to invite Mr. Biessel to the October meeting in order to discuss the issue.

C. Snowbird Glacier Access

- See item B

D. PRTAB Policy Statement regarding "No Net Loss"

- Staff checked with the Clerk's office as to the best way of bringing this to the Assembly.
- Along with a resolution to the Assembly, a member of the PRTAB can speak to the Assembly under "Agency Reports".

X. PUBLIC NOTICES

XI. NEW BUSINESS

A. Resolution 15-06 - A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD SUPPORTING THE MAT-SU SKI CLUB'S REQUEST THROUGH THE ALASKA DIVISION OF NATURAL RESOURCES RECREATIONAL TRAILS GRANT PROGRAM TO PURCHASE GROOMING EQUIPMENT FOR GROOMING SKI TRAILS IN HATCHER PASS AND THE CORE AREA OF THE MATANUSKA-SUSITNA BOROUGH.

MOTION: Mr. Downing moved. Ms. Walden 2nd. Discussion

- Mr. Gustafson called for the question. All in favor. Resolution 15-06 passed with no objections.

B. Selling of Borough owned property for less than fair market value for recreation purposes.

- The Board would like to invite Mr. Krueger to their October meeting in order to discuss this item more in depth.

C. Scholastic Clay Target Program

- The Board would like to invite Mr. Krueger to their October meeting in order to discuss this item more in depth.

XII. VOLUNTEER NOMINATIONS
None

XIII. CORRESPONDENCE
None

XIV. MEMBER COMMENTS
No member comments

XV. NEXT MEETING

A. Next regularly scheduled meeting is Monday, October 26, 2015. The meeting will be held at the Palmer Pool, 1170 W. Arctic Ave. Palmer.

B. It was suggested that a bigger venue be found for the October 26th meeting.

XVI. ADJOURNMENT
Mr. Palmer adjourned the meeting at 6:27 p.m.

David Palmer - Chairperson

ATTEST:

Jill Irsik, Comm. Dev. Admin. Specialist

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MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD
RESOLUTION NO. 16-02

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD SUPPORTING IMPROVMENTS AT THE BRETT MEMORIAL ICE ARENA.

WHEREAS, the Matanuska Susitna Borough operates the Brett Memorial Ice Arena (BMIA); and

WHEREAS, the BMIA is more than 30 years old and is experiencing increased maintenance costs, code compliance issues, and increased closure times; and

WHEREAS, an Ice Arena Assessment was completed showing various concepts for repairs to bring the BMIA into code compliance and repair and replace the various outdated or failing operating systems; and

WHEREAS, the Parks, Recreation, and Trails Advisory Board hosted public comments and reviewed the Brett Memorial Ice Arena Assessment and the suggested concepts for repairs to the facility at its November 30, 2015 meeting.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Parks, Recreation, and Trails Advisory Board recommends that repairs and updates be completed at the Brett Memorial Ice Arena consistent with the Assessment's recommendation of "Total all Improvements, Option 7b", in the amount of 3,487,018.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board this 21st day of March, 2016.

David Palmer , Chairperson

ATTEST:

Jill Irsik, Admin. Secretary

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on January 18, 2016, 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 John Klapperich.

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

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Planning Commission members present and establishing a quorum:
- Mr. Thomas Healy, Assembly District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Mr. Bruce Walden, Assembly District #4
- Mr. William Kendig, Assembly District #5
- Mr. Tomas Adams, Assembly District #6
- Mr. Vern Rauchenstein, Assembly District #7

Planning Commission members absent and excused were:
- VACANT, Assembly District #1

Staff in attendance:
- Mr. Alex Strawn, Development Services Manager
- Ms. Laura Newton, Assistant Borough Attorney
- Ms. Susan Lee, Planner II
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Kendig.

IV. CONSENT AGENDA

A. Minutes

1. December 21, 2015, regular meeting minutes
2. January 4, 2016, regular meeting minutes

(There were no minutes available.)

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(There were no introductions for quasi-judicial matters.)

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 16-05**, A resolution recommending Assembly adoption of the Seldon Road Extension Corridor Access Management Plan: Public Hearing: February 1, 2016. (*Staff: Mike Campfield*)

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

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

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearing not to begin before 6:15 P.M.)*

Commission 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. **Resolution 16-02**, A resolution approving a variance to allow an existing single-family residence, to remain set back 14.6 feet from a section line easement on the west side of the lot, on Block 2, lot 9, End of the Rainbow Subdivision; 420 S. Robin Circle, within Township 17 North, Range 2 West, Section 9, Seward Meridian. (*Staff: Susan Lee, Applicant: Neal and Brenda Bullock*)

Chair Klapperich read the resolution title into the record.

Chair Klapperich:

- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and

- if all commissioners are able to be impartial in a decision.

Ms. Lee provided a staff report:
- staff recommended denial of the variance request.

Commissioners questioned staff regarding:
- was the section line easement (SLE) depicted on the original plat;
- was the land owner required to get a borough land use permit at the time that the property was platted;
- will the substandard issues with each individual lot be resolved if the lots are combined; and
- is the property within a special land use district.

Ms. Joy Cypra, Platting Manager for Alaska RIM Engineering, and Mr. Neal Bullock, property owner, provided an overview of the application.

Commissioners questioned the applicant regarding:
- was there a section line easement on any plat at the time of construction;
- clarification of the effort involved in identifying SLE's and the widths;
- whether the applicant was the builder as well;
- how difficult is it to vacate a SLE; and
- are lot 8 and 9 owned by the applicant, and were they purchased at the same time.

Chair Klapperich opened the public hearing.

The following person spoke regarding concerns with public process, and holding a public hearing during a state holiday: Mr. Eugene Carl Haberman.

Chair Klapperich invited the applicant or representative to respond to questions and comments made by the audience.

Ms. Cypra stated that they didn't have anything further to add.

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

MOTION: Commissioner Kendig moved to approve Resolution 16-02. The motion was seconded.

Commissioner Kendig:
- opined that the applicant did his due diligence and was not able find information on the SLE; and
- this was beyond the control of the applicant.

Commissioner Walden:
- stated that he agrees with Commissioner Kendig;
- he tends to err on the side of the property owner; and

- suggested that the borough needs to do something to prevent this in the future.

Commissioner Adams:

- acknowledged that most homeowners do not typically do the research to identify SLE's;
- noted that there were no requirements that SLE's be shown on plats at the time this was platted;
- opined that the owner/builder did his due diligence and was very thoughtful in how he built his building within the site constraints that he had;
- noted that there used to be a Mandatory Land Use Permit that may have prevented this, but it was not in effect at the time of the original plat;
- the commission needs to very careful of putting out there that this is the responsibility of the borough;
- in order to grant a variance, the commission will need to find that there are unusual conditions;
- opined that the topographical constraints of these two parcels certainly meet that requirement;
- also feels that the strict application of this SLE on these topographically constrained lots may deprive a reasonable development opportunity on these lots;
- noted that this is a residential structure and appears to be consistent with the adjacent development in the area;
- wants the applicant to understand that the commission isn't authorizing any expansion of the structure going forward;
- opined that combining two substandard lots will help weigh the set-back encroachment to the SLE;
- he supports approving this variance; and
- stated that he has prepared facts and findings to support approval of this variance.

Commissioner Healy:

- shares a concern that variances are difficult to get both through state and borough law;
- opined that this situation warrants a variance; and
- supports this resolution and the facts and findings as proposed by Commissioners Adams.

Mr. Strawn requested a ten minute recess to insert the facts and finding prepared by Commissioner Adams into Resolution 16-02 for the Commissioners review.

(*The meeting recessed at 7:24 p.m., and reconvened at 7:38 p.m.*)

MOTION: Commissioner Adams moved a primary amendment to Resolution 16-02 to insert the following facts and findings as whereas statements to support approval:

- End of the Rainbow Subdivision was platted in 1970, which was prior to the adoption of borough setback requirements in 1973; and
- when the subdivision was platted in 1970, section line easements were not required to be depicted on plats; and
- there are topographic issues with the lot as a narrow ridge runs through the property; and
- the top of the ridge had to be cut down and widened in order to construct

the driveway and a building site; and

- the average grade from the top of the ridge to the lower portion of the lot is 60 percent; and
- there are unusual conditions and circumstances applicable to this property as the lot was platted prior to section line easements being shown on plats and prior to the adoption of setback requirements, and the lot has topographic issues; and
- based on the evidence submitted, granting the variance will not be injurious to nearby properties, or harmful to the public welfare (MSB 17.65.020(A)(3)); and
- the proposed setback variance is consistent with the policies and goals of the MSB Comprehensive Plan (2005 Update) and the Meadow Lakes Comprehensive Plan (2005) as the variance will allow residential development; and
- the structure was constructed prior to the adoption of the Mandatory Land Use Permit requirements; and
- the person seeking the variance did not cause the topography of the lot; and
- the person seeking the variance did not plat this subdivision which did not depict the section line easement on the plat; and
- the person seeking this variance is doing so in order to resolve the setback violation so that Lots 8 and 9 can be combined and create a utility lot for the telecommunication tower on the property; and
- when the applicants/owners constructed the house in 2005, they were unaware of the section line easement; and
- residential structures are permitted on this property; and
- the variance, will not permit a land use in a district in which that use is prohibited, as residential structures on this site. The variance, will allow an illegally constructed structure to remain in its current location (MSB 17.65.030(A)(2)); and
- the subject lot is not in a special land use district.

The motion was seconded.

VOTE: The primary amendment passed without objection.

Chair Klapperich noted that there was no public objection to this variance.

VOTE: The main motion passed as amended without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. **Resolution 16-01**, A resolution recommending the Assembly approval of Ordinance Serial Number 16-003 Amending MSB 17.60 to include Permit Requirements and Standards for Marijuana Related Facilities, and Repealing Inapplicable Definitions. Referred to the Planning Commission on December 15, 2015, for 45 days. (*Staff: Alex Strawn*)

Chair Klapperich read the resolution title into the record.

Mr. Alex Strawn provided a staff report:
- staff recommended approval of the resolution with amendments.

Commissioners questioned staff regarding:
- referred to proposed amendments provided by staff in the commissioners hand out files, and questioned which proposed amendments staff supports;
- is this the only opportunity the commission has for a public hearing, and what will the ramifications be if it is continued; and
- when was the ballot initiative approved for the October election.

Ms. Laura Newton, Assistant Borough Attorney:
- clarified the specifics regarding the initiative to ban marijuana related businesses in the borough with the exemption of industrial hemp;
- if the initiative passes in October 2016, it will be illegal to own any marijuana business unless it deals with industrial hemp;
- if the borough doesn't pass an ordinance regulating marijuana businesses, state regulations will be the default and they will begin issuing permits regardless of what happens at a local level; and
- stated that anyone that applies for a conditional use permit between now and the initiative in October, will be informed that if the initiative passes, their business will not be grandfathered in.

Chair Klapperich opened the public hearing.

The following persons spoke in favor of Resolution 16-01: Mr. Joe McAneney with a proposed amendment number 7; Ms. Sara Williams, Chair of the Marijuana Advisory Committee; and Mr. Robert McMaster.

The following person spoke regarding concerns with public process and meeting during a state holiday: Mr. Eugene Carl Haberman.

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

MOTION: Commissioner Healy moved to approve Resolution 16-01. The motion was seconded.

Commissioner Healy questioned vague language in the ordinance such as "potentially damaging", "obtrusive advertising", and "garish signage" without any standards for determination.

MOTION: Commissioner Healy moved a primary amendment to Resolution 16-01 to recommend the Assembly remove language regulating signage from Ordinance 16-003. The motion was seconded.

VOTE: The primary amendment passed without objection.

Discussion ensued regarding:

- is there adequate time to address this ordinance thoroughly;
- is it acceptable to generalize recommendations to the Assembly;
- will license requests pop up before the borough has had a chance to initiate regulations;
- is it vague and speculative to include language in the ordinance that land uses including marijuana retail facilities and cultivation facilities may be potentially damaging to the property values and usefulness of adjacent properties;
- providing definitions for "adequate parking", "unreasonable traffic hazard", and "reasonably expected increase in traffic"; and
- what are the consequences of postponing a decision until the next Planning Commission meeting.

Discussion ensued regarding what changes the Planning Commission would like the Assembly to make to Ordinance 16-003 given the limited amount of time that they have had to review the document.

MOTION: Commissioner Healy moved a primary amendment to request that the Assembly explicitly prohibit marijuana related facilities from residential areas, eliminate the 5,000 square foot cap on marijuana cultivation facilities, and to exempt cultivation facilities less than 500 square feet. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Adams moved a primary amendment to request that the Assembly include objective parking and traffic standards; and adopt definitions for recreation facilities, marijuana product manufacturing facilities, and marijuana products. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Rauchenstein moved a primary amendment to request that the Assembly eliminate setback requirements from boat ramps, and modify the setbacks within MSB 17.60.150(B) to be consistent with state standards. The motion was seconded.

VOTE: The primary amendment passed without objection

MOTION: Commissioner Adams moved a primary amendment to request the Assembly amend 17.60.15 to require the applicant to provide written documentation of compliance with:

- all applicable licenses as required by 3 AAC 306.005;
- fire code, including but not limited to AS 18.70 FIRE PROTECTION, and 13 ACC 50.025 FIRE CODE.

The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Adams moved a primary amendment to modify the fourth whereas statement in Resolution 16-01 on page 154 of the packet, to read "whereas, after considering all available information, the Planning Commission recommends the Assembly make the following changes to Ordinance Serial Number 16-003:" to include all of the previous recommended changes. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Healy moved a primary amendment to Resolution 16-01 to insert "and Planning Commission Resolution 16-01" to the third whereas statement on page 154 of the packet to read: "the Planning Commission held a public hearing for the proposed ordinance and Planning Commission Resolution 16-01 on January 18, 2016"; and to delete the sixth whereas statement from page 154 of the Planning Commission packet. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Healy moved a primary amendment to Resolution 16-01 by inserting "and the suggested amendments listed below" to the fifth whereas statement on page 154 of the packet, to read: "the Planning Commission finds that the draft ordinance and the suggested amendments listed below meet the intent of Ballot Measure 2 by allowing for the production and distribution of marijuana while ensuring it is done in a manner that will preserve and will not detract from the neighboring land uses". The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Healy moved a primary amendment to Resolution 16-01 to add "not limit security to education measures" as a third item under the amendment to require the applicant to provide written documentation of compliance with". The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Kendig moved a primary amendment to Resolution 16-01 requesting the Assembly consider removing measurable standards for traffic impacts. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Healy moved a primary amendment to insert "in the limited timeframe available" in the fourth whereas statement on page 154 of the packet to read: "after considering all available information in the limited timeframe available, the Planning Commission recommends the Assembly make the following changes to Ordinance Serial Number 16-003:" to include all of the previous recommended changes. The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information was presented and no comments were noted.)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Rauchenstein:

- referred to a statement made by one of the TAB members in their minutes dated 11/18/15, where he said that being on TAB reminds him of the daughter of one of the Greek gods who was cursed with seeing the future, but no one believed her; and
- opined that commissioners are in the same boat.

Commissioner Healy thanked Commissioner Walden again for his service.

Commissioner Adams:

- thanked Commissioner Walden for staying the extra month until his position was filled, and stated his appreciation for the extra effort;
- acknowledged the work that Marijuana Advisory Commission (MAC) did on Ordinance 16-003; and
- opined that this was important work that the PC only had a couple of hours to address.

Chair Klapperich:

- appreciates the attendance, the hard work, and good information brought forward by the public tonight;
- opined that they were articulate and respectful of opposing views; and
- appreciates that citizens want quality of life, clean air, clean water, and economic development.

Commissioner Walden:

- stated that he is really leaving this time and bids everyone a very fond farewell;
- it has been a great honor to serve; and
- he will be around and will be very loud this year.

XVI. ADJOURNMENT

The regular meeting adjourned at 11:27 p.m.

JOHN KLAPPERICH, Planning Commission Chair

ATTEST:

MARY BRODIGAN, Planning Commission Clerk

Minutes approved: March 21, 2016

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 7, 2016, 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 John Klapperich.

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

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Planning Commission members present and establishing a quorum:
- Ms. Mary Anderson, Assembly District #1
- Mr. Thomas Healy, Assembly District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Ms. Colleen Vague, Assembly District #4
- Mr. Tomas Adams, Assembly District #6
- Mr. Vern Rauchenstein, Assembly District #7

Planning Commission members absent and excused were:
- Mr. William Kendig, Assembly District #5

Staff in attendance:
- Mr. Alex Strawn, Development Services Manager
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Ms. Susan Lee, Planner II
- Ms. Nancy Cameron, Land Management Agent
- Ms. Glenda Smith, Real Property Analyst
- Mr. Ryan Johnston, Land Management Specialist
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The revised agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Nancy Cameron, a staff member.

IV. CONSENT AGENDA

A. Minutes

1. February 1, 2016, regular meeting minutes

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(There were no introductions for quasi-judicial matters.)

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 16-09**, a resolution recommending the Assembly adopt the 2016 Port MacKenzie Master Plan. Referred to the Planning Commission by the Assembly on February 2, 2016, and due back by May 3, 2016. Public Hearing: March 21, 2016. (*Staff: Eileen Probasco*)
2. **Resolution 16-08,** a resolution recommending Assembly approval of an Interim Materials District (IMD) in accordance with MSB 17.28 – Interim Materials District, for the extraction of 750,000 cubic yards of earth material from a 25-acre site within a 40-acre parcel, located within Township 17 North, Range 04 West, Section 25, Tax Parcel B19 (17N04W25B019) Seward Meridian. Public Hearing; March 21, 2016. (*Staff: Mark Whisenhunt, Applicant: Happy Heairet*)
3. **Resolution 16-13**, a resolution recommending the Assembly adopt MSB 8.41, Marijuana Related Facility License Referrals. Referred to the Planning Commission by the Assembly on February 16, 2016, and due back by May 16, 2016. Public Hearing: March 21, 2016. (*Staff: Alex Strawn*)

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

Commissioner Vague noted that the February 1, 2016, regular minutes inaccurately listed her as representing District 1 and Commissioner Anderson District 4.

[Clerk's note: The February 1, 2016, minutes were corrected to list Commissioner Vague as representing District 4 and Commissioner Anderson District 1.]

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

A. **Resolution 16-10**, a resolution recommending Assembly approval to classify lands and approve said lands for inclusion in the 2016 Competitive Sealed Bid Land Sale (MSB007129). (*Staff: Nancy Cameron*)

Chair Klapperich read the resolution title into the record.

Ms. Nancy Cameron provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:
- how the value of the parcels is determined; and
- how did the parcels become owned by the borough.

MOTION: Commissioner Rauchenstein moved to approve Resolution 16-10. The motion was seconded.

Commissioner Healy expressed his appreciation for the comprehensive classification process.

Chair Klapperich questioned if this was the first year that the borough would offer financing for the purchase of borough property.

VOTE: The motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding concerns with the new and existing Iditarod Elementary School: Mr. Garvin Bucaria.

The following person spoke regarding concerns with state budget process and concerns that there wasn't a public hearing for the Land Classification: Mr. Eugene Carl Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearing not to begin before 6:15 P.M.)*

Commission 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.

(There were no quasi-judicial public hearings.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. **Resolution 16-07**, A resolution recommending Assembly approval of an Interim Materials District (IMD), known as Alsop East; located on Tract A, Point MacKenzie Phase I Subdivision; within Township 15 North, Range 4 West, Section 27, Seward Meridian. (*Staff: Susan Lee, Applicant: MSB Land Management*)

Chair Klapperich read the resolution title into the record.

Ms. Susan Lee and Ms. Glenda Smith provided a staff report:
- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:
- whether traffic concerns identified by the Road Service Area Board (RSA) have been addressed;

- will the roads identified within the IMD area be maintained to the level that they currently are at, or will they be brought up to higher standards;
- will Port MacKenzie Road be maintained as well;
- whether it's common to require maintenance of roads as a condition for an IMD; and
- whether the commission can require a performance bond as a condition of approval.

Ms. Shannon Bodolay. Assistant Borough Attorney:

- stated that she will need a few minutes to review code to see if a bond can be required as a condition of approval;
- noted that this is a different situation due to the fact that this is a borough-owned gravel pit;
- the borough will be contracting with a vendor to mine the gravel;
- acknowledged that the borough requires timber project applicants to maintain roads and typically requires bonding; and
- opined that this makes sense with contracting, but will have to think about how it will apply to an IMD which is really zoning.

Commissioner Adams:

- stated that he is not aware of other IMD's that this commission has approved where the applicant is the borough;
- questioned how the value of the gravel will be transferred back to the borough;
- suggested that it might be better to sell the land and let a commercial enterprise mine and sell the gravel; and
- questioned whether the Port MacKenzie Townsite has the support of the current Mayor.

Mr. Ryan Johnston provided an overview of MSB Land Management's application.

Commissioners questioned Mr. Johnston regarding:

- will the gravel be dedicated to borough projects or will it be available to commercial enterprise; and
- how can the commission attach responsibility for road maintenance to the contracting operator.

(*The meeting recessed at 7:40 p.m., and resumed at 7:46 p.m.*)

Chair Klapperich opened the public hearing.

The following person spoke in opposition of Resolution 16-07 and displayed an aerial photo of Point MacKenzie Townsite, a picture showing Point MacKenzie Townsite Elevation Contours, Point MacKenzie Townsite LiDAR, and hand written notes showing his speaking points: Mr. Garvin Bucaria.

The following person spoke regarding concerns with the public hearing and public notification: Mr. Eugene Carl Haberman.

Chair Klapperich invited Mr. Johnston to respond to questions and concerns made by members of the public.

Mr. Johnston responded to questions and concerns made by members of the public.

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

MOTION: Commissioner Vague moved to approve Resolution 16-07. The motion was seconded.

Commissioner Rauchenstein suggested that a fee should be charged for maintenance of the roads in the IMD area.

MOTION: Commissioner Rauchenstein moved a primary amendment to require a whereas statement that states that "the Planning Commission recommends setting aside a fee per cubic yard of material sold to cover the cost of road maintenance in the affected area". The motion was seconded.

Discussion ensued regarding the primary amendment and whether it is the best way to approach the intent of the amendment.

VOTE: The primary amendment failed with Commissioner Rauchenstein in favor.

MOTION: Commissioner Rauchenstein moved a primary amendment to require a whereas statement that states that "the Planning Commission recommends setting aside a fee per cubic yard of material sold or to put a portion of the construction bond designated to cover the cost of road maintenance in the affected area.

VOTE: The primary amendment died due to lack of second.

MOTION: Commissioner Anderson moved a primary amendment to add a condition number 20 stating that "a performance bond as well as any other bond necessary to cover road maintenance shall be included in the contracts with the operator". The motion was seconded.

Discussion ensued regarding:

- the primary amendment and whether it is the best way to approach the intent of making sure that roads in the IMD area are maintained;
- whether the commission should be specific and identify the roads that will be impacted by gravel traffic for this IMD; and
- whether it's appropriate for the borough to be in the gravel business, or if the property should be sold to private enterprise.

VOTE: The primary amendment passed with Commissioner Adams in opposition.

MOTION: Commissioner Adams moved a primary amendment by adding a condition number 21 to state that "the hours of operation shall be limited to 7 a.m. to 10 p.m., Monday through Saturday". The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Rauchenstein moved a primary amendment to delete "and will forward their recommendation to the borough Assembly" from the now, therefore, be it further resolved statement. The motion was seconded.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Anderson moved a primary amendment to add a condition number 22 to state that "dust control shall be achieved at the gravel pit, rock screener, crusher, and roads, as necessary". The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended with Commission Adams in opposition.

XI. CORRESPONDENCE AND INFORMATION

A. Email from Tina Crawford, Wasilla City Planner, dated January 18, 2016, regarding minimum setbacks for marijuana retail and cultivation facilities.

(Correspondence and information was presented and no comments were noted.)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

A. School Site Selection Committee - PC Representative 2

Ms. Brodigan:

- reminded the commission that they had been unable to fill the Planning Commission Representative 2 position on the School Site Selection Committee (SSSC) for the past couple of years;
- stated that Commissioner Kendig had agreed to fill the Representative 2 position and was approved by the commission at the January 5, 2015, meeting;
- discovered that his name had not been forwarded to Mayor DeVilbiss, and that the error wasn't found since the SSSC didn't meet in 2015;
- stated that Mayor Halter has requested that Commissioner Vague apply for the Representative 2 position; and
- requested that the chair ask for volunteers and the commission select a new Representative 2.

Discussion ensued regarding postponing the decision until the next meeting when Commissioner Kendig is in attendance.

[Clerk's note: the commission decided to postpone this item until the March 21, 2016, meeting so that Commissioner Kendig can participate.]

B. Upcoming Planning Commission Agenda Items

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Healy welcomed Commissioner Anderson and stated that he looks forward to working with her.

Commissioner Adams:
- welcomed Commissioner Anderson to the commission;
- stated that he found it interesting that the commission spent two hours discussing the maintenance of roads for a gravel pit in excess of 110 acres, but didn't get into a lot of discussion about other elements of the application; and
- he will be out of state during spring break, and won't have much time to prepare for the next meeting.

Chair Klapperich:
- stated that he is encouraged that the commission is looking ahead to future planning;
- opined that the commission spent the last few hours trying to do the best thing for the borough, tax payers, and residents;
- pleased that everyone comes prepared, has the courage to stand up and speak when they disagree, and state the reasons for their disagreement;
- appreciates everyone's patience with him;
- stated that former Assemblymember Darcie Salmon recently retired to Michigan and has contracted a bad infection in his leg;
- he had surgery today; and
- requested that everyone keep him in their prayers.

Commissioner Vague:
- welcomed Commissioner Anderson and stated that she is happy to have another woman on the commission;
- it has been her experience that if it isn't written down, it doesn't happen;
- is glad that they added something to the resolution regarding road maintenance; and
- enjoyed the lively discussion.

Commissioner Anderson:
- stated that she is astounded by the work that was accomplished tonight;
- opined that it is good to have and express conflicting and different ideas;

- noted that fellow commissioners had brought up things that she had not initially thought of;
- hopes that this is the beginning of many good meetings; and
- thanked the commission for letting her be a part of this.

XVI. ADJOURNMENT

The regular meeting adjourned at 9:37 p.m.

JOHN KLAPPERICH, Planning Commission Chair

ATTEST:

MARY BRODIGAN, Planning Commission Clerk

Minutes approved: March 21, 2016

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By: Mark Whisenhunt
Introduced: March 7, 2016
Public Hearing: March 21, 2016
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-12

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH MSB 17.30 - CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION ACTIVITIES, FOR THE EXTRACTION OF 1,300,000 CUBIC YARDS OF EARTH MATERIAL FROM A 20 ACRE SITE WITHIN an 80 acre PARCEL, LOCATED WITHIN TOWNSHIP 18 NORTH, RANGE 2 EAST, SECTION 3, TAX PARCEL B2 (18N02E03B002), SEWARD MERIDIAN.

WHEREAS, an application for an Conditional Use Permit was submitted by Gary Robles (dba Moose Pit) to remove earth materials from 8870 North Buffalo Mine Moose Creek Road (MSB Tax ID# 18N02E03B002); located within Township 18 North, Range 04 West, Section 3, Seward Meridian; and

WHEREAS, it is the intent of the Matanuska-Susitna Borough 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 land 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, the Planning Commission has reviewed this application, associated materials, and the staff report, with respect to standards set forth in MSB 17.28; and

WHEREAS, the total footprint for earth material extraction activity is 20 acres; and

WHEREAS, earth material extraction activity is expected to begin in April and end in November annually, with the expected final year of extraction occurring in 2035; and

WHEREAS, an Alaska State Department of Revenue 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, an ADNR reclamation plan was accepted by ADNR for the project site, and a financial assurance was not required by ADNR for this project site; and

WHEREAS, Multi-Sector General Permit (MSGP)(AKR060000) has been issued by Alaska Department of Environmental Conservation for this site as it is fully self-contained and does not discharge into waters of the United States; 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 proposed site is located within the Buffalo-Soapstone Community Council planning area. A Community Council Comprehensive Plan has not been adopted for this area; and

WHEREAS, the Buffalo-Soapstone Community Council did not submit comments; and

WHEREAS, the property reverts to the guidelines established in the MSB Comprehensive Plan (2005 Update). The Plan does not specifically address earth material extraction activities; and

WHEREAS, the use is consistent with Goal (E-3): *Create an attractive environment for business investment;* Policy E3-3: Enhance the transportation infrastructure to reduce travel times and improve transport efficiencies and safety; and

WHEREAS, the Matanuska-Susitna Borough Economic Development Strategic Plan, Strategy 1G in part states: *"Promote the sustainable development of Mat-Su's natural resources for economic development. The MSB should support sustainable natural resource development and the natural resource industries with an emphasis on meeting local needs and local value-added product manufacturing, as well as ensuring compatibility with other*

parts of the local economy. Indeed, natural resource development is a high priority for the Borough Assembly. The main natural resources in Mat-Su, in addition to agricultural land, include coal, gravel, timber, some gold mining and some metallic mineral potential."; and

WHEREAS, the use is consistent with Goal (CQ1-2): *"Manage activities affecting air, vegetation, water, and the land to maintain or improve environmental quality, to preserve fish and wildlife habitat, to prevent degradation or loss of natural features and functions, and to minimize risks to life and property."; and*

WHEREAS, the applicant's reclamation plan shows the mining will be generally flat with 2H:1V slopes from adjacent terrain, preparing it for residential use upon completion of the mining operation; and

WHEREAS, according to the application material, earthen berms 10-feet in height will be constructed in combination with existing topography to screen the conditional use from North Buffalo Mine Moose Creek Road and adjacent parcels; and

WHEREAS, land uses within one-half mile of the site contain a mixture of undeveloped, industrial, and residential uses; and

WHEREAS, lands abutting the site contain undeveloped, industrial and one residential use; and

WHEREAS, according to the application material, the proposed project will mine down an existing hill to a usable flat surface with 2H:1V slopes to adjacent terrain; and

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

WHEREAS, according to the application material, slopes will be left at 2H:1V as required by MSB code 17.28.067(D); and

WHEREAS, according to the applicant, the operation will be watered as needed during operations as a dust control measure; and

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

WHEREAS, according to the site plan submitted with the application, the proposed mining site is setback 45 feet from North Buffalo Mine Moose Creek Road, 50 feet from the eastern property line, approximately 575 feet from the southern property line, and approximately 200 feet from the western property line; and

WHEREAS, the Alaska Department of Transportation has issued driveway permit #25375 for approval to construct access from the site to North Buffalo Mine Moose Creek Road; and

WHEREAS, according to the applicant, accessing is being constructed in a manner that will allow truck traffic from the

use to enter the road way without crossing into the oncoming lane; 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, maps are included in the record identifying surrounding property ownership, existing land uses, and waterbodies within ½ mile of the proposed site; 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, adjacent properties, and the generally anticipated location of the semi-permanent equipment; and

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

WHEREAS, the earth material will be available to the public at large. Therefore, trucks will enter North Buffalo Mine Moose Creek Road and may proceed north or south, depending on the customer location; and

WHEREAS, according to the applicant, the proposed business hours are 7am to 8pm, Monday through Saturday, and when necessary on Sundays; and

WHEREAS, the operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration; and

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

WHEREAS, the applicant is not proposing to use illumination devices.

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 16-12:

1. The application meets the criteria to qualify for a Conditional Use Permit for Earth Material Extraction Activities (MSB 17.30.050(A)); and
2. All of the requirements to demonstrate compliance with state and federal law have been met (17.30.055(A)); and

3. The conditional use is not inconsistent with the applicable comprehensive plan (MSB 17.30.60(A)(1)); and

4. The proposed use with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.30.060(A)(2)); and

5. The applicant has met all of the requirements of this chapter. (MSB 17.30.060(A)(3)); and

6. The proposed use with conditions, will not be harmful to the public health, safety, convenience and welfare (MSB 17.30.060(A)(4)); and

7. Lot area, buffers or other safeguards are being provided (MSB 17.30.60(A)(5)); and

8. 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)); and

9. Phases of proposed mining activities, 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 related to the conditional use are anticipated to be located within the required setbacks (MSB 17.28.60(A)(2)); and

10. 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)); and

11. Earthen berms and natural topography will be used to meet the visual screening measures (MSB 17.28.60(A)(4)); and

12. The proposed use with conditions, meets the noise standards in accordance with MSB 17.28.060(A)(5); and

13. The applicant meets lighting standards in accordance with MSB 17.28.060(A)(6); and

14. Earth materials extraction activities will not take place within 100-feet of any identified wetlands or waterbodies in accordance with MSB 17.28.060(A)(7); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.30.060 and does hereby approve the conditional use permit for the earth material extraction activities with the following conditions:

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Conditional Use Permit shall be required prior to any alteration or expansion of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the applicant's site plan with the revision date of January 18, 2016.
4. Visual screening shall be achieved and maintained by using a combination of earthen berms 10-feet in height and maintaining the topographical buffer as described in the application material.
5. Prior to operating, the earth material extraction boundary shown in the applicant's site plan with the revision date of January 18, 2016, shall be located and marked on the property by a surveyor licensed to operate in the State of Alaska. Said markers shall be maintained in a visible condition to ensure extraction activities stay within the extraction area boundary.
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. Said markers shall be maintained in a visible condition through the life of this permit

7. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.
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. All 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 beginning any mining operations, the ADOT driveway permit for access to the site shall be finalized and a copy shall be provided to the Matanuska-Susitna Borough Planning Department.
12. Dust control shall be achieved at the gravel pit, rock screener, crusher, and roads as necessary.

13. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.

14. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 8am to 7pm, Monday through Saturday, except asphalt, rock crushing, and screening activities are limited to 8am to 5pm, Monday through Friday.

15. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.

16. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.

17. 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 and, 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.

18. The operation shall comply with the reclamation standards of MSB 17.28.067.

19. If reclamation information is updated with the State of Alaska, Department of Natural Resources, the applicant shall provide a copy of the updated information to the MSB Planning Department.

20. 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.

21. Authorization for earth material extraction activities approved by this Conditional Use Permit shall expire on December 31, 2035.

22. Prior to gravel extraction activities, the applicant shall resubmit a revised site plan that provides dimensions of the project boundary and clarifies proposed vegetative buffering that includes all hatched areas outside of phased gravel extraction areas.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of April, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Anderson, Healy, Vague, Kendig, Adams and Rauchenstein

NO:

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By: Jessica Smith
Introduced: March 21, 2016
Public Hearing: April 4, 2016
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-14

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMEND THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMEND MSB 15.24.030 ADOPTING THE MATANUSKA-SUSISTNA BOROUGH METROPOLITAN PLANNING ORGANIZATION (MPO) SELF-ASSESSMENT.

WHEREAS, in the 2011 Federal Register the US Department of Commerce Census Bureau recorded the Urban Cluster (UC) of Lakes-Knik-Fairview-Wasilla, Alaska at a population of 44,236 based on the 2010 decennial census data (Vol. 76 No. 164); and

WHEREAS, the Matanuska Susitna Borough is Alaska's fastest growing Borough with an average annual growth rate of 4% from 2000 – 2010; and

WHEREAS, the current designated Lakes-Knik-Fairview-Wasilla Urban Cluster is likely to be designated as an Urbanized Area (UZA) following the 2020 Decennial Census; and

WHEREAS, federal transportation legislation requires that a Metropolitan Planning Organization (MPO) be designated for each Urbanized Area (UZA) with a population of more than 50,000 people in order to carry out the metropolitan transportation planning process, as a condition of Federal aid (49 USC 5303-5306 and 23 USC 134); and

WHEREAS, to proactively prepare for this federal mandate, the Borough has actively engaged in research of MPO policy and interviews with regional transportation stakeholders; and

WHEREAS, the MSB MPO Self-Assessment is a brief, action-oriented document tailored specifically for the anticipated MSB Urbanized Area's transportation system and its stakeholders; and

WHEREAS, by adopting this study, the Borough can move forward with implementation of the recommendations to ensure preparedness for the anticipated 2020 MPO designation.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends The Matanuska-Susitna Borough Assembly Amend MSB 15.24.030 Adopting The Matanuska-Susitna Borough Metropolitan Planning Organization (MPO) Self-Assessment.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of April, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk
(SEAL)

YES: Klapperich, Anderson, Healy, Vague, Kerdig, Adams, and Rauchenstein

NO:

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APR 20 2016
CLERKS OFFICE

By: Susan Lee
Introduced: April 4, 2016
Public Hearing: April 18, 2016
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-15

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE TO THE RIGHT-OF-WAY SETBACK REQUIREMENT FOR THE TRAPPER CREEK INN HANDICAP ACCESS RAMP/DECK, LOCATED ON MSB WAIVER 93-14PWm, RECORDED AT 93-55W, August 12, 1993, TALKEETNA RECORDING DISTRICT; WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 29, SEWARD MERIDIAN, MSB TAX ACCOUNT# 26N05W29D007.

WHEREAS, an application for a variance from the setback requirements of MSB 17.55.010(A) has been received to allow the existing handicap access ramp/deck at the Trapper Creek Inn, to remain set back less than 25 feet from the Parks Highway right-of-way, on MSB Waiver 93-14PWm, recorded at 93-55W, August 12, 1993, Talkeetna Recording District, within Township 26 North, Range 5 West, Section 29, Seward Meridian; and

WHEREAS, at its closest point the handicap access ramp/deck is set back 15.9 feet from the Parks Highway right-of-way; and

WHEREAS, the Planning Commission conducted a public hearing on April 18, 2016 on this matter; and

WHEREAS, the Planning Commission reviewed the application, associated materials, and the staff report containing findings of fact and conclusions of law; and

WHEREAS, the subject lot is 26.61 acres in size; and

WHEREAS, this waiver parcel was created in 1993; and

WHEREAS, the Trapper Creek Inn building was constructed in 1983 and was built in compliance with the 25 foot right-of-way setback requirement; and

WHEREAS, the handicap access ramp/deck was constructed by previous owners in order to bring the structure into compliance with the mandatory Americans with Disabilities Act (ADA) of 1990; and

WHEREAS, the Americans with Disabilities Act required that handicap access be provided at this facility; and

WHEREAS, according to the application material the ground slopes downward along the south side of the building, creating a much steeper climb for access and the fuel pumps and gas station are located on the north side of the building; and

WHEREAS, the only public access to the business is on the west side of the building; and

WHEREAS, the handicap access ramp/deck is constructed within compliance of ADA specifications, as a smaller sized ramp would not meet ADA compliance requirements; and

WHEREAS, there are unusual conditions or circumstances applicable to this property as the handicap access ramp/deck was constructed at this particular location in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act requirements; and

WHEREAS, the strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties, as the mandatory handicap access was constructed at the only feasible location on the building; and

WHEREAS, at its closest point the handicap access ramp is set back 15.9 feet from the Parks Highway right-of-way; however, at its closest point the ramp is set back 91.5 feet from the highway pavement; and

WHEREAS, no written comments in opposition to the variance request were received; and

WHEREAS, the handicap access ramp/deck will not be harmful to the public, nor will it be injurious to nearby property; and

WHEREAS, the access ramp/deck provides handicap access to the Trapper Creek Inn; and

WHEREAS, granting the variance will not be injurious to nearby properties, or harmful to the public welfare; and

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

WHEREAS, the proposed setback variance is consistent with the policies and goals of the MSB Comprehensive Plan (2005 Update), as the variance will allow the structure to remain in compliance with the Americans with Disabilities Act; and

WHEREAS, the proposed variance is only for the handicap access ramp/deck; and

WHEREAS, deviation from this title is necessary to permit reasonable use of the property as handicap access was a mandatory requirement of the Americans with Disabilities Act; and

WHEREAS, the person seeking the variance did not construct the handicap access ramp/deck; and

WHEREAS, the handicap access ramp/deck was constructed by previous owners of the Trapper Creek Inn; and

WHEREAS, the handicap access ramp/deck was constructed in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act; and

WHEREAS, placing the handicap access ramp/deck around the back of the building is impractical; and

WHEREAS, the person seeking this variance is doing so in order to resolve the setback violation in order to subdivide the property into two lots; and

WHEREAS, the person seeking the variance did not cause the need for the variance; the Americans with Disabilities Act of 1990 caused the need for the variance; and

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

WEHREAS, commercial uses are permitted on this property; and

WHEREAS, the variance, if granted, will not permit a land use in a district in which that use is prohibited, as commercial structures, with handicap access ramps are allowed at this location; and

WHEREAS, the variance is being sought so that the handicap access ramp/deck can remain in its current location; and

WHEREAS, the variance is not being sought solely to relieve pecuniary hardship or inconvenience as the handicap access ramp/deck was constructed in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission approves the setback variance for the handicap access ramp/deck at the Trapper Creek Inn.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18th day of April, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Anderson, Healy, Vague, Kendig, Adams, and Rauchenstein

NO:

By: Sara Jansen
Introduced: March 21, 2016
Public Hearing: April 18, 2016
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-17

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ADOPTION OF THE LOUISE SUSITNA TYONE LAKES COMPREHENSIVE PLAN UPDATE PREVIOUSLY KNOWN AS THE LAKE LOUISE COMPREHENSIVE PLAN.

WHEREAS, in May, 2013, the Lake Louise Community Non-Profit Association requested assistance from the Matanuska-Susitna Borough to update the 1998 Lake Louise Comprehensive Plan; and

WHEREAS, Borough planning staff, in accordance with Planning Commission Resolution 09-14(AM), sent a mailing to all property owners based on the assessment records of the Borough which notified owners of the planning action and requested applications from people interested in serving on the Planning Team for the area; and

WHEREAS, fifteen people applied to be on the planning team, and fifteen people were appointed to the planning team in February, 2014; and

WHEREAS, the planning team began meeting in February, 2014; and

WHEREAS, the planning team developed a survey which was sent to all property owners and put on the Borough's website in May, 2014; and

WHEREAS, a community workshop reviewing the results of the survey with the community was held in July, 2014; and

WHEREAS, over the period of the next 10 months, planning team members reviewed the previous plan, and used the survey as a guide to draft a plan with nine chapters; and

WHEREAS, the planning team developed in compliance with Alaska state statute Sec.29.40.030.Comprehensive Plan, goals and strategies in five broad categories including Land Use, Public Facilities, Transportation, Water Resources, and Recreation; and

WHEREAS, another area wide survey was distributed to determine if property owners agreed with the goals and strategies developed by the Planning Team; and

WHEREAS, a community workshop was held in July, 2015 immediately following the association meeting; and

WHEREAS, a call for comments was made and the comments submitted were reviewed by the planning team in the fall of 2015; and

WHEREAS, the planning team presented the community association with a draft plan in January 2016; and

WHEREAS, the Board of Directors of the community association are responsible for the business affairs of the organization; and

WHEREAS, the Board of Directors reviewed the plan and were able to discuss the contents with the planning team in January and February of 2016; and

WHEREAS, the Board of Directors approved and signed Resolution 16-01 of the Louise Susitna Tyone Community Association resolution on March 2, 2016 recommending approval of the draft plan and asking it be forwarded to the Planning Commission and the Borough Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommend assembly adoption of the Louise Susitna Tyone Lakes Comprehensive Plan Update.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18th day of April, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Anderson, Healy, Vague, Kendig, Adams, and Rauchenstein

NO:

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Wastewater and Septage Advisory Board was held on Tuesday, November 10, 2015, at the MSB Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 2:02 p.m. Mr. Tom Healy chaired the meeting.

II. ROLL CALL AND DETERMINATION OF A QUOROM

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

Mr. Mike Campfield, P.E., Vice Chair
Mr. Archie Giddings, P.E.
Mr. Tom Healy, Chair
Ms. Gina Jorgensen - by telephone
Mrs. Helen Munoz
Mr. Ronald Phillips – by telephone
Mr. Thomas Stoelting

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Wastewater and Septage Advisory Board members absent and excused were:

Staff and Agency Representatives in attendance were:

Ms. Debbie Passmore, Board Administrative Support
Mr. George Hays, MSB Assistant Borough Manager
Mr. Terry Dolan, MSB Public Works Director - joined us at 2:14

III. APPROVAL OF AGENDA

GENERAL CONSENT: Today's agenda was approved without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Tom Stoelting

V. AUDIENCE INTRODUCTIONS

Ms. Aimee Rathbun, PE, PDC, Inc. Engineers
Mr. Scott Ogan, Seldovia Bay Trading Company
Mr. Eugene Carl Haberman

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

A. Minutes for the September 9, 2015 meeting were reviewed by the Board.

MOTION: Mr. Archie Giddings moved that the minutes be approved; Mr. Tom Stoelting seconded.

GENERAL CONSENT: The minutes were approved without objection.

VII. PRESENTATIONS

None today

VIII. AUDIENCE PARTICIPATON (*Three minutes per person*)

Scott Ogan, owner of Seldovia Bay Trading Company

- Spoke on his recent trip to Colorado
- Discussed how finances are really tight in the State now
- Opined that the projects that will get funded are the ones that provide the nuts & bolts needs, have some Federal leverage and show a way to do it in the most cost effective manner
- Believes his products will save energy and money

IX. AGENCY AND STAFF REPORTS

A. City of Wasilla – Mr. Archie Giddings, P.E., Public Works Director
   i. Nothing today but may have something to report at our next meeting about a new discharge area.

B. City of Palmer – Mr. Tom Healy, Public Works Director
   i. Still finalizing the facility plan and looking at options for the upgrade of the treatment plant.

C. City of Houston – Ms. Gina Jorgenson, City Council Member
   i. *Nothing today*

D. Anchorage Water & Wastewater Utility – Mr. Lance Lampert, AWWU Operations and Maintenance Superintendent
   i. Available to answer our questions regarding Brett Jokela's letter

E. Matanuska-Susitna Borough – Mr. Mike Campfield, P.E., Environmental Engineer, and Mr. George Hays, MSB Assistant Borough Manager
   i. Gave an update on the Septage and Leachate Facility loan and grants (State and Federal)

F. State of Alaska - DEC- Mr. Oran Woolley, P.E., Wastewater Engineer

G. Environmental Protection Agency – Mr. Matthew LaCroix

X. UNFINISHED BUSINESS

Nothing today

XI. NEW BUSINESS

A. Positions Expiring 12-31-2015
   i. City of Palmer Representative – Tom Healy
   ii. City of Wasilla Representative – Archie Giddings

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

A. Meeting schedule for 2016 (*please note: we have changed the meeting day to Thursday)*

B. Meeting deadlines for January 14, 2016 meeting

XIII. COMMENTS FROM THE BOARD

Mrs. Helen Munoz
Nothing else

Mr. Archie Giddings
Nothing

Mr. Tom Stoelting
Nothing

Mr. Mike Campfield, MSB Environmental Engineer
Nothing

Ms. Gina Jorgensen
Nothing

Mr. Ron Phillips
Nothing

Mr. Tom Healy
Appreciates the AWWU coordinating with us and taking the time to visit today.

XIV. NEXT MEETING

Thursday, January 14, 2016, 2:00 p.m. at MSB Assembly Chambers in the DSJ building.

XV. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 2:46 p.m. by Mr. Tom Healy.

Mr. Tom Healy, Chair

ATTEST:

Debbie Passmore

Ms. Debbie Passmore, Board Admin. Support

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Glacierview Community Council

Minutes

2/26/15

1. Meeting called to order @ 6:12 pm.

2. Minutes from GVCC meeting on 1/22/15 passed as written. Vote was unanimous.

3. Treasurer's Report (see attachment from Kelly): Kelly reported that up to tonight, $175 had been received for dues. Keith B. made motion to accept report as written, Rex C. seconded.

4. Emergency Supplies: Rex is buying paper products for stocking the connex. The committee has divided up the responsibilities for selecting and purchasing the different items on our emerg. supplies list.

5. Wildfire Suppression: Rex is working on getting best price for foam dispersal system for wildfire suppression.

6. My House: Our council gave $3000 to My House this year. They have acquired housing for both boys and girls (separate facilities), and are privately funded.

7. Elections: (17 members of council present, also votes from emailed ballots)

Results: Joseph Davis-- President (taking over for Rick, who is resigning his position as of Feb 26) (24 votes)

Wendy Taylor-- Vice President (17 votes)

Other candidates for VP: Rodney Mays (4 votes), and Jacob Klapak (4 votes)

Kristi Lucia-- Secretary (24 votes)

8. Grants: Rick just applied for $20,000 from the State. This could be the last $ allotment from the state/feds for community councils.

9. Jim Sykes: Reported on Borough Assembly actions/meetings. Financial meetings on budget are coming up in March/April. Please submit any proposals or questions to Jim Sykes for consideration. The school district's funds could be cut or shorted, but the Assembly can only vote Yes or No on their budget; they cannot change the budget itself.

Also, comments or questions on road plans for Moose Creek may be submitted until March 13. The Moose Creek plan has been redesigned to take out old bridge.

DNR: they reviewed the Tri-Creek land offerings. Borough has some land in the area. Please offer any suggestions to Rick/ Joseph Davos re: land dispersal. Chuck G. brought up question about getting land from Borough for cemetary. Joseph and Rick both met with DNR reps. Contact them if you'd like to

hear what they discussed.

Borough Assembly members will be @ Wasilla Sr. Center on Mar. 7 with area legislators.

Ferry info: trying to sell it still. Potential buyer but agreement not signed. Borough owes $12 mil to feds.

Borough Priorities: #1-- Sewage/ Septic treatment plan; landfill has need for leachate treatment.

#2-- Railroad extention to Pt. McKenzie from Houston. Waiting on permits for final stretch.

Marijuana issue: Borough mayor appointing advisory committee to get info from public, cities, and state. Marijuana use is legal unless each city/borough says NO.

Remember to check Borough website for agenda or call Jim Sykes @ 354-6962.

10. Joseph Davis: Palmer Free Radio (89.5FM) in Glacierview! Joseph discussed potential radio broadcasting up here in GV, made possible by new radio antenna/repeater up @ Tim Escher's cabin. Antenna is needed. A donation has already been made toward the legal paperwork required. $2000/$3000 more is needed for hardware and equipment. Joseph will check to see if radio is EAS certified. He will also check with Borough grant administrator to see if GVCC grant monies can be applied to this project for the purpose of Emergency Broadcast service. Will discuss further next mtg.

Joseph also reported that MTA fiberoptics plan is still on track for this summer, and could be as strong as 50 megs.

GVCC has a Facebook page! Check it out @ facebook.com/mygvcc

Next month, Tim Escher will talk about a possible robotics class

11. Open discussion: Volunteer Fire Department. Mark Fleenor asked for any interest in the community for reinstating fire department within community boundaries, instead of just at Victory. More info is needed on insurance/liability/ available equipment to see if this is a viable option. We will discuss this further next mtg.

Wendy Taylor will look into AED batteries/equipment replacement.

Next month: we will discuss community greenhouse/garden project (Tom and Kathy Jordan)

12. Cordeen Talcott: Trapping petition (asking for regs/protection for certain areas/trail systems), needs signatures. Keith Bayha is interested in offering trapping class next fall; education is essential in understanding rights and responsibilities for trapping.

13. Post office: question was raised if we could arrange for package pickup @ Chickaloon post office rather than Sutton, due to better hrs of operation. Joseph Davis will check on this.

Fred H. reported that there are 5 empty boxes @ the lockbox/ mailboxes on Wickersham. Contact him

@ 745-6616 for more info.

14. Next meeting held at school @ March 26th, 6 PM. Kristi made motion to adjourn mtg, Kelly seconded. Mtg ended @ 7:58 PM

(President)

Kristi Lucia (Secretary)

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Glacierview Community Council

Minutes

3/26/15

Meeting convened @ 6:03 PM, pledge recited, Joseph Davis gave welcome as new president.

1. Minutes from 2/26/15 meeting were accepted as written. Vote to approve was unanimous.

2. Treasurer's report (see separate sheet as submitted by Kelly--not present): read by Joseph. Helga asked about $ we have in account that is not yet allocated. Answer: All dues collected are for our discretionary use. Grant $ must be used for proposed projects, as voted upon by Council. Rick made motion to accept report as written, John E. 2nded, vote was unanimous.

3. **Guest Speaker**: Jim Sykes, Borough Assembly rep

Jim reviewed Borough's vote on the Sheep Mt. parcel. It was approved unanimously. Some other news:

-- Between Apr. 13- 16th, weather conditions permitting, Forest Service will be doing a controlled burn at Mi. 64, 65 (@ 300 acres) to encourage growth in moose population/ browse area. They may implement a drawing hunt over next 2 yrs. for up to 500 cows because of growing population

--Budget report: "skinny"; some reductions in taxes, etc. will affect Borough income. Mil rate may not be affected. Jim is trying to reinstate vehicle registration tax.

-- Road bond pkg: Jim will email to Joseph D. 34 ideas on the table @ $105 million. Trails proposed in Sutton, Chickaloon.

-- Planning Commission: doing study in Meadow Lakes, KGB Road, and Farm Loop. People are coming back to Valley hub. Changes to planning regs: protect private property and businesses. Title 43 replaced old subdivision rules. Commission will: 1. Clean regs up. 2. Deal with more contentious issues, e.g. " Who's responsible for roads into subdivisions and how many roads are required?"

-- Remodel of old library in Sutton for fire station: Chickaloon CC has contributed $ to help finish. Building needs extensive work.

-- Apr. 9, 11:00- Groundbreaking ceremony for new Native medical building, Meeting Place, @ the administrative bldg, west of bridge over Eska Creek in Sutton.

Old Business

1. Palmer Free Radio: $2500 can be used from GVCC toward getting antenna/ broadcast up here,

under Emergency Broadcast System use.

Details: Signal will come from Sutton area. Palmer studio would be used for all programming initially. Antenna @ Eschers will have some 'shadow spots', like Pinochle Rd. Could possibly do another transmitter @ Lion's Head to cover that area. Antenna/transmitter would run off utility power @ Eschers, with them sharing costs with Davis'. Need back-up power source. To complete project, est. cost = $5700- 8700. Tim will be looking for used tower/antenna/equipment.

Helga made motion to purchase up to $2500 worth of emergency radio communication equipment to ensure our community's safety, Rick 2nded, motion passed unanimously.

2. School Playground Equipment: Wendy reported that Borough requires licensed installation. Difficulty in getting bids. Recommended letter from GVCC. Joseph will write something up to Borough to encourage action on their part.

3. DNR report re: Monument Creek proposed land sale-- Joseph will continue to put pressure on DNR to remove land from proposed sale.

4. Purinton Trail improvements will continue this summer; we need input. Joseph will check and update next mtg. Concerns were raised over crowded parking lot/ overuse of trail.

New Business

1. Coffee Fund: Kristi will supply coffee and goodies each meeting. $25/ mo was proposed as 'Cookie Fund'. Helga made motion to support, John E. 2nded, motion passed.

2. School drinking water fund-- $50 is needed to cover costs through end of school (May). Kristi made motion to fund this need from our dues/discretionary fund. Helga 2nded, motion passed.

3. Ice cream bars-- GVCC will donate to school picnic. Helga made motion to accept, John E 2nded, motion passed.

4. Arduino robotics class (engineering, technology, creating)--postponed until fall.

5. GVCC Facebook page-- "friend" us, add your pictures, reports, announcements, or advertise locally!

6. Community Clean-Up-- We have to file by April 10 with Borough, get stuff from them (dumpsters, bags, gloves, etc). Will use Long Rifle dumpsters as in the past. Joseph proposed April 27th - May 2 for Clean-Up Week.

7. Community Garden/ Greenhouse-- Discussion held. Hirschmanns will lead committee to research possibilities. Joseph, Wendy, and Jordans will participate on committee.

8. Summer flea market-- discussion held. Ideas welcome over next 2 months!

9. Helga proposed $500 donation to the O'Neill House (little log home right in the Alpine Park

beside highway) so it can be purchased by Sutton's Alpine Historical Society, to be used for museum/ historical bldg. Randi H. made motion to donate $500 toward purchase, Wendy 2nded, motion passed.

10. Fire Suppression-- Chuck will pass info along to Rex re: foam units, homebuilt, for fire suppression. Rick will compile list of community members who have fire suppression units/ tanks and make phone tree.

11. Wendy reported that Red Cross will do a class for younger students re: emergency preparedness. CPR/ emergency prep classes can be offered up here; Wendy will look into it.

Mtg. adjourned @ 7:48 PM.

Next mtg. is Apr. 23, 6:00 PM @ GVS.

Josh D[illegible] (President)
Kristi Lucia (Secretary)

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Glacierview Community Council

Minutes

4/24/15

Meeting convened @ 6:02 PM, pledge recited, Joseph Davis gave welcome.

1. Minutes from 3/26/15 meeting were accepted as written. Motion to approve by Helga, 2nded by Suzanne. Vote to approve was unanimous.

2. Treasurer's report read by Joseph. Helga made motion to accept report as written, Mark F. 2nded, vote to approve was unanimous.

Guest Speaker: Lexi Althens, Council member

Lexi introduced her new business in massage therapy, "Hands Above the Rest". She will be available to locals in their own homes or at her home; call her @ 982-2372 for an app't, or book online via Facebook: https://www.facebook.com/handsabovetherest. Special pricing for locals till end of May.

Guest Speaker: Rachel Cote, Council member, standing in for Cheri Day (Sutton EMS)

Council had been informed last month of need for additional funding to finish remodel of old Sutton library for ambulance station. $2200-2500 is estimated range. Rachel informed council that Cheri would work on a list with specifics so we could vote on how much we intend to donate. Kristi made motion to table this matter until next month (May), until further research is done. Wendy 2nded. Vote passed with majority.

Rick made a list of updated items to put on our ambulance (new ropes, harnesses, etc. for rescues); est. cost could run up to $2500. Doug Thiessen will research possible sources, costs. Kelly suggested Chuck Spalding as good resource on costs and sources for these rescue items.

Old Business:

1. Emergency Preparedness: Wendy sent out email re: CPR/first aid class. Please respond if you are interested, so a class can be scheduled.

2. Radio Free Palmer: Tim Escher gave report that he is still waiting on antenna/tower leads, application paperwork is in.

3. Community Garden: Randi emailed info re: community gardening and organization. She suggests at least 10 families/ individuals would be needed as the base group. Please reply to her email or to Joseph Davis with any questions or if interested. Funds are available for this project through grant $.

4. Fire Suppression: Chuck G will be visiting the guy in WY who has a home-built/engineered foamer. He'll check out design and return with details. Rex said his tanker truck is foam-capable. Rick is still working on phone list/tree. Joseph is looking for interested members to form a fire safety committee.

Guest Speaker: Jim Sykes, Borough Assembly rep for District 1

Jim attended groundbreaking ceremony Apr. 9 for new Life House (medical bldg) in Sutton. They hope to be open for business by year's end.

-- Report on Sutton EMS station: more supplies and equipment are needed, but main structure is ready to go. Grand opening tentatively scheduled for May 6.

--DOT: highway improvement project is in the "To Be Funded" category now, so that's a step closer to actually being done!

-- Jim and District 2 rep Matthew Beck will be hosting "Listening Session" Mon, Apr 27, @ Borough Bldg in Palmer. Taking comments and questions re: budget shortfalls in Borough. Revenue sharing could be cut drastically by next year. Capital projects are already cut. Possible 1% to 2% summer sales tax to raise funding levels.

New Business

1. Sutton EMS tabled until next month.

2. Ski trails/ "Cocoa House" proposed by community member Barry Gates (not present), on his property, possibly this coming winter.

3. Sheridan Pegg introduced as student representative from GVS student council. He will act as liason between student body and community council for the coming school year.

4. Recycling: Borough has started recycling program on low level in transfer stations/ communities. Joseph will look for someone to come to community council mtg. to share info.

5. Fireweed Bike Race: Steers announced dates for race will be July 9, 10, 11 @ Sheep Mt. Lodge. **Community volunteers are needed**; call Anjanette @ Sheep Mt. for info.

6. Summer flea market-- Maybe July or August? Somewhere easily accessible? More ideas and input needed!

7. Controlled burn down near Kings River/straight stretch not happening until possibly May 11, weather permitting.

8. Community Clean-Up-- April 27th - May 2 for Clean-Up Week. Joseph has bags, others available @ Sheep Mt., Long Rifle, and school. Bags can be dumped at transfer site for free. Carl with DOT will look into possible signage to be used for families/ larger groups for safety purposes. Check with Rick about safety vests, or wear your own!

Mtg. adjourned @ 7:25 PM.

Next mtg. is May 28, 6:00 PM @ GVS.

Joseph Dow (President)
Kristi Lucia (Secretary)

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Glacierview Community Council

Minutes

5/28/15

Meeting convened @ 6:02 PM, pledge recited, Joseph Davis gave welcome. In honor of Memorial Day, Rex gave report on flag etiquette. If anyone has old flags that need to be disposed of, take them to VFW for free proper disposal.

1. Minutes from 4/24/15 meeting were accepted as written. Motion to approve by Rex, 2nded by Wendy. Vote to approve as written was unanimous.

2. Treasurer's report read by Kelly (see separate financial report). Gary made motion to accept report as written, Helga 2nded, vote to approve as submitted was unanimous.

Helga suggested having Port McKenzie manager up here in the fall as guest speaker.

Old Business:

1. CPR class: will be held @ GVS on **June 1st, Monday**, beginning @ **9 AM**. Class will be taught by Brian Anderson and another teacher. CPR will be first 3 hrs, then a break for lunch ***(bring your own sack lunch, please)***, then First Aid for 2 hrs in afternoon (right after lunch). Please contact Wendy Taylor @ 746-2552 to sign up; there are still 8 slots available. ANYONE 14 yrs. or older is welcome!! You can simply come for one part of class or the other if you only need that certification. The price is $20 per head, but GVCC will be paying for the class! Helga made a motion to fund all participants, Kelly 2nded, and vote passed.

2. Radio Free Palmer: Joseph Davis reported that DOT is checking on putting up antenna/poles @ Cascade Rd Camp. There are programming times available; call Joseph Davis (250-5561) or station manager Mike if interested. Mike: 745-8951 or cell 982-7149

3. **Garden gathering**: Randi Hirschmann will be hosting an open house at her place **this Saturday, 10 AM**. Come see her garden, and discuss future of community gardening, classes, fun ideas, etc. Refreshments provided! Directions: turn on Wickersham (mile 103.1), take 2nd drive on right, through gate, follow driveway down to house.

4. Fire Suppression: Foam cartridges have arrived, Joseph has them available to community. A place needs to be found to park Mike Fuller's tank/trailer for summer where it can best be utilized by community members. Joseph still working on putting together committee/action group for fire suppression action plan.

5. Purinton Trailhead: Joseph contacted Kyle from DNR. Results: there will be some contracted work continuing, and more signage/ trail remediation. "Happy Trails" is current contractor; see their website for detailed plan on trail. DNR suggested that the resident whose land borders the trailhead put up fencing (!) We need a trail committee to keep DNR on track and advocate for our trails. Suggested members: Rick Brenden, Helga Larson, and Phil Martin.

6. Paperwork is signed and ready for grant funds to go to Alpine Historical Society, as approved by council. Helga reports our $500 donation will be useful.

7. Cocoa House/Ski Trail: Barry Gates and Joseph working on old Art Cache and nearby property to prep for trails and warming hut. Possibly clearing a sledding hill as well. Joseph will be checking with Barry re: liability insurance, etc.

8. MTA progress: You may have noticed their equipment in area. They report that the fiberoptics project is on target, due to be finished by end of summer. All DSL will be upgraded to website specs, so if you're curious about what we'll end up with, check out MTA's webpage to see all they offer.

Joseph Davis announced he's running for MTA board of directors, so make sure to vote!!

Guest Speaker: Cheri Day, local ambulance chief and "on-call responder" with the Borough.

Cheri updated us on the move to the old Sutton library, now remodeled to be the ambulance station and training center. They hope to hold an open house by end of June/early July. The project was condensed into 1 yr from a 3 yr proposal, so they still need some items for it to be finished. Generator, washer/dryer, maintenance items for ambulance, including ropes and harnesses were all mentioned. Joseph suggested a challenge to the other Community Councils involved to match funds, and he will personally contact them. Helga made motion to donate $5000 toward the station, Gary 2nded, then made an amendment to up the amount to $6000, which Helga 2nded after concurring. Amended motion passed.

9. Sheridan Pegg (not present) reported that GVS students are definitely interested in holding Arduino robotics class next fall. Will be open to students and community members, probably in 2 separate classtimes (during school and after).

New Business

1. Summer Flea Market: Tentative date set~ **July 11, Saturday**. "AK Antiques", garage sale type items all welcome...bring your stuff! Advertising in Valley and Anchorage possibly. Looking for ways to donate portion of funds to some organization, such as church or school. Joseph will contact Arnie re: use of his lot beside highway, and will also be looking for other possible sites.

2. John Eng made motion to have dumpsters and porta-potties at Purinton Trailhead all summer again. Gary 2nded. An amendment was made by Wendy to add one porta-potty to that motion, to be placed @ GVS for summer. Helga 2nded, amendment to the motion passed. Discussion was held concerning dumpsters being monitored and reported when they needed to be serviced. Joseph will contact contractor and deal with terms. Motion passed.

3. Recycling: It will cost $10,000 for a used, 3-receptacle recycling bin that will have to be refurbished. After it's in the community, it would need to be maintained so things would be separated properly. All sorting and maintenance has to be done by residents.

The Borough would haul the contents away for free for as long as the bin lasts. Rex brought up the former effort in GV to recycle aluminum, which failed after too much other junk got mixed into aluminum contents.

Mtg. adjourned @ 7:49 PM.

Next mtg. is tentatively set for Sept 24, 6:00 PM @ GVS.

(President)
Kristi Lucia (Secretary)

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Meeting Minutes

9/24/15

Call to order and recitation of the Pledge of Allegiance: 6:08 PM

Minutes from GVCC mtg. on 5/28/15 were approved as written.

Treasurer's Report: $230 in dues paid. Gary W. made motion to pass report as written, Danny A 2nded, vote passed.

1. Call for the Book:

New idea for our community to record events and stories/interviews of community members. Each month will be new opportunity for submissions, such as written stories, spoken or shared stories at the meeting, recorded interviews, photos, etc. This will be addressed at the beginning of each council meeting.

2. Guest Speakers:

-- Mike and Lee from Big Cabbage Radio (Palmer Free Radio). Our new station is 91.5 FM! Lee is president of Palmer Free Radio organization. They need members for their Community Advisory Board, which meets 4x/year. Looking for a rep or 2 from Glacierview. Joseph Davis is on Board of Directors. Programming includes shows for public interest, like arts, music, health, etc. We will work with them on an emergency broadcast plan in case of local incidents when GV needs to have an immediate emergency broadcast specific to our area. Also, all Borough meeting are livestreamed through their website, www.radiofreepalmer.org

--Jim Sykes: No new news from DNR re: land sales. Chickaloon Bridge work will continue next spring, and be completed by end of summer, if DOT stays on schedule. DOT responded to question about rock "graffiti" on hillsides; DOT doesn't do anything about the messages unless they're offensive, in which case they'll be raked back down into ditch. The dept. would prefer the rocks stay in the ditches for drainage.

Jim advises GVCC to explore school playground equipment by looking into Sutton's playground. He encouraged everyone to vote in local elections Oct. 6. Also reported that revenue sharing could experience a 16% cut for local councils.

3. Old Business:

--Radio station application is done; at full power, and now open to programming opps. Joseph will check into programming for Bread & Jam nights, sports events, possibly road reports or special messages that can be sent to friends and neighbors, eg "Caribou Clatters". If you wish for better antenna/ reception to be able to listen to 91.5 FM, talk to Joseph about building your

own antenna booster!

--Community Garden: winter work. Council would like to plan a harvest meal.

--Fire suppression: drain all tanks, winterize everything!

--Pinochle Trailhead: all on hold, awaiting resolution with state agencies, troopers, and land owners. Steve Teller will hire Dan Lee to repair trail damage. He will work with Barry G re: access across private property. Chuck G advised council to seek open communication and support in mining trail development, as it helps the private sector.

--$500 has been received by Alpine Historical Society for use in their museum/log home in Sutton.

--Cocoa House and Ski Trail: trail is marked/ flagged, work progressing. Cocoa House is heated and has power. Trail may connect to lake for more flat-land skiing! GVCC trail groomer can be used for trails.

--Playground @ GVS: We have no set $ amount, but GVCC has approved funding to pay for equipment once it has been researched. Mat Su School District has also promised to help with funding. "Experts" have to be flown up with any pre-fab or custom-designed equipment to put everything together per code. Keith B made motion to table discussion until more info is given. Kristi L 2nded, vote passed.

--Emergency plan: Need to put in writing, make a phone tree (Wendy?) to be able to activate emergency warnings/ response

--Arduino Robotics: Almost all products are in, and will be given to school once inventoried. Students will have classes with Mr. Penoyar at GVS, and evening community classes will be available to all others.

-- School Student Rep: Sheridan and Landon. Sheridan reported that the hockey rink has been resurfaced and is being used by students. Gary suggested using the mic and hearing assist. technology for meetings. Sheridan can help get that set up for each meeting.

4. New Business:

--MTA Board Meeting: DSL/ fiberoptics improvements will take effect by 1st/2nd week of Nov up to Victory Bible Camp, Vict. Rd, and Glacier Park, and then Sheep Mt. by early Dec. There will be MTA meeting with community to get us all up to speed.

--Changes to our Grant/Funding Lists (these items can be added to our grant proposals to cover all bases):

a. "Community Events"- open to anyone, anything that benefits our community

b. "Administrative Costs"-- anything that comes up that can't be placed under other line items in funding list, e.g. coffee fund

Danny A made motion to add these 2 changes to our funding list, Rick B 2nded, vote passed.

--Going Away Party for Rex and Shirley Close: Sat, Oct 24, at Glacierview Bible Church. This is considered a "Community Event", so we can fund through Council. Danny made motion to spend up to $1000 on food and supplies, Rick B 2nded. Vote passed. More details will be published in newsletter.

--EMT Grant: There is funding for class/training. Our community has serious need for EMT/ETT volunteers. ETT's can be ambulance drivers. Class can be held locally. Min. age 18, must be 21 to drive. Contact Joseph if interested in volunteering/training.

--Community School: let's consider ideas for classes! Cooking, theater, photography, radio programming/broadcasting, writing/creating the Community Book. Winter agenda for events: Keith reports there will be a trapping class held in Chugiak on Oct. 17. Contact him for details. Hunter Safety class...anyone interested?

5. Call for the Good of the Order:

--2 derelict cars off road, one @ Mi. 89, on river side of road, other up at Mi. 110. If these can be hauled up to pull-out somewhere nearby, they will be removed.

--Chuck Gerwig brought up issue of community cemetery. Has been addressed before but no progress. He has loose regs from the Borough; borough property is needed. Jim Sykes will research this.

--Mark Wayson brought up issue of Glacier Park Rd. Conditions on this private road are deteriorating and creating potential dangers/hazard to tourists and local traffic. For example, there was bus accident Sept 10, w/ 34 passengers, off the road. This stretched our emergency response capabilities, created roadblock for other tourists, and was a hazard. This is private road through private property, so state and borough won't touch it. Gary W suggested sending letter to property owners to express concerns and ask for action plan. Suggestions are needed for road engineering or alternate access.

Meeting adjourned @ 7:56 PM

Jack Du (President)
Kristi Lucia (Secretary)

GCVV

Meeting Minutes

10/29/15

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Call to order and recitation of the Pledge of Allegiance: 6:05 PM

Minutes from GVCC mtg. on 9/24/15 were approved as written, with motion made by Helga L, and 2nded by John E.

Treasurer's Report: (see Kelly's report Oct. 29) Teal E. made motion to approve report as written, John E. 2nded, vote passed.

1. **Call for the Book:**

Book Committee chair: Dorothy H, Helga L- committee member (she offered to donate a file cabinet for storing submissions for the Book). High school kids are working on interviewing community members. More details to be shared by student rep Sheridan Pegg.

Items for the Book:

Our Glacierview School principal, Wendy Taylor, has been with the school for almost 20 yrs, and has been principal for 11. We appreciate you!

Fall Harvest Dinner honoring Rex and Shirley Close (w/ GVCC and GVBC as co-sponsors): there were lots of people and lots of food and many pictures taken! These will be shared in the Book. Kristi read a thank-you card from the Closes. Thanks go to Linda Riddles/ GVBC Hospitality Committee, Arnie & Carol Hrncir and Jason Allen for grilling, Pastor Brian for invocation, Kristi for cooking pork and extra shopping, Randi & Fred Hirschmann for photographing the event. We need someone to write up a few paragraphs for this event.

Many thanks to Rick Brenden for his tenure as GVCC President; details/ stories/ pictures of his time as President can go in the Book. Anyone that has anything to share about Rick, please bring your stuff to next meeting or forward it on to Dorothy!

Thanks to Tim Escher for his great idea of the cash box @ Purinton Trailhead!

3. **Guest Speaker:** Jim Sykes- not present. He reported by email that applications have been submitted to Borough to get land, develop for cemetery.

Chuck Gerwig reported that there have been 2 private land-owners who have offered possible sites. However, they would have to be subdivided, which is a big expense. There needs to be a committee formed with 5 members, to look at areas and plan. Committee consists of Chuck, Rodney, Teal, and Joseph thus far.

4. **Old Business:**

--Cocoa House and ski trail progress: Mark Fleenor has almost finished with trail, generator and heater with fuel has been set up @ Cocoa House (thanks, Rick and Rodney!) Contact Carl S, or Joseph if you'd like to use Cocoa House.

--Playground @ GVS: we can donate $ from our council, with Borough matching funds, then pass it on the Legislature for max. amount of funding. Wendy is working on CAPSIS grant to do that. Teal E made motion to donate $5000 for playground equipment, Helga 2nded. Motion passed. Further discussion included checking with Rasmussen Fund as possible source of funding. Helga volunteered to help Wendy on project.

--Emergency Plan: school has one, but work needs to be done with emergency personnel to develop community plan. Wendy will make phone tree.

--Arduino: Progress in school- 6th-8th graders are working with sensors, circuits, logic command, etc. Wyatt Hrncir showed us his robotic skeleton. Good job, Wyatt!! Kids will be taking field trip to Barns & Noble Arduino Maker-Space and the Museum. Council picked a night in November (**Thurs, Nov 12, 7 PM**) to hold **community Arduino class** @ GVS; school age kids will be provided with kits per GVCC donation.

--School Rep Sheridan Pegg: He reported that students will be interviewing community members for the Book, and shared a video interview they had already done with Rex and Shirley. Joseph Davis donated 2 MacBooks for video compilation/ photo processing; he also loaned his high-quality mic and camera. Sheridan shared the need for 2 5-terrabyte harddrives and a quality mic. Council member Helga L donated the $800 needed for that equipment! Thanks, Helga!! Also, Dorothy and kids have discovered files from the 1980's of community interviews done by other students :)

There is a potential visit from artist thru "Artist in Schools" grant, who can come to GVS for 2 wk stint. She is a digital film producer. Wendy advised council that $1700 is needed for matching funds. Randi H made motion to donate $1700, Kelly 2nded, and the motion passed.

5. **New Business:**

--Volunteer Opportunities! ***Social Media Architect***: we need someone to run the Facebook page. Contact Joseph.

We need ***Community Historian*** volunteers to help put together the Book, collecting and filing materials. They would work with Book committee.

--**Treasurer candidates needed**! Anyone interested? Let us know so we can nominate you!

--Flu shots**, Monday, Nov. 9**, at Long Rifle, from **11AM-1PM**. Teal reported that adult MMR booster shots are now recommended as well. JD, our traveling public health nurse, will be coming. Her phone # will be in community newsletter.

--***MTA Open House***: will be held at GVS, Nov 19, in conjunction with GVCC mtg (6PM). **PLEASE**

COME!! We will be learning how to get connected with new internet service, and celebrating our contribution to better service in the community! VBC Cafe will be offering free public access/internet when finished with construction.

--GVCC mail box appropriation: We could use a general address for GVCC mail, and Wickersham lockbox mailboxes are available for $300. Helga L made motion to pay up to $500 for mailbox, Kelly 2nded, motion passed.

--EMT grant for training (community has serious need for EMT/ ETT): Bill Renfer and Cheri Day (Sutton chief) are available to teach class. Rachel Cote has just been appointed to the EMS Advisory Board (Congratulations!), and is chairing/organizing training classes. Contact her if interested!

--United Way contacted our community to ask re: community needs and services, and have offered their help and advice. Any thoughts/ ideas? Contact Joseph!

-- Bread and Jam cancelled due to Halloween and busy schedules. Check out FB page (myGVCC), and our new radio connection, 91.5 FM. Ask Joseph if you need help with an FM antenna!

6. Call for the Good of the Order:

--Tim E: Trapshooting site- contact Tim if you're interested in establishing one! Or have an idea of where to set up!

--**School/ Community Event: Nov. 20, Friday, 4 PM- Doug Thiessen Fundraising Chili Feed and Silent Auction!!** We need baskets made up and other items for auction! Contact Wendy or Kelly. Wendy said $500 could be used to go toward baskets and food expenses. Kristi made motion to donate $500 toward baskets and food, Dustin 2nded, motion passed

--Check out DOT website for road project updates: www.wfl.fhwa.dot.gov/projects/ak/glenn

Meeting adjourned @ 8:03 PM (Phil made motion to adjourn, Helga 2nded)

Josh DeT (President)
Kristi Lucia (Secretary)

GCVV

Meeting Minutes

11/19/15

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Call to order and recitation of the Pledge of Allegiance: 6:08 PM

Minutes from GVCC mtg. on 10/29/15 were approved as written, with motion made by Helga L, 2nded by Rodney M.

Treasurer's Report: (see Kelly's report Nov. 19) Kelly reported that GVCC has received another grant for $20,000 from Matsu Borough. Helga L made motion to approve report as written, Kristi L. seconded, motion passed.

1. **Call for the Book:**

Items for the Book:

Thiessen family will be added to the Book. Helga Larsen will be added for her generous contribution to GV students. Wally Lyng, the original owner of GV property is still alive, in Anch. nursing home; Joseph will try to interview him, and include his story in the Book.

2. **Old Business:**

Social Media Architect: Chair/committee? We need someone to run the Facebook page. Contact Joseph.

Treasurer: there's a serious need to get someone in line for position of GVCC Treasurer. Elections after the first of the year!

--Cocoa House and ski trail progress: Cocoa House is in need of furniture (chairs, couch, etc); contact Joseph D if you have something you could donate. Great place for fundraising!

--Cemetery Report: Teall E is gathering and organizing information. State land is not a good option due to backlog. Borough and private lands are better options (5+ acres parcels).

--Emergency Plan: New phone tree--sign up if you want to be on the list (call Wendy at school). All names on current 2015/16 community phone list are already included.

** **IMPORTANT!! ALWAYS CALL 911 FIRST!** **

Phone tree lists will be completed and handed out soon. Sarah B suggested that the radio contact # for emergency broadcast on our radio station be included on phone tree.

Another suggested program/plan for community safety: "R U OK" program involves daily check-up calls to elderly friends/neighbors in our community to make sure everyone has

contact and help if needed. Our emergency phone tree could be utilized for this. Joseph will contact GV student leadership to see if this is a service they would like to be involved with.

--School Rep Sheridan Pegg not present, no report this month.

3. New Business:

--Glacier View road signs at both ends of GV needed, to welcome folks into community and thank them as they leave. Joseph will check with DOT on size restrictions, set backs, etc. Any interest in designing? May hold design competition!

--Tourism Committee? Is it time? Maybe set up a "Chamber of Commerce" type model, for economic development and tourism. If business owners are interested, let Joseph D. know.

--MTA will hold open house following tonight's GVCC mtg.

--GVCC mail box appropriation: We need indoor space with public access. Mark Fleenor said that Sheep Mt. Lodge is looking at possible lockbox location behind big lodge signboards in driveway.

--Community Schools: Winter agenda possibilities: gardening, fly fishing, computer class, digital photography, felting, Master chef, Maker (Inventor) Fair, personal self-defense, weekly exercise class (gym and weight room are open most mornings at school, check with Wendy for times). Let's choose some of these great ideas!

6. Call for the Good of the Order:

--Junk car @ mi 89.5 needs to be hauled away.

--Wendy invited all to attend GV Thanksgiving potluck on Wed, 1 PM, with snowflake activity to follow.

--Phil reports State is maybe selling the Borough some land in area, like a 'brother-in-law' deal...Joseph will check up on this.

7. Move to Adjourn: Gary made motion, Chuck 2nded, meeting adjourned @ 6:57 pm. Next GVCC mtg to be announced. We'll probably skip December due to busy holiday schedule.

(President)

Krista Lucia (Secretary)

GCVV

Meeting Minutes

1/7/16

Call to order and recitation of the Pledge of Allegiance: 6:05 PM

Wendy Taylor filling in for President Joseph Davis

Minutes from GVCC mtg. on 11/19/15 were approved as written, with motion made by Gary W, 2nded by Mark F.

Treasurer's Report: (see Kelly's report Jan. 7, '16)) Helga L made motion to approve report as written, Gary W. seconded, motion passed.

1. Call for the Book:

Items for the Book:

Jim Hitchcock will be here in community on Jan 15, will be around for 3 wks or so. Good time to interview him!

Dorothy is in charge of collecting history and family interviews. Future work on book may include lodges and the school. Any old letters, articles about community? Send to Dorothy for the Book.

2. Old Business:

Treasurer: there's a serious need to get someone in line for position of GVCC Treasurer. Elections in March! Any ideas for nominees? Let Joseph know!

--Emergency Plan: Wendy T has phone tree/ list; check with her to make sure your info is current and correct.

--"RU OK" project: tabled for further discussion, also let GVCC know of needs in community with our elderly or shut-ins...our community does a great job of checking up on each other!

--School Rep Sheridan Pegg not present, but sent email discussing afterschool events such as snow sports, and band/choir. Regions music fest will be held in Houston this April. Students are excited about their involvement in creating the Book.

--**Monument Creek Campaign:**

Need to revise old resolution and make a new cover letter to be sent out to any and all political figures, from Borough to DNR to state heads.

Public comments on the Glacier Review radio program can be made if people want to be interviewed...call Joseph Davis.

Discussion included these topics: **Personal, individual letters** from community much needed and appreciated in our campaign! A list of addresses of all officials/political figures needs to be sent out (Joseph?) so we can blitz them with letters. Suggested topics (state 3, be brief and to the point): Safety of locals/ property owners, limited parking/staging areas for vehicles/supplies, limits logging/hunting in community, scenic highway/photography ops may be greatly affected, permafrost & other unstable terrain conditions make location unusable (active landslide/avalanche area), "attractive nuisance", State of AK may be liable for any risks/related fatalities or accidents due to failure to disclose, proposed method of access (floatplane) to Bench Lake not viable access, since study was done in June during lowest water levels of summer and based upon inaccurate, unscientific information.

Do you as a community member have any knowledge of incidents related to this area? For example: injuries/fatalities related to accessing Bench Lake, or other lakes/creeks/grounds in the Monument Creek area, hunting/logging/camping incidents affected by river or lake access, or terrain difficulties (earthquakes, landslides, ice, etc) which caused unsafe conditions. Send your story to Joseph! **We can include personal knowledge and experience from our community to support our concerns about this Monument Creek proposed land sale!!**

Committee to revise resolution document and create new cover letter is Hirschmanns, Helga, Mark Fleenor, and Chuck Gerwig. Some members of the committee/ community, Dan L, Joseph Davis, Helga, and Fred) will conduct personal visit to Vern Halter, new borough mayor, or anyone else who will be involved in this DNR decision. **Borough Platting Committee meeting** will take place **Feb. 18**. This would also be a great mtg to make our views known.

-- GV Business Association report from Mark Fleenor: Because of issues with Association start-ups, Mark says it would be need to be a commerce subcommittee within GVCC. More info will be available next month.

-- $1700 was approved for Artist in Schools Digital Storyteller. She begins @ GVS on Monday, and will be there 2 wks. There will be a community event associated with this, announced in next few weeks.

-- Glacier View road signs competition...no response or designs. Council member made suggestion that design will be necessary for permits, and amount of $/funding.

-- Meals on Wheels: ongoing discussion with United Way folks by Joseph Davis.

3. New Business:

-- Suggestion to move GVCC mtgs to 3rd Thurs of month, with Bread and Jam to follow on that Friday. Due to conflict of calendar events, motion to move **Feb 18** meeting to **Feb 11** was made by Gary W, Wendy T 2nded. Vote passed unanimously. Council agreed to discuss further dates in Feb. meeting.

--Community Schools: Winter agenda possibilities: Schedule Arduino evenings in later Jan/Feb with a Maker Fair to follow.

4. Call for the Good of the Order:

--Gary W reminded Council that elections will take place soon for Treasurer and President (?) Need clarification on that.

--Patrick announced next Sat, beginning @ 11 AM, he would be conducting ski/snowboard lessons on hill off Gamway Rd (by Arnie's); bring your own gear!

7. Move to Adjourn: Gary made motion, Kelly 2nded, meeting adjourned @ 7:45 pm. Next mtg will be Feb. 11.

Donald Dow (President)

Kristi Lucia (Secretary)

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Pt. MacKenzie Community Council
18297 W Pt. MacKenzie Rd
Wasilla, Alaska 99623

Minutes
December 10, 2015

Meeting was called to order at 7 PM.

The Pledge of Allegiance was led by President Thomson.

Quorum was established with Six General Members and two guests.

Approval of the previous minutes were motioned to be accepted by Donald Thomson and seconded by Tammy Windsor. No objections were made. The minutes from October 8, 2015 were accepted and approved, as written.

Correspondence received began with receipt of our Liability Policy, a public notice for land reclassification for our parcel we requested for our Community Center and Park. We received information regarding the Float Plane Base Survey and emails from Emerson about the land reclassification.
Correspondence sent included our filing for tax exempt status with the IRS, a letter sent to MSB requesting additional funds for brush clearing and also our report was filed for our Community Enhancement Grant.
Correspondence both sent and received was emails with SDG about the Mailbox Beautification Project, we received two bids from contractors, a letter from MTA informing us that they need to perform utility locates before we can pour the concrete, as well as the four letters from the utilities with non objections for this project. We had numerous corresponding emails with the agent regarding our Liability policy. We also sent and received requests and approval for amendments for our grants for FY 2010-2012.

The Treasurer's Report informed members that we have $58037.78 in the Project Account and $458.99 in the general account. There is $61.47 in our petty cash fund.

Assemblyman Dan Mayfield gave us a report from the Assembly. Big Lake has voted to not become a city. He updated us on the priorities for road maintenance for this year. He is sponsoring a resolution to set high priority roads, specifically with the two safety corridors. The hearing will be on the 15th. Mr. Mayfield informed the members about what is happening regarding the Spring Creek Facility, the Mat-Su Visitor's Center and the Veteran's Memorial Monument. He is sponsoring an ordinance amendment to set aside $50,000 for it to be moved if negotiations fail. The Fire Service Areas were instructed to set aside 44% in budget for PERS, Mr. Mayfield is sponsoring an ordinance regarding funds for Emergency Services. He is working on upgrades on Knik Goose Bay Rd, identifying connectivity and such. He is also working on Water Body Set Backs. Dan spoke of the new committee for the port. There was structural damage discovered at the port. He explained how they were approaching payment for repairs, which may involve requesting a loan from Community Development.
Tony Oney arrived at 7:45, bringing the Quorum to seven General Members.

John Conant gave an update on the happenings at the Goose Creek Correctional Facility. They have recently passed an audit on how they operate GCCF, found to be most efficient ran facility. Medical segregation will start at January. A doctor at the facility, as well as video court starting will lessen the prisoner transportations. The Prison Farm harvested until the end of October, bringing in 2.4 million lbs of potatoes, enough to supply the other prisons for a year. They were also able to donate to the Food Bank. They have brush cutting crews out at this time. There are 34 inmates working on the farm. He informed us that there are 12 names on the list for the phone tree, but they will be going to an automated system soon, which would inform the community in the event of a prisoner escaping. The GCCF is participating in the Toys for Tots program, in which the prisoners are making 1000 wooden toys to donate. They will be holding their third annual Christmas Concert this year, performed by their music program through their educational dept.

Donald Thomson reported no changes for Fire Station 64. We still do not have any volunteers, at this time. Maintenance was just completed by MSB.

The only announcements to be made was the date of the Planning Commissions meeting to hear about the land reclassification for our Community Center, which is scheduled for Jan 4 at 6 PM.

Under People to Be Heard, Tammy Windsor asked about the Float Plane locations. A discussion was held regarding this subject.

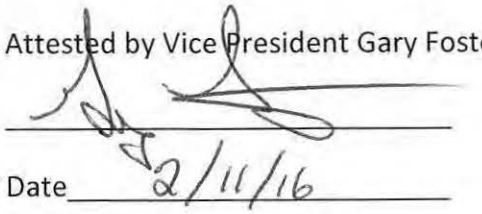
Our Revenue Sharing Projects were discussed. The Mailbox Project has been put on hold. We received two bids from contractors. The Park/Community Center project was discussed , as we were informed of the process we needed to follow to move forward with this project. We discussed the fact that we will need to apply for other grants for funding. Then we discussed the need to secure the second parcel located at Carpenter Lake for a nature park. Gary Foster motioned to create a resolution to reclassify our chosen parcel, at Carpenter Lake for conservation purposes. Betty Harriman seconded the motion. No objections were made. Motion to create this resolution passed.

Tammy Hoerauf motioned to adjourn at 8:55 PM. Tammy Windsor seconded the motion.

The next meeting will be held on February 11th at 7 PM.

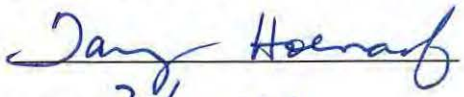
December 10, 2015 Meeting Minutes Approved

Attested by Vice President Gary Foster



Date 2/11/16

Attested by Secretary Tammy Hoerauf



Date 2/11/16

Pt. MacKenzie Community Council

Board Members

Donald Thomson, President Gary Foster, Vice President Wilma Gonzales, Treasurer
Tammy Hoerauf, Secretary Jim Swanson, Alternate

RECEIVED
MAR 3 1 2016
CLERKS OFFICE

Sutton Community Council Regular Monthly Meeting
Wednesday, December 16, 2015, 7:00 pm @ Sutton Public Library
Minutes

Council Members Present: Mark Bertels, Roberta Mason, Claudia Dolfi, Jim Tapley, Frank Busby, Sandra Meyer, George Rauscher
Council Members Absent: Sierra Alcantra Hansen
Community Members Present: Gary Hay, Nancy Berterls, Jim Sykes, Ivy Spencer, Butch Shapiro, Jousha Rocky, Dan Buzby, Juli Buzby

1. **Establish Quorum:** Yes
2. **Call to Order:** 7:02 PM
3. **Pledge:** Led by Joshua Rockey, Principal at Sutton Elementary School
4. **Additions or Changes to Agenda:**
5. **Guests:**
   a. Butch Shaopiro, Mat Su Borough Land Fill Manager
   b. Ivy Spencer, Mat Su Borough Community Clean Up and Recycle Coordinator
6. **Presentations:**
   a. Butch and Ivy to present on the Mat Su Borough Transfer Site cost and possible recycle program.
7. **Announcements:**
   a. Nancy announces the programs for the month at the Sutton Library
      1. See council website and Facebook page for details of events
8. **Correspondence**:
   a. Mail – Posted on the website
   b. Public and Board Correspondence

9. **Borough and State Reports:**
   a. ***Jim Sykes – MSB Assembly District 1 Representative:***
      1. *Approval for the roof repair at Sutton Elementary School*
      2. *Update on the Matanuska river flooding issue*
         a. Not getting support from the Hydrologist and engineers
         b. Not given up on DOT looking at the river
         c. If successful drying out the recommended area of river the DOT would maintain the river bed and all gravel could be used for all construction project local and up the highway.
         d. Part of the political problem is we have not spent the grant money that was already allotted
         e. Sutton could become an Erosion Control District
         f. Allowing us to have 0 taxes and could attract small and large grants
         g. The problem with this is the Borough could tax the Erosion Control District
         h. Someone from the MSB attorney's office would come and explain the process
      3. *The Sutton Emergency Services*
         a. Will move in soon to the newly remodeled station
         b. Emergency Services will also get a new tanker
   b. ***Joshua Rockey, Principal, Sutton Elementary School***
      1. The Christmas program was a success
      2. The basketball team has had more player sign up then needed to make a team
         a. Sutton ended the season with 3 and 1
      3. Cross Country program is going to take place this season
      4. Devva is retiring from the ice rink so Sutton is looking for volunteers
      5. Test results are in for Sutton and it is not all doom and gloom

a. Two or more student who do poorly in a small school setting pull all of the grades down
b. This is the first year and so this will get better
c. You can review the test result on the School Districts website

c. Butch Shapiro, of the MSB Landfill Manager

1. The MSB land fill is the largest in the State
2. The States and EPA are in charge of the oversite
3. A very lean staff of only 14 – 15
4. Working to try to cut costs
5. Upgrades to the transfer site such as electric and buildings
6. One cost cutting measure would be to keep Sutton open only 7 hours instead of 8
7. See attached handout for complete details Look at Sutton Transfer Site

d. Ivy Spencer, Community Cleanup & Recycling Coordinator

1. See electronic copy provided by MSB on the possibility of a recycling program at our Sutton Transfer Site

e. Dillon Buzby, Home School Student

1. Dillion is going to Juneau for a class project that will be an oral presentation on the Jonesville area
2. Sutton Community Council will help to support Dillon with the report for the legislator's in February
3. Dillon will interview community members and gather pictures and stories of the transformation the area has experienced in the last few year

10. Officer Reports:

a. **Chair** – Mark Bertels
1. No report at this time

b. **Secretary** – Claudia Dolfi
1. Claudia moves to accept the November minutes Motion passes unanimously

Treasurer – Jim Tapley
On hand 12/16/2015
2. Checking - $506.88
3. Savings - $25.29
4. Money Market - $37,191.21
5. 2010 Revenue Sharing - $222.57
6. 2011 Revenue Sharing - $0.00 -Closed
7. 2012 Revenue Sharing - $3,345.81
8. 2013 Revenue Sharing - $18,892.28
9. 2014 Revenue Sharing - $13,886.99

George moves to accept the Treasure Report Claudia seconded. Motion passes unanimously

11. Committee Reports:

a. *Comp Plan Review* - Mark Bertels
1. No report at this time

b. *501c (3) Committee* – George Rauscher/ Jim Tapley
1. Application update
   - No word on the application at this time

c. *Bylaws Committee* – Roberta Mason
   - No report at this time

d. ***RSA Report*** – George Rauscher
   1. Only a few reports of bad roads
   2. Cost for bike path sanding will come out of our RSA money
      a. As a Community we need to decide if we want to pay for sanding
      b. George will get the cost to add this and then send me questions to put into Survey Monkey so that community consensus

12. Public Comment/Participation:
a. No public comments at this time

13. Old Business:
a. ***Update on Letter from the SCC to Mat-Su Borough regarding the Mat Su River flood funding***
   a. See Jim Sykes report on the river flooding
b. ***Update on Letter from the SCC to all involved agencies and representatives regarding Jonesville Mine area***
   a. At this time there has been only one response to the letter and that was from Jim Colver
c. ***Advisory Committee for the Jonesville Mine Area***
   a. George will act as the committee chair
   b. Posters will be put around town, posted on the website and emailed out to community members asking for volunteers to set on the community
d. ***Executive session called to elect Council officers***
   a. All officers will remain in their present board positions.

14. General Orders:
a. None at this time

15. New Business:
a. None at this time

16. Restate motions and voting results
a. Claudia restates the motions and voting results

17. Meeting Adjourned: 9:19 pm

Mark Butler 02-24-16 Claudia Wolfi 2-24-16

President's Signature **Date** **Secretary's Signature** **Date**

Sutton Community Council Regular Monthly Meeting
Wednesday, January 27, 2016, 7:00 pm @ Sutton Public Library
Minutes

Council Members Present: Mark Bertels, Roberta Mason, Claudia Dolfi, Frank Buzby, George Rauscher, Sandra Myers
Council Members Absent: Sierra Alcantra, Jim Tapley
Community Members Present: Juli Buzby, Ken Barkley, Julie Estey, Phil Blydenburg, Chuck Carver, Gary Hay, Earl L. Houser, Jim Sykes, Nancy Dryden, Phil Williams,

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1. **Establish Quorum:** Yes
2. **Call to Order:** 7:09
3. **Pledge:** Led by Fire Chief Chuck Carver
4. **Additions or Changes to Agenda:**
   a. No additions or changes to the agenda
5. **Presentations:**
   a. ***Julie Este of MEA***
      1. MEA will begin clearing power easements in the Sutton area. This clearing should happen every 8 years
      2. All trees within the easements will be removed
      3. Robo calls will be placed before the cutting begins as well as door hangers
      4. Be proactive and call MEA if you have concerns before the cutting begins
      5. This clearing includes overhead and underground
      6. MEA scholarships are now available on the MEA website
      7. There are two board positions that will be filled during this MEA election
      8. MEA is selling power to other electric companies saving customers money
   b. ***Emergency Services - Ken***
      1. Recruiting and retaining emergency personal is difficult
      2. Training, recruiting costs money
      3. There will be a 1000 hour employee hired to do administrative paperwork
      4. The tank for water will be put under ground at the Sutton Station to meet ISO rating
      5. The rating will reduce the cost of insurance local
      6. When the grant writing begins Ken will be back for a letter of support from each Council
   c. ***Alpine Historical Society – Nancy Dryden***
      1. The annual meeting will be Sunday from 1:00 – 3:00 at the Sutton Public Library.
      2. The park over the year had visitor from 92 foreign countries
6. **Announcements:**
   a. *None at this time*
7. **Correspondence:**
   a. Mail – Posted on the website
   b. Public and Board Correspondence
8. **Borough and State Reports:**
   a. ***Jim Sykes – MSB Assembly District 1 Representative:***
      1. Good news on the water tank at the Fire Hall
      2. The upgrades to the
      3. The home owners buy-out program fell through
      4. FEMA has grants and the Borough will apply
      5. The river trenching project could move forward
      6. 2.5 million is to be spend on a small section of the river just up from where the project was done last year
      7. Should be spend that kind of money on a short strip 2.4 miles long

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-073

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING $125,516 FROM THE PLANNING DEPARTMENT FISCAL YEAR 2016 OPERATING BUDGET, FUND 100, TO FUND 480; AND A RESOLUTION AMENDING THE BUDGETS FOR PROJECT NOS. 47035, 47038, 47046, 47047, 47520; EXTENDING THE TIME OF COMPLETION FOR THE PROJECT FUNDING AND APPROVING THE SCOPE OF WORK AND BUDGET FOR PLANNING OFFICE MODIFICATION PROJECT; HOUSING ANALYSIS PROJECT, AND THE REGIONAL TRANSPORTATION PROJECT.

AGENDA OF: April 19, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator L Driscoll	EP for L. Driscoll	
1	Planning and Land Use Director	EP	
2	Finance Director		4/7/16
3	Borough Attorney	NS	
4	Borough Clerk		4/11/16

ATTACHMENT(S): Fiscal Note: NO ____ YES X
Ordinance Serial No. 16-047 (2 pp)
Resolution Serial No. 16-041 (4 pp)

SUMMARY STATEMENT:
The planning department's fiscal year 2016 budget contained funding for a Platting Officer, a Cultural Resource Specialist, and a Platting Assistant. The Platting Officer and Platting Assistant positions will be filled prior to June 30, 2016, however there will be excess funding due to the time both

positions were vacant. The Cultural Resource Specialist position will not be filled until after July 1, 2016.

In addition, there are project accounts that have remaining funding that is not needed for the project; this remaining funding will be moved, and the time of completion extended, so to ensure that the funding is not lost.

The planning department has identified projects that can be worked on when staffing levels increase and funding becomes available; as well as other tasks that need completion and are not currently funded. Completion of these projects will not occur prior to June 30, 2016. As a result, it is necessary to reappropriate these funds into a non-lapsing capital project fund.

Housing Analysis $55,550:
In early 2015 the Mat-Su Borough, in partnership with the Valley Board of Realtors, held a Housing forum; several community groups were formed from those in attendance to study several aspects of housing and work with stakeholders to develop new tools for use in the Mat-Su; this funding will be used to continue working with these groups and analyzing the current future housing needs in the borough.

Planning Office Modification Project $14,416
With work underway on the Planning Department section of the DSJ Building, additional tasks are necessary to increase the security of the permit center and Planning Department offices. This funding will be used to offset some of those additional costs.

REGIONAL TRANSPORTATION $55,550
In response to exponential growth and increased population density in the Borough, regional transportation planning efforts have become a priority for Mat-Su. Recommendations from the 2014 Transportation Strategy and Development Workshop Action Plan and the MSB Long Range Transportation Plan (LRTP) are being coordinated by the MSB Transportation Planner. These efforts include: 1) An update to the LRTP, 2) regional coordination meetings with the Alaska Department of Transportation & Public Facilities (DOT&PF), neighboring Metropolitan Planning Organizations (AMATS, FMATS), local and statewide elected officials, and 3) increased opportunity for public involvement through regional citizen's advisory councils (i.e., the MSB Aviation Advisory and Transportation Advisory Boards) and project-specific workshops.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully requests Assembly adoption of the legislation reappropriating $125,516 from the planning department fiscal year 2016 operating budget, fund 100, to fund 480; and a resolution amending the budgets for project nos. 47035, 47038, 47046, 47047, 47520; extending the time of completion for the project funding and approving the scope of work and budget for the Planning Office Modification project; Housing Analysis project, and the Regional Transportation Project.

MATANUSKA-SUSITNA BOROUGH - FISCAL NOTE

Agenda Date April 19, 2016 ORIGINATOR: Pamela Graham, Grant Coordinator

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING $125,516 FROM THE PLANNING DEPARTMENT FISCAL YEAR 2016 OPERATING BUDGET, FUND 100, TO FUND 480; AND A RESOLUTION AMENDING THE BUDGETS FOR PROJECT NOS. 47035, 47038, 47046, 47047, 47520; EXTENDING THE TIME OF COMPLETION FOR THE PROJECT FUNDING AND APPROVING THE SCOPE OF WORK AND BUDGET FOR PLANNING OFFICE MODIFICATION PROJECT; HOUSING ANALYSIS PROJECT, AND THE REGIONAL TRANSPORTATION PROJECT.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? (YES) NO
AMOUNT REQUESTED $ 295,369.17	FUNDING SOURCE Planning Oper. Budget
FROM ACCOUNT # 480.000.000 4XX.XXX $ 169,853.17 100.130.130/131/132.4XX.XXX $ 125,516	PROJECT # 47035 / 47046
TO ACCOUNT # 480.000.000 4XX.XXX	PROJECT # 47035/47046/47047/47520/47038
VERIFIED BY:	CERTIFIED BY:
DATE: 4-7-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			295.3			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds						
Other			295.3			
TOTAL			295.3			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ Phone: _____

DEPARTMENT: _____ Date: _____

APPROVED BY: _____ Date: 4/7/16

OR 16-047
RS 16-041

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-047

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING $125,516 FROM THE PLANNING DEPARTMENT FISCAL YEAR 2016 OPERATING BUDGET, FUND 100, TO FUND 480; FOR THE PLANNING OFFICE MODIFICATION PROJECT, THE HOUSING ANALYSIS PROJECT; AND THE REGIONAL TRANSPORTATION PROJECT.

WHEREAS, the planning department's fiscal year 2016 budget contained funding that was not used for its intended purpose due to staffing shortages and is available for other tasks; and

WHEREAS, several projects, including the Point MacKenzie Townsite and the Artifact Inventory & Relocation project have been completed or canceled with funding remaining in the project accounts, that can now be used for other tasks; and

WHEREAS, the planning department has identified project that are in need of additional funding, including Regional Transportation, the Housing Analysis, and the planning office modifications.

WHEREAS, it is necessary to reappropriate these funds into a non-lapsing capital project accounts in order to complete the projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Reappropriation source. The Matanuska-Susitna Borough Assembly does hereby reappropriate $125,516 from the planning department fiscal year 2016 operating budget, fund 100, to fund 480, $55,550 to project 47038 for Regional Transportation, $55,550 to project 47047 for the Housing Analysis, $14,416 to project 47520 for the Planning Office Modification project.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 16- 041

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AMENDING THE BUDGETS FOR PROJECT NOS. 47035, 47038, 47046, 47047, AND 47520 AND EXTENDING THE TIME OF COMPLETION FOR PROJECT FUNDING AND APPROVING THE SCOPE OF WORK AND BUDGET FOR THE PLANNING OFFICE MODIFICATION PROJECT, THE HOUSING ANALYSIS PROJECT, AND THE REGIONAL TRANSPORTATION PROJECT.

WHEREAS, the planning department's fiscal year 2016 budget contained funding that was not used for its intended purpose due to staffing shortages and is available for other tasks; and

WHEREAS, several projects, including the Point MacKenzie Townsite; and the Artifact Inventory & Relocation project have been completed or canceled with funding remaining in the project accounts, that can now be used for other tasks; and

WHEREAS, the planning department has identified project that are in need of additional funding, including Regional Transportation, the Housing Analysis, and the planning office modifications.

WHEREAS, the Assembly reappropriated funds in the amount of $125,516 with Ordinance Serial No. 16-047 for these projects; and

WHEREAS, the Assembly is required to approve the scope of work and budget prior to any expenditures.

NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Assembly hereby approves the following scopes of work and budgets.

SCOPE OF WORK

PROJECT 47047 HOUSING ANALYSIS: Staff will continue working with the Valley Board of Realtors on compiling and analyzing housing data in the Mat-Su Borough.

PROJECT 47520 PLANNING OFFICE MODIFICATION PROJECT: Staff will work to relocate existing planning department staff and modify the work area during the renovations to the Dorothy Swanda-Jones Building.

PROJECT 47038 REGIONAL TRANSPORTATION: This funding will be utilized to conduct regional transportation planning efforts, fund continuing education opportunities, and implement recommendations from adopted transportation-related plans.

BUDGET

AMENDED BUDGETS

Project/Account No.	Previously Approved Budgets	Amended Budgets
Point MacKenzie Townsite Project No. 47035-1800-1801 & 47035-4200-4201		
Fiscal Year 2014 Areawide Budget Appropriation	$100,000	$-0-
To: Regional Transportation Project No. 47038	$-0-	$100,000
Fiscal Year 2013 Areawide Planning Department Operating Budget Reappropriation	$110,000	$60,198.67
To: Regional Transportation Project No. 47038	$-0-	$49,801.33
Artifact Inventory & Relocation Project No. 47046-4200-4201		
Fiscal Year 2015 Areawide Planning Department Operating Budget Reappropriation	$30,000	$9,948.16
To: 47520 Planning Office Modifications	$-0-	$20,051.84
Total Amended Budgets	**$240,000**	**$240,000**
Housing Analysis Project No. 47047		
Fiscal Year 2016 Areawide Planning Department Operating Budget Reappropriation		$ 55,550

Project/Account No.	Previously Approved Budgets	Amended Budgets
Planning Office Modifications		
Project No. 47520		
Fiscal Year 2016 Areawide Planning Department Operating Budget Reappropriation		$ 14,416
Regional Transportation		
Project No. 47038		
Fiscal Year 2016 Areawide Planning Department Operating Budget Reappropriation		$ 55,550
Project - Total		***$125,516***

NOW THEREFORE BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Assembly hereby extends the time of completion on the project funding to June 30, 2019.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of $120,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

AGENDA OF: April 19, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	4/5/16	
	Public Works Director		6 APR 16
	Finance Director		20/7/16
	Borough Attorney		
	Borough Clerk		4/11/16

ATTACHMENT(S): Fiscal Note: Yes x No
Ordinance Serial No. 16-048 (2 pp)
Resolution no. 16-01 from the Road Service Area No. 25, Board of Supervisors (1pp)
Road Maintenance & Repair Capital Projects List for RSA 25, approved with AM 15-157, (3pp)

SUMMARY STATEMENT: The Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to support as many road capital projects as possible and ensure that the capital projects previously approved by the assembly with AM 15-157 are fully funded. Funds from the RSA No. 25 Bogard Fund Balance can be used to fund Road Capital Improvement Projects. The Bogard Board of Supervisors and the Public Works Department would like to transfer $120,000 from the Bogard Road Service Area No. 25 fund balance, Fund 279, to Project No. 30045, Fund 410 for Bogard Road Service Area No. 25 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $120,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

ORNO.16-048

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: April 19, 2016

SUBJECT: Appropriation of $120,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *120,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 279.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30045
VERIFIED BY:	CERTIFIED BY:
DATE: 4-6-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			120			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other RSA Fund Balance			120			
TOTAL			120			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 279 is $68,744 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 4/7/16

IM No. 16-074

OR16-048

A RESOLUTION OF THE ROAD SERVICE AREA #25, BOGARD BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $120,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #25, Bogard Fund Balance has a balance of approximately $189,770; and

WHEREAS, it is the desire of the Road Service Area #25, Bogard Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #25, Bogard Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #25, Bogard Board of Supervisors request $120,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #25, Bogard Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $120,000 from Fund Balance 279.272.000 to Capital Improvements Project 30045.

APPROVED by the Road Service Area #25, Bogard Board of Supervisors:

RSA #25 Supervisor — Date 3/2/16

RSA #25 Supervisor — Date 3/2/16

RSA #25 Supervisor — Date

Resolution 16-01 IM16-074 OR16-048

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2016

ASSEMBLY PERSON: Dist 1 Jim Sykes
ASSEMBLY PERSON: Dist 3 George McKee
ASSEMBLY PERSON: Dist 4 Steve Colligan
ASSEMBLY PERSON: Dist 6 Barbara Doty
RSA SUPER: Will Barickman
PRIMARY: Gary Hessmer
ALT: Carol Christiansen
ALT: VACANT

ROAD SERVICE AREA: 25 Bogard

PROJECT # 30045

APPROX AVAILABLE FUNDING $ 2,238,551
APPROX AVAILABLE GRANT FUNDING $0

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE	$0					N/A
2	RSA ROADS	CALCIUM APPLICATION	$0					N/A
3	RSA ROADS	RECONDITION ROADS	$150,000	$150,000				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	$160,000	$160,000				YES
5	Echo Ave (.38) Golf St (.13) Foxtrot Ave (.47) Quebec St (.21) Sierra St (.45) Shaw's Dr (.49) Delta Dt. (.06)	Design / Utility Relocate and Upgrade (2.19)	$800,000	$800,000				YES
6	Highline Lane (.33) Biltmore Ct (.09) Claridge Ct (.06)	Design / Utility Relocate and Upgrade (.48)	$100,000	$100,000				YES
7	Waldron Cove Ct (.21) Finger Cove Ct (.08) Finger Lake Rd (.04)	Design / Utility Relocate and Upgrade (.33)	$400,000	$400,000				YES
8	Verboncoeur Dr (.26) LaGoon Drive (.27)	Design / Upgrade (.53)	$325,000	$325,000				YES
9	Highline Lane (.33) Biltmore Ct (.09) Claridge Ct (.06)	Pave w/2" A.C. (.47) 50% MSB Match	$144,000	$72,000	$72,000			YES

IM16-014
CR16-048

10	Waldron Cove Ct (.21) Finger Cove Ct (.08) Finger Lake Rd (.04)	Pave w/2" A.C. (.33) 50% MSB Match	$99,000	$49,500	$49,500			YES
11	Verboncoeur Dr (.26) LaGoon Drive (.27)	Pave w/2" A.C. (.53) 50% MSB Match	$159,000	$79,500	$79,500			YES
	TOTAL FUNDED PROJECTS		**$2,337,000**	**$2,136,000**	**$201,000**			
12	Echo Ave (.38) Golf St (.13) Foxtrot Ave (.47) Quebec St (.21) Sierra St (.45) Shaw's Dr (.49) Delta Dt. (.06)	Pave w/2" A.C. (2.19) 50% MSB Match	$657,000	$328,000	$328,000			NO
					FUNDING NOT YET IDENTIFIED			
13	Terrell Drive (.40) Tambert Drive (.40	Design / Upgrade (.80)	$350,000	$350,000				NO
					FUNDING NOT YET IDENTIFIED			
14	E Wolverine Ave (.50)	Design / Upgrade (1.0)	$400,000	$400,000				NO
					FUNDING NOT YET IDENTIFIED			
15	E Beaver Ave (.50)	Design / Upgrade (.50)	$200,000	$200,000				NO
					FUNDING NOT YET IDENTIFIED			
16	E Alder Cir (.17) E Juniper Rd (.10) E Fir Rd (.08) E Rose Bud Cir (.18) E	Design / Upgrade (.56)	$300,000	$300,000				NO
					FUNDING NOT YET IDENTIFIED			
17	Tamera Ck Cir (.25) E Cherry Dr (.19) E	Design / Upgrade (.85)	$350,000	$350,000				NO
					FUNDING NOT YET IDENTIFIED			

I m16-01
QR16-04

18	Terrel Dr (.40) Tambert Dr. (.40)	Pave w/2" A.C. (.80) 50% MSB Match	$240,000	$120,000	$120,000			NO
					FUNDING NOT YET IDENTIFIED			
19	E Wolverine Ave (.50) E Porcupine Ave (.50)	Pave w/2" A.C. (1.0) 50% MSB Match	$300,000	$150,000	$150,000			NO
					FUNDING NOT YET IDENTIFIED			
20	E Beaver Ave (.50)	Pave w/2" A.C. (.50) 50% MSB Match	$300,000	$150,000	$150,000			NO
					FUNDING NOT YET IDENTIFIED			
21	E. Alder Cir (.17) Junipar Rd. (.10) Fir Rd. (.08) Rose Bud Cir. (.18) Rose Bud	Pave w/2" A.C. (.56) 50% MSB Match	$168,000	$84,000	$84,000			NO
					FUNDING NOT YET IDENTIFIED			
22	Tamera Ck Ct. (.25) Cherry Dr. (.19) Cherry Cir. (.18) Hemlock Dr. (.23)	Pave w/2" A.C. (.85) 50% MSB Match	$255,000	$127,500	$127,500			NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$2,863,000**	**$2,231,500**	**$631,500**			

IM16-07
OR16-048

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-048

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $120,000 FROM BOGARD ROAD SERVICE AREA NO.28 FUND BALANCE, FUND 279, TO FUND 410, PROJECT NO. 30045, FOR BOGARD ROAD SERVICE AREA NO. 25 CAPITAL PROJECTS.

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA no. 25 Bogard fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to transfer $120,000 from Greater Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for the Bogard Road Service Area No. 25 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $120,000 from Bogard Road Service Area No. 25, fund balance, Fund 279, to Fund 410, Project No. 30045, Bogard Road Service Area No. 25 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-076

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REGARDING A PROPOSED INTERIM MATERIALS DISTRICT KNOWN AS LAKESIDE SAND & GRAVEL, LOCATED WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 04 WEST, SEWARD MERIDIAN.

AGENDA OF: April 19, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator - Mark Whisenhunt	MW	
	Planning and Land Use Director	EP	
	Borough Attorney	NS	
	Borough Clerk	[illegible]	9/12/16

ATTACHMENT(S): Fiscal Note: NO _X_ YES ___
Ordinance Serial No. 16-049 (6 pp) (SUB)
Ordinance Serial No. 16-049 (7 pp)
Staff Report (292 pp)
Planning Commission Resolution 16-08 (7pp)

SUMMARY STATEMENT:
An Interim Materials District (IMD) application has been submitted for an IMD designation on the above referenced parcel where a mining operation is proposed. The permit request is to remove 750,000 cubic yards of material from a 25 acre area within a 40 acre parcel. The applicant has indicated that extraction activities are expected to conclude in 2040.

For sites where extraction activities are greater than 20 acres, an IMD designation is required under MSB 17.28 - Interim Materials District. An IMD may be established on private or public parcels and where extraction activities occur on 20 contiguous acres or greater. The site is located within Big Lake Road Service Area, West Lakes Fire Service Area, and Assembly

District #5.

The Planning Commission's vote on the motion to approve the Interim Materials District failed to garner a majority vote on March 21, 2016. Planning Commission Resolution 16-18 was adopted unanimously and references the findings of fact and conclusions of law made in the staff report associated with this Interim Materials District request. As outlined in said staff report, staff found the application has met the operational requirements, but found that an Interim Materials District at this location is incompatible with the Big Lake Comprehensive Plan. Time and again the Comprehensive Plan states the community's priorities are to protect and preserve the natural beauty and character of the Big Lake Community. The plan encourages light industrial uses in only two areas, near the airport and an area south of Susitna Parkway. The plan does not specifically address gravel extraction; however, with the repeated effort to protect and preserve the natural beauty and character of the Big Lake Community it seems implicit that operating a large gravel extraction operation in the Dispersed Residential area is inconsistent with the Comprehensive Plan.

The Planning Commission could not agree on the compatibility of the request with the Big Lake Comprehensive Plan. Planning Commission Resolution 16-08 was for recommending approval of the request and it failed by garnering a 2-4 vote.

BACKGROUND:
The subject parcel has been used for gravel extraction since approximately 2007. According to the applicant, there has been less than 2,000 yards of material extracted from the parcel annually, with the exception of 2013. A site extracting 2,000 cubic yards or less annually on any one parcel does not require an administrative or conditional use permit.

In 2009, the applicant applied for a Conditional Use Permit for extraction of 138,000 cubic yards of material from a 9.7 acre site on the subject parcel. Staff recommended denial of the request noting it did not meet all of the standards set forth in MSB 17.30. The applicant decided to pull the application request prior to the public hearing.

In 2013, an administrative permit was issued to extract 5,000 cubic yards of material from a 1-acre mining site on the subject parcel. The administrative permit was issued on July 31, 2013 and expired 92 days later on October 31, 2013.

There have been four complaint cases from 2009 to 2014 related to gravel extraction occurring at the subject parcel. The Code Compliance Officer for each case was not able to establish a violation in any of the four cases. All four complaint cases have been closed.

RECOMMENDATION OF ADMINISTRATION:
Staff respectfully requests denial of the interim materials district, known as Lakeside Sand & Gravel, as it is inconsistent with the Big Lake Comprehensive Plan.

By: Mark Whisenhunt
Introduced: March 7, 2016
Public Hearing: March 21, 2016
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-18

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION MAKING A RECOMMENDATION AND PROVIDING FINDINGS OF FACT TO SUPPORT DENIAL OF RESOLUTION 16-08.

WHEREAS, an application for an Interim Materials District (IMD) was submitted by William and Helen Heairet (dba Lakeside Sand & Gravel) to remove earth materials from 19116 West Belarde Boulevard, located within the northwest one-quarter of the northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

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

WHEREAS, the purpose of MSB 17.28 is to establish an Interim Materials District within the borough to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties; and

WHEREAS, it is the further purpose of MSB 17.28 to promote compatible and orderly development; and

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

WHEREAS, findings of fact and conclusions of law have been listed in the staff report; and

WHEREAS, the Planning Commission conducted a public hearing on March 21, 2016 regarding this IMD request; and

WHEREAS, the Planning Commission's vote on the motion to approve the Interim Materials District failed to garner a majority vote on March 21, 2016; and

WHEREAS, Consideration of Resolution 16-08 failed with a two to four vote; and

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following conclusions:

1. the proposed use, with conditions, may not be harmful to the public health, safety, convenience and welfare; and
2. the applicant has met all of the requirements of MSB 17.28.050 and MSB 17.28.060, and is in compliance with all local, State, and Federal laws.
3. Commissioners Healy, Anderson, and Vague find the request for IMD to be incompatible with the Big Lake Comprehensive Plan; and

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4. Commissioners Kendig, Rauchenstein and Klapperich find the request for IMD may be compatible with the Big Lake Comprehensive Plan; and

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of March, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Klapperich, Anderson, Healy, Vague, Kendig, and Rauchenstein

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STAFF REPORT

IM16-076
OR16-04

By: Mark Whisenhunt
Introduced: March 7, 2016
Public Hearing: March 21, 2016
Action: Failed

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-08

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN INTERIM MATERIALS DISTRICT, KNOWN AS LAKESIDE SAND & GRAVEL; IN TOWNSHIP 17 NORTH, RANGE 4 WEST, SECTION 25, PARCEL# B19 (TAX ID# 17N04W25B019), SEWARD MERIDIAN.

WHEREAS, an application for an Interim Materials District (IMD) was submitted by William and Helen Heairet (dba Lakeside Sand & Gravel) to remove earth materials from 19116 West Belarde Boulevard, located within the northwest one-quarter of the northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

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

WHEREAS, the purpose of MSB 17.28 is to establish an Interim Materials District within the borough to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties; and

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WHEREAS, it is the further purpose of MSB 17.28 to promote compatible and orderly development; and

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

WHEREAS, findings of fact and conclusions of law have been listed in the staff report; and

WHEREAS, the Planning Commission conducted a public hearing on March 21, 2016 regarding this IMD request; and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District is compatible with the goals and policies of the Big Lake Comprehensive Plan; and

WHEREAS, The Big Lake Community Council submitted comments on March 9, 2016, indicating the Council has no objection to the Interim Materials District request; and

WHEREAS, the applicant has met all of the requirements of MSB 17.28.050 and 17.28.060, and is in compliance with all local, State, and Federal laws; and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District, when in compliance with local, State, and Federal laws does not negatively affect public health, safety or general welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does

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meet the standards of MSB 17.28 and adopts the findings of fact and conclusions of law within the staff report and hereby recommends approval of the designation of Interim Materials District known as B&E Construction with the following conditions:

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Interim Materials District shall be required prior to any alteration or expansion of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015.
4. Prior to operating, the IMD boundary shown in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015, shall be located and marked on the property by a surveyor licensed to operate in the State of Alaska. Said markers shall be maintained in a visible condition to ensure extraction activities stay within the extraction area boundary.

5. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.

6. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.

7. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.

8. Visual screening shall be achieved and maintained by using a combination of earthen berms 10-feet in height to north and south, and maintaining the topographical buffer as described in the application material.

9. A Matanuska-Susitna Borough Driveway Permit shall be obtained for access onto Belarde Boulevard prior to operating.

10. Large "side dump" vehicles or tandem end dumps shall not be used in conjunction with this use unless certification from a professional engineer has deemed access to and from the subject parcel and use of the intersection of Belarde Boulevard and West Lake Boulevard is safe for said vehicles and other motorists to use. If upgrading the intersection and/or Belarde Boulevard is necessary, a construction permit

shall be obtained from the Matanuska-Susitna Borough prior to beginning any work in a public right-of-way.

11. 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.
12. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.
13. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm, Monday through Friday.
14. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.
15. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.

16. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will at a minimum be allowed on demand when activity is occurring and, 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 the Interim Materials District.

17. The operation shall comply with the reclamation standards of MSB 17.28.067.

18. If reclamation information is updated annually with the State of Alaska, Department of Natural Resources, the applicant shall provide a copy of the updated information to the MSB Planning Department.

19. An asphalt plant (aka hot mix or batch plant) shall not be operated at this site.

20. Dust control shall be achieved at the gravel pit, rock screener, crusher, and roads as necessary.

21. 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.

22. All activity shall be conducted in compliance with state or federal regulations governing the items listed in MSB 17.28.040(B)(1), 17.28.040(B)(2), and 17.28.040(B)(3).

23. Authorization for earth material extraction activities approved by this legislation shall expire on December 31, 2040.

24. The IMD must be approved by the Matanuska-Susitna Borough Assembly.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission recommends Assembly approval of the designation of Interim Materials District for the 40 acres within the property located at 19116 W. Belarde Boulevard.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Kendig and Rauchenstein

NO: Anderson, Healy, Klapperich, and Vague

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

File Number:	172820150004
Applicant and Property Owner:	William & Helen Heairet (dba Lakeside Sand & Gravel)
Request:	Planning Commission Resolutions 16-08 & 16-16 A resolution with a recommendation to the Assembly for a proposed Interim Materials District (IMD) in accordance with MSB 17.28—Interim Materials District, for the extraction of up to 750,000 cubic yards of material within a 25 acre area of a 40 acre parcel of property
Location:	19116 W Belarde Boulevard (MSB Tax ID# 17N04W25B019); within Township 17 North, Range 4 West, Section 25, Seward Meridian
Legal Description:	The Northwest one-quarter of the Northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska.
Public Hearing:	March 21, 2016
Planning Commission Action:	The planning commission shall conduct a public hearing and render a recommendation to Borough Assembly on a designation for an Interim Materials District
Reviewed By:	Eileen Probasco, Planning & Land Use Director Alex Strawn, Development Services Manager
Staff:	Mark Whisenhunt, Planner II

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EXECUTIVE SUMMARY

An Interim Materials District (IMD) application has been submitted for an IMD designation on the above referenced parcel where a mining operation is proposed. The permit request is to remove 750,000 cubic yards of material from a 25 acre area of a 40 acre parcel. The applicant has indicated that extraction activities are expected to conclude in 2040.

For sites where extraction activities are greater than 20-acres, an IMD designation is required under MSB 17.28 – Interim Materials District. An IMD may be established on private or public parcels and where extraction activities occur on 20 contiguous acres or greater. The site is located within Big Lake Road Service Area, West Lakes Fire Service Area, and Assembly District #5.

BACKGROUND

The subject parcel has been used for gravel extraction since approximately 2007. According to the applicant, there has been less than 2,000 yards of material extracted from the parcel annually, with the exception of 2013. A site extracting 2,000 cubic yards or less annually on any one parcel does not require an administrative or conditional use permit.

In 2009, the applicant applied for a Conditional Use Permit for extraction of 138,000 cubic yards of material from a 9.7 acre site on the subject parcel. Staff recommended denial of the request noting it did not meet all of the standards set forth in MSB 17.30. The applicant decided to pull the application request prior to the public hearing.

In 2013, an administrative permit was issued to extract 5,000 cubic yards of material from a 1-acre mining site on the subject parcel. The administrative permit was issued on July 31, 2013 and expired 92 days later on October 31, 2013.

There have been four complaint cases from 2009 to 2014 related to gravel extraction occurring at the subject parcel. The Code Compliance Officer for each case was not able to establish a violation in any of the four cases. All four complaint cases have been closed.

LAND USE

Existing Land Use:
The site is a partially wooded, 40-acre parcel. The southwest property corner is approximately 550 feet from the Big Lake shore. Several trails exist onsite and a portion the northern area of the parcel has been cleared as earth material extraction activity has previously occurred. The site has no permanent structures or buildings. The site contains mature vegetation, including cottonwood and birch trees, as well as various bushes and shrubs. The site has undulating hills with topography that varies approximately 60 feet in elevation.

A driveway permit application is currently being processed for the existing access onto on Belarde Blvd. Belarde Blvd. is classified as an unpaved residential road constructed to the minimum access standards and located within Big Lake RSA. Belarde Boulevard is not maintained by the Matanuska-Susitna Borough.

Surrounding Land Uses:
Land uses immediately surrounding the subject parcel are under private ownership. Residential neighborhoods are located immediately adjacent to the west and south with parcels ranging from 0.33 to three acres in size. Belarde Boulevard runs east to west on the north side of the site. A 127-acre parcel with residential home is positioned north of the site across from Belarde Boulevard and 40-acre parcel with a private airstrip lies adjacent to the site to the east.

COMPREHENSIVE PLAN

This property is located within the boundary of the Big Lake Comprehensive Plan, updated and adopted in August, 2009. The intent of the Comprehensive Plan is to identify and encourage a general pattern of development that best meets the community goals and to *"accommodate growth while holding onto characteristics that make Big Lake a good place to live and visit."* A Guide map of Land Uses, included in chapter III – Land Use and Environment, describes a spectrum of land use areas ranging from more concentrated to more dispersed types of development.

Excerpts from the Big Lake Comprehensive Plan which relate to the proposed IMD are outlined below.

> ***Land Use and Environment Goals***
> *The overarching goal of this plan is protect Big Lake's special character as a place to live and visit while accepting and even encouraging growth. Without guidance, as the area grows, the community risks losing these qualities that makes Big Lake a distinctive place – its undeveloped open spaces, good views, wildlife, and out-the-door access to recreation. At the same time, growth in the community can bring many benefits, providing new places for people to live, creating new opportunities for local employment, and generally leading to a more vital community.*
>
> - ***Coordinate the Planning of Land Use and Community Services and Facilities*** *– Plan for and coordinate expansion of the community and of associated public services. Public services can be provided more efficiently and at lower cost if the community anticipates and plans for the location and quantity of growth.*
> - ***Strengthen the Big Lake Economy*** *– Improve local opportunities for jobs and businesses, to help Big Lake become a stronger, more stable year round community. Business development is encouraged to provide a stable economic financial base in addition to a more stable tax base.*
> - ***Protect the Natural Environment*** *– As the area grows, actions are needed to avoid detrimental effects on well water, quality of surface water, habitat, wetlands and other natural environmental features.*
> - ***Provide for Freedom to Enjoy our Properties*** *– The plan supports a balance of freedom to use property as individuals chose up to that point where one person's use limits the rights of neighbors to enjoy their property. Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property.*

Strategies to Achieve Land Use Goals

Strategy 1: *Develop a land use "roadmap" setting out general intentions for the location and intensity of development – to provide for growth, protect Big Lake's environment and rural character, encourage concentrated commercial development, and allow for the efficient provision of community infrastructure.*

Residential Areas

Four types of residential areas are identified. In all four of these areas, the predominate character is encouraged to remain residential, as it is today; however home-based businesses and other commercial uses are acceptable. If and when such non-residential occurs, such uses are encouraged be developed in a manner that is compatible with the predominately residential character of these areas.

The subject parcel is located within the *Dispersed Residential* land use district as identified in the Big Lake Comprehensive Plan. This district is described as *"rural residential areas, where lots sizes are larger and the natural setting is more dominant. This is currently the most predominant land use density in the Big Lake area."*

Strategy 3: Identify and Protect Key Features of the Natural Environment

The Big Lake natural environment is at the heart of the community's quality of life and economy. Over the course of the meetings to prepare this plan, the public was clear on what they value about the Big Lake natural environment:

- *Clean water – keep lakes, streams, wetlands, etc. free from septic pollution, hydrocarbons, non-point source pollution such as nitrates & fertilizers, etc.*
- *Clean air – keep it clean; discourage air polluting industries*
- *Natural beauty – retain the landscape that reflects the natural beauty of the land*
- *Dark night skies – minimize light pollution*
- *"Natural quiet" – minimize noise pollution*

Strategy 4: Establish Community-Wide Development Guidelines

Previous sections have addressed the general locations and intensity of development; this section presents guidelines that address the character of development. The intent of these guidelines is to allow for a wide range of uses to coexist in Big Lake, but to encourage these uses to occur in a way that minimize impacts on the quality of life of neighbors and the natural environment.

The same use – say a new store – can have very different impacts, depending on how it is developed. For example, in one instance the developer might clear all the vegetation from the site and direct runoff from parking lots into a nearby stream. A different developer might leave more of the original vegetation, and direct runoff to a swale where dirt and oil are filtered out before the runoff goes into the adjoining creek. Below is a list of general development guidelines. The community may later wish to refine these and adopt them as enforceable regulations.

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Development Guidelines

- *Natural Vegetation/Site Disturbance – Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear cutting the entire parcel prior to selling or developing land is strongly discouraged.*
- *Commercial Uses/Home-based Businesses in Predominately Residential Areas – The plan supports a variety of home based businesses and residential-compatible commercial uses in predominately residential areas, but encourages these uses to be designed to not impact neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominately residential areas include:*
  - *Discourage high-volume or high-traffic activities; businesses should not create nuisances of excessive people and vehicle traffic*
  - *Minimize the offsite evidence of business operation - noise, smells, litter, odors, and public safety calls*
  - *Use special screening and wider setbacks to reduce visual impacts of business operations on surrounding residences.*
  - *Screen dumpsters, service entries*
  - *Avoid using bright lights that wash onto adjoining properties*
  - *Use unobtrusive signage.*

ECONOMIC DEVELOPMENT PRIORITY GOALS

1. Keep the natural environment clean and green.

It is arguable that Big Lake's most important economic resource is its natural setting – its lakes, streams, views and open space. These are the features that attract and hold many year round and seasonal residents, as well as short term visitors.

7. Develop commercial lands around certain business/industry types.

If the railroad and through highways currently being discussed for Big Lake eventually are built, the Big Lake area could become an attractive destination for expanded commercial and industrial development. In the Land Use and Transportation chapters the community has mapped out proposed land use guidelines and has outlined a set of development standards for each of the land use categories. The guidelines and standards will ensure that current and future businesses, both small and larger scale, are developed in a way that preserves the beauty and character of Big Lake.

Discussion

While reviewing the current request, staff considered the guidelines offered in the comprehensive plan. Staff also considered factors, such as standards of Matanuska-Susitna Borough code and potential off-site impacts.

Time and again the Comprehensive Plan states the community's priorities are to protect and preserve the natural beauty and character of the Big Lake Community. The plan encourages light industrial uses in only two areas, near the airport and an area south of Susitna Parkway. The plan does not specifically address gravel extraction, however, with the repeated effort to protect and preserve the natural beauty and character of the Big Lake Community it seems implicit that

operating a large gravel extraction operation in the Dispersed Residential area is inconsistent with the Comprehensive Plan.

It is staff's opinion that the proposed use is inconsistent with the Big Lake Comprehensive Plan.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

Notices were mailed to all property owners within a one mile radius of the property. A total of 204 notices were mailed on January 29, 2016. The public hearing notice was published in the January 29, 2016 publication of the Frontiersman. The application material was posted on the borough web site for public review. The public notice was also mailed to the Big Lake Community Council. The Big Lake Community Council submitted comments on March 9, 2016, indicating the Council has no objection to the Interim Materials District request. Staff received 68 written comments from the public in reference to the proposed IMD. Comments conveying concerns, neutral statements or suggestions, and potential benefits of the proposed IMD are listed below:

Concerns:

- General opposition
- Noise
  - Currently peaceful outdoor living
  - Expect boating noise but "do not expect/deserve" gravel activity noise
- Potential road damage
  - W Lakes Blvd already in deteriorated shape
  - Belarde not built for truck traffic
- Additional truck traffic
  - Danger to children, pedestrians, and bicyclists riding on road
  - Poor visibility at Lakes and Belarde due to hill
  - Bus stop at Lakes and Belarde
- Air pollution/dust
- Disregard for quality of life
- Residential / recreational area
  - Proximity to lake and residential homes
  - Will change the character of neighborhood
- Blight to the neighborhood
- Negative impact to property values
- Water table / drainage concerns
- #1 Economic Development Priority Goal: clean and green
- Inconsistent with Intent and Purpose for 17.28: Will not preserve quality peace quiet and safety of area
- Can hear existing operation, expanding size would cause greater impact from dust and noise

Neutral Comments or Suggestions:

- Could applicant compromise on project magnitude?
- Reduce size to balance industrial use with residential use

- Limit hours of operation and expand buffer to reduce impact to residential neighbors
- Property owners should be able to do as they please as long as it is legal and not negatively impacting neighbors
- Consider limiting crushing to 30 days a year

Comments of Potential Benefits:

- Local gravel source needed:
  - Road projects
  - Local / neighborhood needs
  - Local development
- More expensive to get gravel trucked in from other communities
- Local gravel takes additional truck traffic off Parks highway that bring material from other communities (Making Parks highway safer)
- Applicants are residents and a valuable asset to Big Lake
- Good for Big Lake economy
- Cheaper rate for local contractors
- Cheaper local gravel means more can be done for road service
- Truck traffic no different than existing tour bus traffic
- Existing gravel extraction activities have not disturbed neighbors
- Currently operate with thought to neighbors
- Location of processing has sufficient buffering
- Two other small pits near by

Based on the above comments and concerns, should the Planning Commission recommend approval, staff recommends conditions to address said concerns and to protect the health, safety, and welfare of the community.

Section 17.28.040 Required Compliance With State And Federal Laws

(A) All applicants for interim materials district designation are required to demonstrate compliance with state and federal law. Prior to final approval of the interim materials district, the applicant or agent shall provide written documentation of compliance with the following:

(1) mining license as required by the Alaska State Department of Revenue, pursuant to A.S. 42.65;

(2) mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land;

(3) reclamation plan as required by ADNR, pursuant to A.S. 27.19;

(4) notice of intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the Alaska Pollutant Discharge Elimination System (APDES) requirements; and

(5) United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes and streams.

Finding: A State of Alaska Department of Revenue 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.

Finding: A State of Alaska Department of Natural Resources (ADNR) mining permit is not required for this application because the extraction activities will not take place on state land.

Finding: An ADNR reclamation plan was accepted by ADNR for the project site on June 29, 2015.

Finding: A letter dated July 25, 2015, from Steve Eng of Northrim Engineering, determines that a storm water pollution prevention plan is not required for phase one of the proposed Interim Materials District. Each phase will be independently inspected and a determination will be made at the time of inspection on whether a SWPPP will be required for each phase.

Finding: 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 identified wetlands, lakes, streams, or other waterbodies.

Finding: Cook Inlet Alaska Wetland Classification and the application material do not identify any wetland formations within the proposed IMD.

Finding: On August 14, 2015 the US Army Corps of Engineers issued Jurisdictional Determination POA-2009-41 for the subject property, noting the site is located upland and does not contain waters of the United States.

Conclusion of Law: The applicant has demonstrated compliance with all state and federal laws (MSB 17.28.040(A)).

Section 17.28.050 Site Development Plan Required

(A) The application for an interim materials district shall include a site development plan. The site development plan shall include, but not be limited to the following, as required by the conditions of the site, and shall be consistent with the standards in MSB 17.28.060:

(1) identification of surrounding property owners, existing land uses, and wetlands and waterbodies within one-quarter mile of the site;

Finding: Maps are included in the record identifying surrounding property ownership, wetlands and waterbodies, and existing surrounding land uses within one mile of the site.

Finding: Cook Inlet Alaska Wetland Classification and the application material do not identify any wetland formations within the proposed IMD.

(2) planned location of permanent and semipermanent structures for verification of setback requirements;

Finding: The applicant's site plan shows the planned location of the scale house, screening plant and various other structures meet the setback requirements.

(3) proposed phases of mining activities;

Finding: The proposed phases of mining have been identified in the site plan and application, which are included in the record showing the location of each phase of mining activity within the subject parcel.

Finding: According to the application material, there are five planned phases of mining. A portion of phase one has been mined.

(4) roads and access plan;

Finding: The site plan shows the driveway located on Belarde Boulevard, which is the only proposed ingress and egress for the proposed use at the subject parcel.

Finding: Access to this parcel is made via Belarde Boulevard, which the according to the Borough Right-of-way Official, is a residential road constructed to the minimum access standards.

Finding: A Matanuska-Susitna Borough Driveway Permit application has been submitted to MSB Development Services and is currently being processed.

Finding: According to the application material, traffic volumes will be typically vary from "zero to 100 loads" a day which is equal to or less than 200 trips per day.

Finding: According to the application material, should there be a project that requires traffic in excess of 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles per day, the applicant will take necessary action to ensure compliance with MSB 17.61.090 Traffic Standards.

(5) visual screening measures;

Finding: According to the application material, earthen berms 10-feet in height will be constructed to screen the operation from undeveloped and residential uses to the south and from the adjacent right-of-way to the north. In addition, topography to the east and west will sufficiently screen the use from the adjacent properties.

(6) noise mitigation measures; and

Finding: According to the application material, earthen berms 10-feet in height will be constructed to screen the operation from undeveloped and residential uses to the south and from the adjacent right-of-way to the north. In addition, topography to the east and west will sufficiently screen the use from the adjacent properties.

Finding: According to the applicant, estimated normal business hours are from 8am to 6pm, Monday through Friday depending on available day light. However, the applicant stated that on occasion, operations may extend to Saturdays.

(7) proposed lighting.

Finding: The applicant is not proposing to use illumination devices.

Conclusion of Law: Based on the above findings, the applicant's site development plan includes all items listed in 17.28.050(A) (1) through (7), and is consistent with the standards in MSB 17.28.060 (MSB 17.28.050(A)).

Section 17.28.060 Site Development Standards

(A) Standards for the interim materials district site development plan are as follows:

(1) identification of surrounding property owners, existing land uses, and wetlands and waterbodies within one-quarter mile of the site;

Finding: Maps are included in the record identifying surrounding property ownership, existing land uses, and waterbodies within one mile of the proposed site.

Finding: According to the Cook Inlet wetlands data and the application material, earth material extraction activities will not take place within 100-feet of any identified wetlands or waterbodies.

Conclusion of Law: Based on the above findings, the surrounding property ownership, existing land uses, and wetlands and water bodies within one mile have been identified (MSB 17.28.060(A)(1)).

(2) phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, approximate time sequence for mining at particular locations, and general anticipated location of semi-permanent equipment such as conveyor belts, crushers, dredges, batch plants, etc.

Finding: 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.

Finding: 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.

Conclusion of Law: Phases of proposed mining activities, 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)).

(3) The road and access plan shall include anticipated routes and traffic volumes, and shall be approved by the director. If the level of activity exceeds the minimum levels specified in MSB 17.61.090*, traffic standards, a traffic control plan consistent with state regulations may be required;*

Finding: The site plan shows the driveway located on Belarde Boulevard, which is the only proposed ingress and egress for the proposed use at the subject parcel.

Finding: Access to this parcel is made via Belarde Boulevard, which the according to the Borough Right-of-way Official, is a residential road constructed to the minimum access standards.

Finding: A Matanuska-Susitna Borough Driveway Permit application has been submitted to MSB Development Services and is currently being processed.

Finding: According to the application material, traffic volumes will be typically vary from "zero to 100 loads" a day which is equal to or less than 200 trips per day.

Finding: According to the application material, should there be a project that requires traffic in excess of 100 vehicles during the morning or afternoon peak hours or more than 750 vehicles per day, the applicant will take necessary action to ensure compliance with MSB 17.61.090 Traffic Standards.

Finding: A traffic control plan is not required by the State of Alaska.

Conclusion of Law: 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)).

> *(4) visual screening measures shall include a detailed description of the type of visual screening to be utilized, and shall be maintained as necessary during the course of extraction activities. Visual screening may include, but is not limited to, berms, natural vegetation, solid fences, walls, evergreen hedges or other means as approved by the commission. If mining is planned to be conducted within 300 feet of the property line, berms or other visual screening methods shall be a minimum of ten feet in height. If mining is planned to be conducted greater than 300 feet from the property line, the applicant shall utilize commission-approved screening methods to minimize visual impacts of the mining operation. The commission shall adopt policies and procedures to assist applicants in developing screening plans. In its discretion, the commission may waive screening requirements where the topography of the property or the placement of natural barriers makes screening not feasible or not necessary. Screening requirements shall be required in consideration of and in accordance with existing uses of adjacent property at the time of designation of the interim materials district. An interim materials district shall not be required to screen the district from uses which arise after the designation of the interim materials district;*

Finding: According to the application material, earthen berms 10-feet in height will be constructed to screen the operation from undeveloped and residential uses to the south and from the adjacent right-of-way to the north. In addition, topography to the east and west will sufficiently screen the use from the adjacent properties.

Conclusion of Law: Natural vegetation and earth berms at least 10-feet in height will be used to meet the visual screening measure (MSB 17.28.60(A)(4)).

(5) noise mitigation measures shall include a description of measures to be taken by the applicant to mitigate or lessen noise impacts to surrounding properties and shall include, but not be limited to, hours of operation of noise-producing equipment, erecting noise barriers (i.e., berms a minimum of ten feet in height) between noise-producing equipment and adjacent uses, location of noise-producing equipment (i.e., below grade in excavated pit areas), and measures to utilize equipment with noise reduction features.

(a) no sound resulting from the earth materials extraction activities shall create a sound level that exceeds the limits set forth for the existing receiving land use category in Table 1 when measured at or within the property boundary of the receiving land us:

Table 1. Sound Levels by Receiving Land Use

Receiving Land Use Category	***Time***	***Sound Level Limit (dB(A))***
Residential Use	*7 a.m. – 10 p.m.*	*60*
	10 p.m. – 7 a.m.	*50*
Commercial Use	*7 a.m. – 10 p.m.*	*70*
	10 p.m. – 7 a.m.	*60*
Industrial Use or Undeveloped Land	*At all times*	*80*

(b) [Repealed by Ord. 08-150, § 2, 2008]

(c) for any sound that is of short duration, between the hours of 7 a.m. and 7 p.m. the levels established in Table 1 may be increased by:

(i) five dB(A) for a total of 15 minutes in any one hour; or

(ii) ten dB(A) for a total of five minutes in any hour; or

(iii) fifteen dB(A) for a total of one and one-half minutes in any one-hour period.

(d) an interim materials district or a conditional use permit for earth materials extraction activities shall not be required to provide noise mitigation measures to mitigate or lessen noise impacts if a land use requiring lesser noise levels than for an industrial area arises on properties adjacent to earth materials extraction sites after the designation of the interim materials district or the effective date of the conditional use permit.

Finding: According to the application material, earthen berms 10-feet in height will be constructed to screen the operation from undeveloped and residential uses to the south and from the adjacent right-of-way to the north. In addition, topography to the east and west will sufficiently screen the use from the adjacent properties.

Finding: According to the applicant, estimated normal business hours are from 8am to 6pm, Monday through Friday depending on available day light. However, the applicant stated that on occasion, operations may extend to Saturdays.

Discussion

The community has expressed concerns of potential noise impacts from the proposed operation among other things. While noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited, due to the proximity of residential homes, staff recommends limiting the operation hours to: 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm Monday through Friday. Staff encourages the Planning Commission to discuss this recommended condition.

Finding: The applicant is not proposing to operate an asphalt plant as a part of this operation.

Finding: The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) – Site Development Standards and MSB 8.52 – Noise, Amplified Sound, and Vibration.

Finding: Noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited.

Conclusion of Law: Noise mitigation measures include constructing earthen berms and maintaining vegetated buffers 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). Hours of operation also limit the noise to within certain hours, and noise levels exceeding the levels in 17.28.060(A)(5)(a) are prohibited (MSB 17.28.060(A)(5)).

(6) lighting standards are:

(a) exterior lighting shall 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.

(b) illumination or other fixtures mounted higher than 20 feet or 150 watts or more shall have downward directional shielding.

Finding: The applicant is not proposing to use illumination devices.

Conclusion of Law: Based on the findings above, the applicant meets lighting standards in accordance with MSB 17.28.060(A)(6).

(7) Except as permitted by MSB 17.30.037, the following restrictions shall apply: an undisturbed buffer shall be left and no earth material extraction activities shall take place within 100 linear feet from a lake, river, stream, or other water body, including wetlands (unless permitted by U.S. Army Corps of Engineers 404 Permit, MSB 17.28.040(A)(5)).

Finding: A map is included in the record identifying surrounding property ownership, wetlands, and water bodies, and existing surrounding land uses within one mile of the site.

Finding: According to the site plan and the Cook Inlet wetlands data and the application material, earth material extraction activities will not take place within 100-feet of any identified wetlands or waterbodies.

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Conclusion of Law: Based on the above findings, earth material extraction activities will not take place within 100 linear feet of any identified wetland, stream, river or other waterbody (MSB 17.28.60(A)(7)).

Section 17.28.080 Procedures For Initiating An Interim Materials District (IMD)

17.28.080(C)(2) The commission shall report to the assembly on whether the applicant has met the standards delineated in MSB 17.28.050 and 17.28.060 and what effect the proposed interim materials district would have on the public health, safety, and general welfare of the Matanuska-Susitna Borough. The commission in its report to the assembly shall recommend to the assembly approval, denial, modifications, or conditions of approval for the proposed action, and shall include findings on the following:

(a) whether the proposed interim materials district is compatible with the goals and objectives of the comprehensive plan;

Finding: The proposed site is located within the Big Lake Community Council planning area.

Finding: The Big Lake Community Council submitted comments on March 9, 2016, indicating the Council has no objection to the Interim Materials District request.

Finding: The subject property is located within the boundary of the Big Lake Comprehensive Plan, updated and adopted in August, 2009.

Finding: The subject parcel is located within the *Dispersed Residential* land use district as identified in the Big Lake Comprehensive Plan.

Finding: According to the Big Lake Comprehensive Plan, *Dispersed Residential* is described as *"rural residential areas, where lots sizes are larger and the natural setting is more dominant. This is currently the most predominant land use density in the Big Lake area."*

Finding: The intent of the Comprehensive Plan is to identify and encourage a general pattern of development that best meets the community goals and to *"accommodate growth while holding onto characteristics that make Big Lake a good place to live and visit."*

Finding: In the Land Use and Environment Goals section of the Big Lake Comprehensive Plan it states: "*The overarching goal of this plan is protect Big Lake's special character as a place to live and visit while accepting and even encouraging growth. Without guidance, as the area grows, the community risks losing these qualities that makes Big Lake a distinctive place – its undeveloped open spaces, good views, wildlife, and out-the-door access to recreation. At the same time, growth in the community can bring many benefits, providing new places for people to live, creating new opportunities for local employment, and generally leading to a more vital community.*"

Finding: In the Land Use and Environment Goals section of the Big Lake Comprehensive Plan it states: "*Provide for Freedom to Enjoy our Properties – The plan supports a balance of freedom to use property as individuals chose up to that point where one person's use limits the*

rights of neighbors to enjoy their property. Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property."

Finding: In the Strategies to Achieve Land Use Goals section, Strategy 1 states: *"Develop a land use "roadmap" setting out general intentions for the location and intensity of development – to provide for growth, protect Big Lake's environment and rural character, encourage concentrated commercial development, and allow for the efficient provision of community infrastructure."*

Finding: In the Strategies to Achieve Land Use Goals section, Residential Areas it states: "*Four types of residential areas are identified. In all four of these areas, the predominate character is encouraged to remain residential, as it is today; however home-based businesses and other commercial uses are acceptable. If and when such non-residential occurs, such uses are encouraged be developed in a manner that is compatible with the predominately residential character of these areas."*

Finding: In the Strategies to Achieve Land Use Goals section, Strategy 3 it states: *"The Big Lake natural environment is at the heart of the community's quality of life and economy. Over the course of the meetings to prepare this plan, the public was clear on what they value about the Big Lake natural environment: Clean water – keep lakes, streams, wetlands, etc. free from septic pollution, hydrocarbons, non-point source pollution such as nitrates & fertilizers, etc.; Clean air – keep it clean; discourage air polluting industries; Natural beauty – retain the landscape that reflects the natural beauty of the land; Dark night skies – minimize light pollution; "Natural quiet" – minimize noise pollution"*

Finding: In the Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4, it states: *"Natural Vegetation/Site Disturbance – Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear cutting the entire parcel prior to selling or developing land is strongly discouraged.*"

Finding: In the Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4, it states: *"Commercial Uses/Home-based Businesses in Predominately Residential Areas – The plan supports a variety of home based businesses and residential-compatible commercial uses in predominately residential areas, but encourages these uses to be designed to not impact neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominately residential areas include: Discourage high-volume or high-traffic activities; businesses should not create nuisances of excessive people and vehicle traffic; Minimize the offsite evidence of business operation - noise, smells, litter, odors, and public safety calls; Use special screening and wider setbacks to reduce visual impacts of business operations on surrounding residences.; Screen dumpsters, service entries; Avoid using bright lights that wash onto adjoining properties; Use unobtrusive signage.*"

Discussion

While reviewing the current request, staff considered the guidelines offered in the comprehensive plan, Staff also considered factors, such as standards of Matanuska-Susitna Borough code and potential off-site impacts.

Time and again the Comprehensive Plan states the community's priorities are to protect and preserve the natural beauty and character of the Big Lake Community. The plan encourages light industrial uses in only two areas, near the airport and an area south of Susitna Parkway. The plan does not specially address gravel extraction, however, with the repeated effort to protect and preserve the natural beauty and character of the Big Lake Community is seems implicit that operating a large gravel extraction operation in the Dispersed Residential area is inconsistent with the Comprehensive Plan.

It is staff's opinion that the proposed use is inconsistent with the Big Lake Comprehensive Plan.

Conclusion of Law: Based on the above findings, the proposed IMD is not consistent with the Big Lake Comprehensive Plan (17.28.080(C)(2)(a)).

(b) whether the proposed interim materials district negatively affects public health, safety or general welfare; and

Finding: The site plan shows the driveway located on Belarde Boulevard, which is the only proposed ingress and egress for the proposed use at the subject parcel.

Finding: A Matanuska-Susitna Borough Driveway Permit application has been submitted to MSB Development Services and is currently being processed.

Finding: The applicant is not proposing to mine below or within four feet of the water table.

Finding: According to the application material, earthen berms 10-feet in height will be constructed to screen the operation from undeveloped and residential uses to the south and from the adjacent right-of-way to the north. In addition, topography to the east and west will sufficiently screen the use from the adjacent properties.

Finding: According to the applicant, estimated normal business hours are from 8am to 6pm, Monday through Friday depending on available day light. However, the applicant stated that on occasion, operations may extend to Saturdays.

Finding: The application material states a water truck will be used to control dust at the gravel pit and haul routes, as necessary.

Discussion

The community has expressed concerns of potential noise impacts from the proposed operation among other things. While noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited, due to the proximity of residential homes, staff recommends limiting the operation hours to: 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm Monday through Friday. Staff encourages the Planning Commission to discuss this recommended condition.

Finding: According to the application material, slopes will be left at 2H:1V.

Finding: The applicant is not proposing to operate an asphalt plant as a part of this operation.

Finding: Noise levels exceeding the levels in MSB 17.28.060(A)(5)(a) are prohibited.

Conclusion of Law: Based on the above findings, the proposed use with conditions, will not be harmful to the public health, safety, convenience and welfare (MSB 17.28.080(C)(2)(b)).

(c) whether the proposed interim materials district has met the site development standards of this chapter including compliance with all required local, state, and federal laws.

Finding: All of the site plan and site development requirements have been provided.

Finding: An ADNR reclamation plan was accepted by ADNR for the project site on June 29, 2015.

Finding: A letter dated July 25, 2015, from Steve Eng of Northrim Engineering, determines that a storm water pollution prevention plan is not required for phase one of the proposed Interim Materials District. Each phase will be independently inspected and a determination will be made at the time of inspection on whether a SWPPP will be required for each phase.

Finding: 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 identified wetlands, lakes, streams, or other waterbodies.

Finding: Cook Inlet Alaska Wetland Classification and the application material do not identify any wetland formations within the proposed IMD.

Finding: On August 14, 2015 the US Army Corps of Engineers issued Jurisdictional Determination POA-2009-41 for the subject property, noting the site is located upland and does not contain waters of the United States.

Conclusion of Law: The applicant has met all of the requirements of MSB 17.28.050 and 17.28.060, and is in compliance with all local, State, and Federal laws (17.28.080(C)(2)(c)).

STAFF RECOMMENDATIONS

If the Planning Commission recommends approval of the proposed Interim Materials District to the Borough Assembly, staff recommends the following conditions be included in the Planning Commission's recommendation:

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Interim Materials District shall be required prior to any alteration or expansion of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015.
4. Prior to operating, the IMD boundary shown in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015, shall be located and marked on the property by a surveyor licensed to operate in the State of Alaska. Said

markers shall be maintained in a visible condition to ensure extraction activities stay within the extraction area boundary.

5. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.
6. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.
7. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
8. Visual screening shall be achieved and maintained by using a combination of earthen berms 10-feet in height to north and south, and maintaining the topographical buffer as described in the application material.
9. A Matanuska-Susitna Borough Driveway Permit shall be obtained for access onto Belarde Boulevard prior to operating.
10. Large "side dump" vehicles shall not be used in conjunction with this use unless certification from the professional engineer has deemed access to and from the subject parcel and use of the intersection of Belarde Boulevard and West Lake Boulevard is safe. If upgrading the intersection and/or Belarde Boulevard is necessary, a construction permit shall be obtained from the Matanuska-Susitna Borough prior to beginning any work in a public right-of-way.
11. 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.
12. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) – Site Development Standards and MSB 8.52 – Noise, Amplified Sound, and Vibration.
13. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm, Monday through Friday.
14. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.
15. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.
16. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will at a minimum be allowed on demand when activity is occurring and, 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 the Interim Materials District.
17. The operation shall comply with the reclamation standards of MSB 17.28.067.
18. If reclamation information is updated annually with the State of Alaska, Department of Natural Resources, the applicant shall provide a copy of the updated information to the MSB Planning Department.
19. An asphalt plant (aka hot mix or batch plant) shall not be operated at this site.

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20. Dust caused by earth material extraction activities, shall be minimized through application of water at the gravel pit, crusher plant, and on roads.
21. 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.
22. All activity shall be conducted in compliance with state or federal regulations governing the items listed in MSB 17.28.040(B)(1), 17.28.040(B)(2), and 17.28.040(B)(3).
23. Authorization for earth material extraction activities approved by this legislation shall expire on December 31, 2040.
24. The IMD must be approved by the Matanuska-Susitna Borough Assembly.

Two draft resolutions have been included in this packet for the Commission's consideration. Planning Commission Resolution 16-08 is in support of recommending approval of this request. Planning Commission Resolution 16-16 is in support of recommending denial of this request.

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VICINITY MAP

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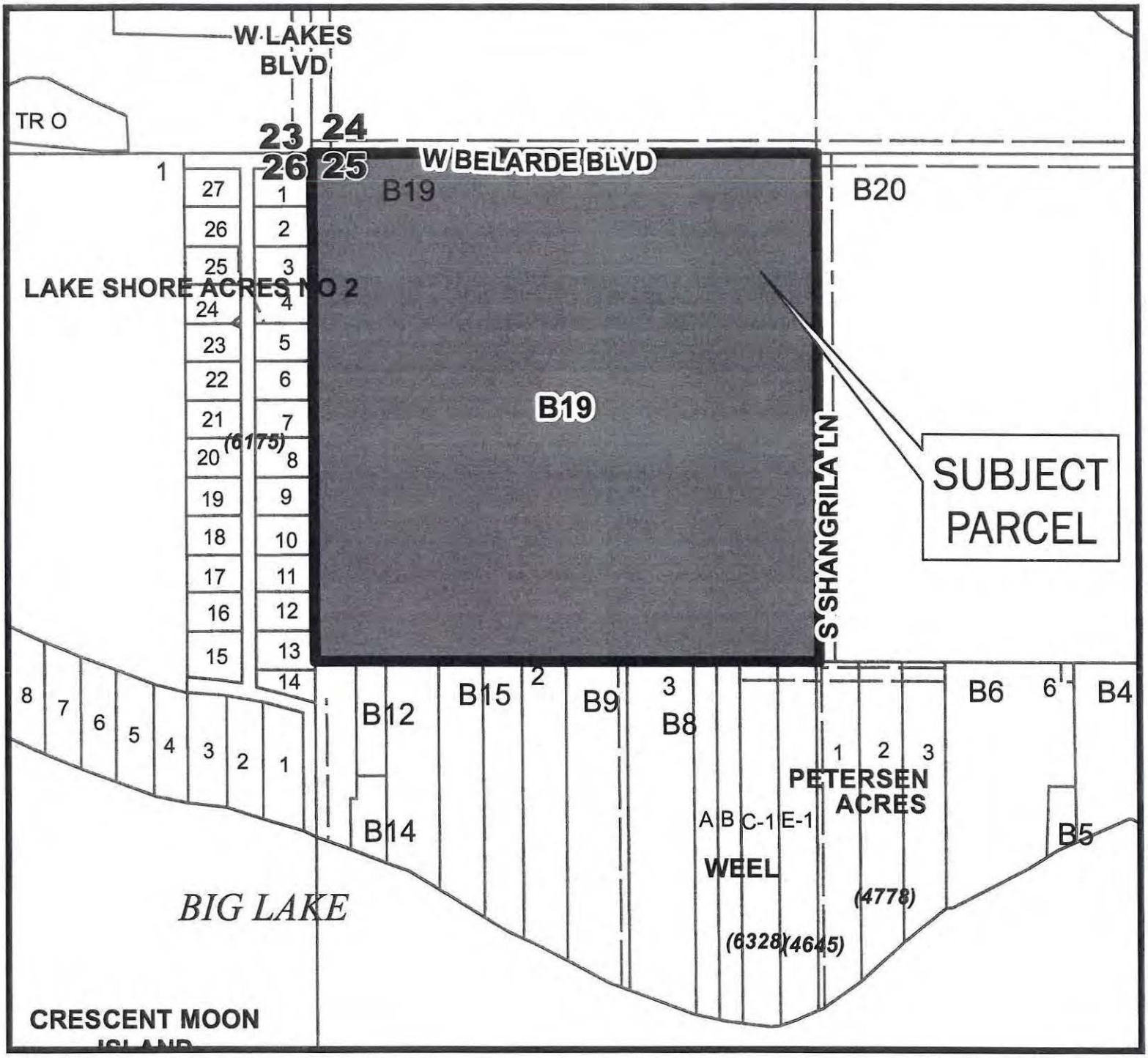

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MSB Information Technology/GIS
July 23, 2015

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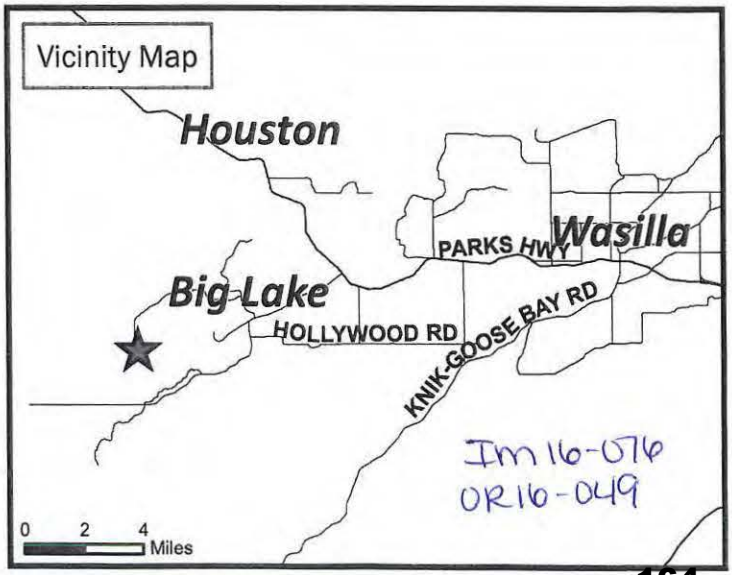

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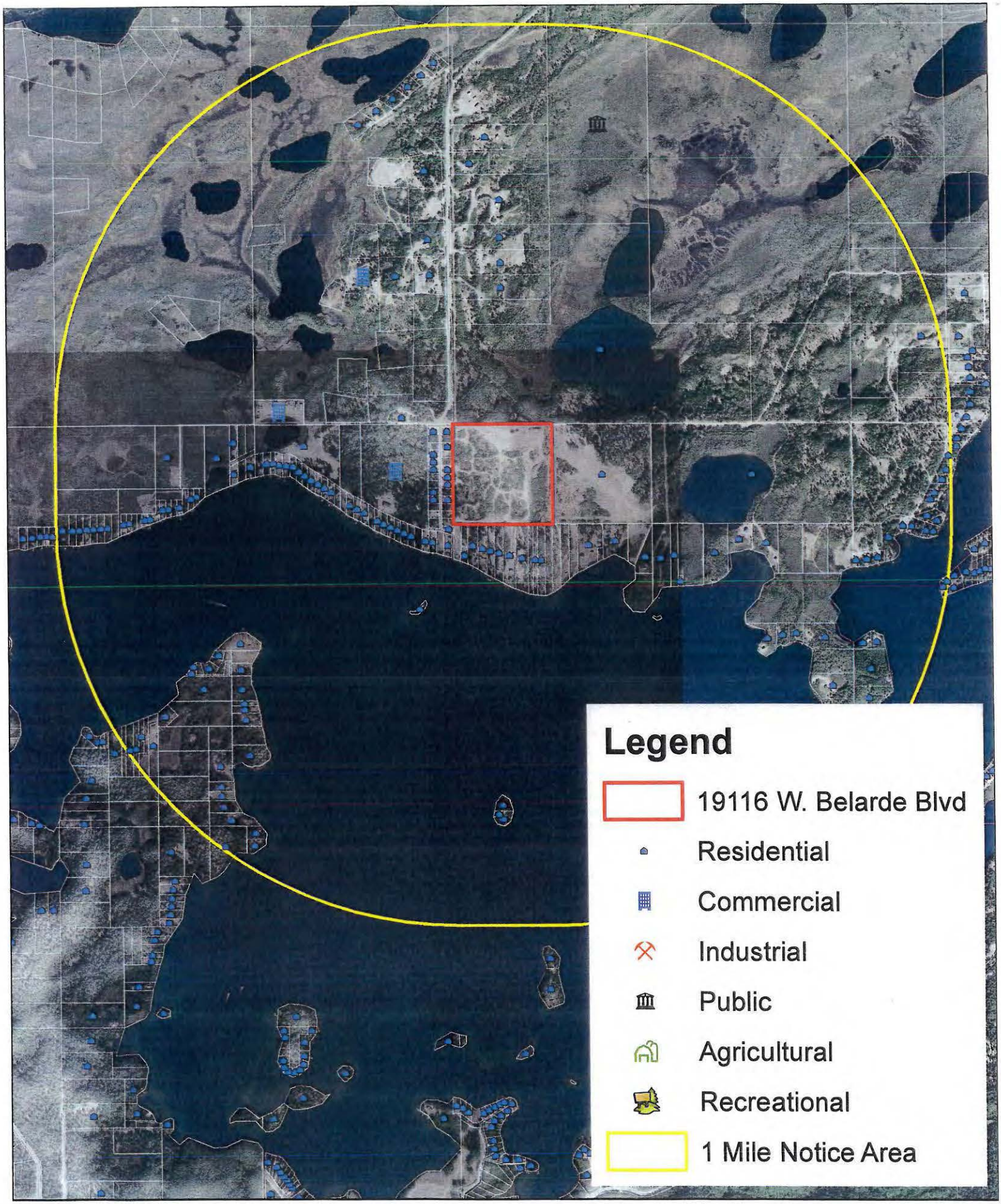

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1 inch = 1,600 feet

0 1,600 3,200 Feet

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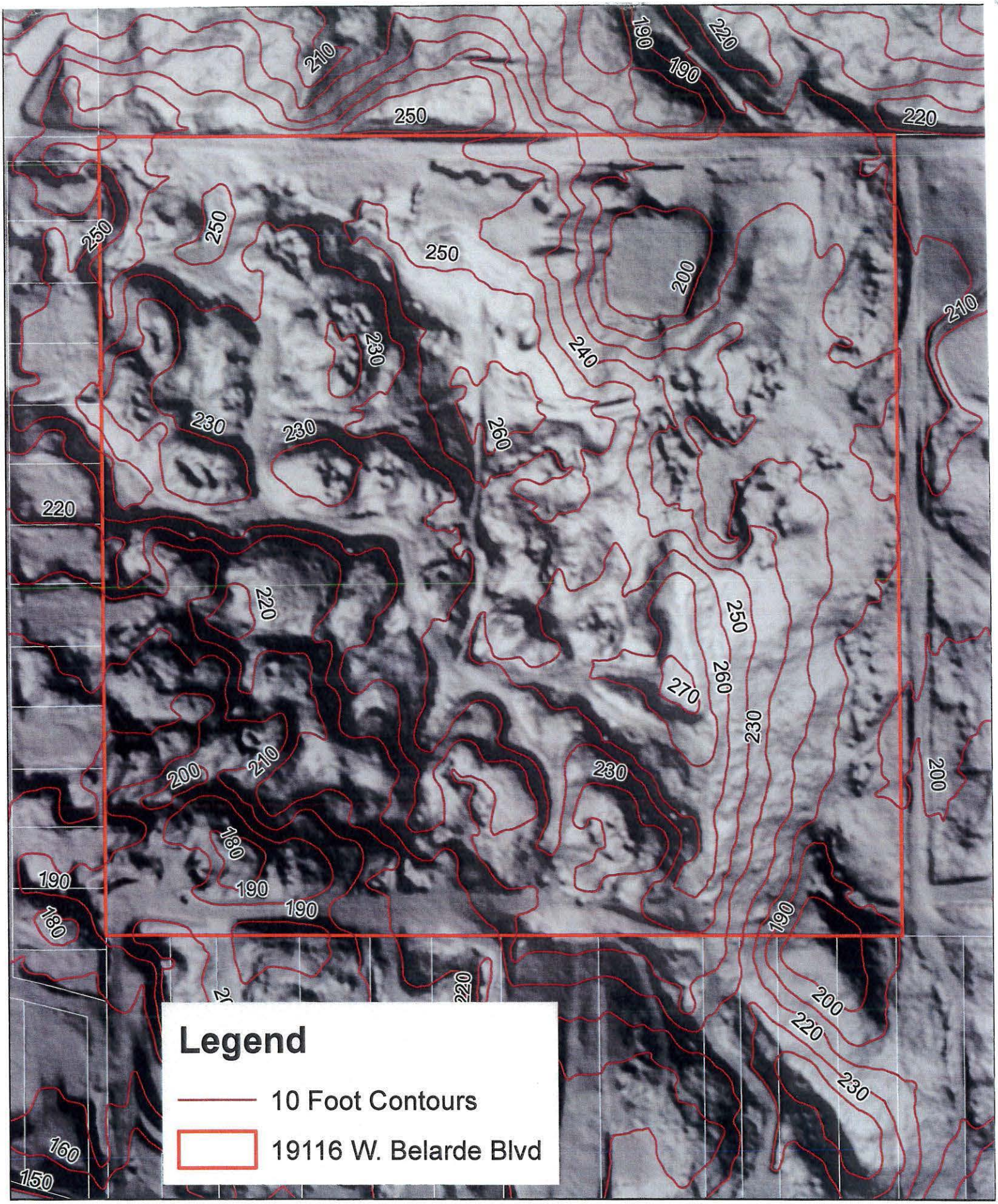

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1 inch = 200 feet

0 200 400 Feet

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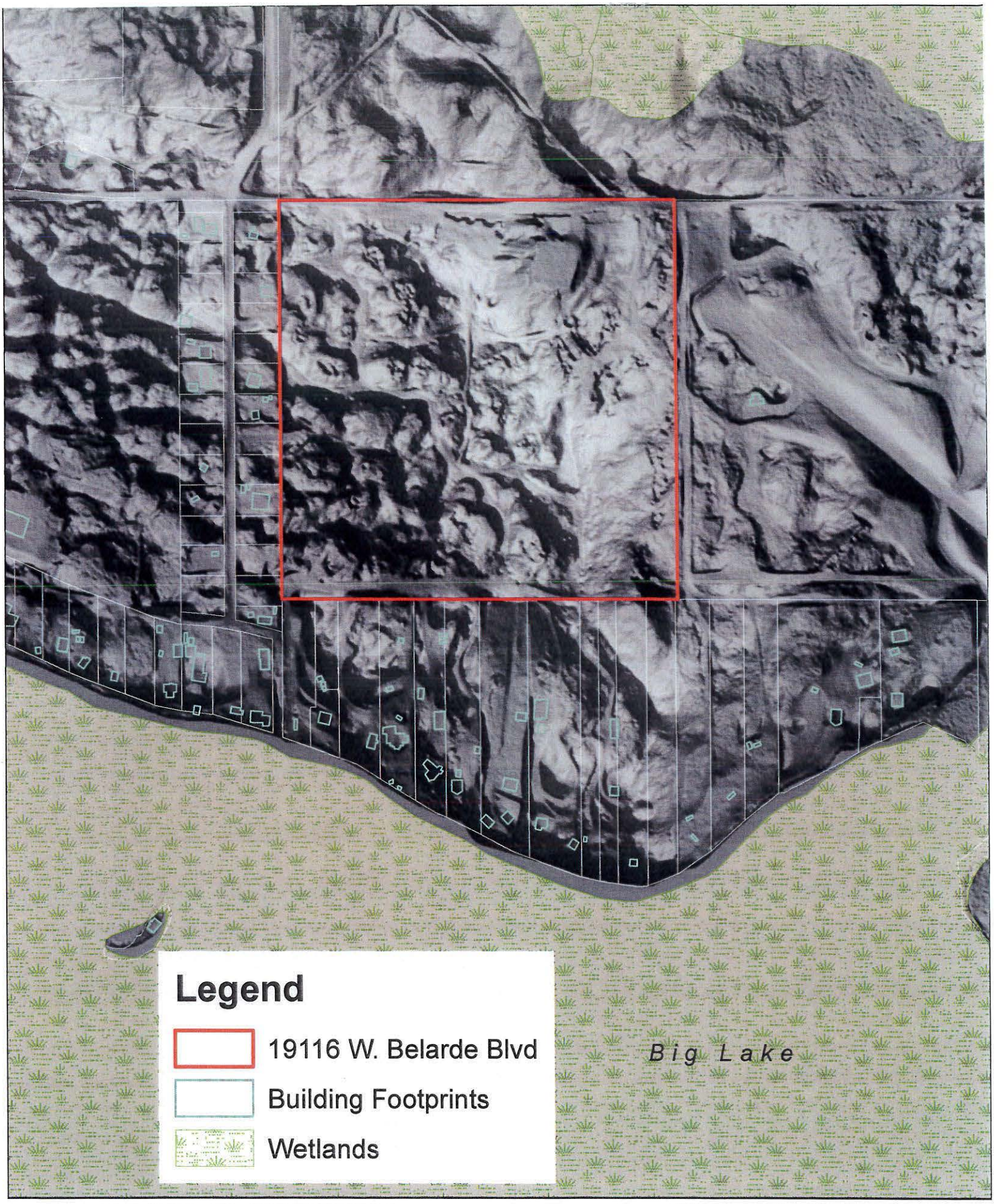

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1 inch = 400 feet

0 400 800 Feet

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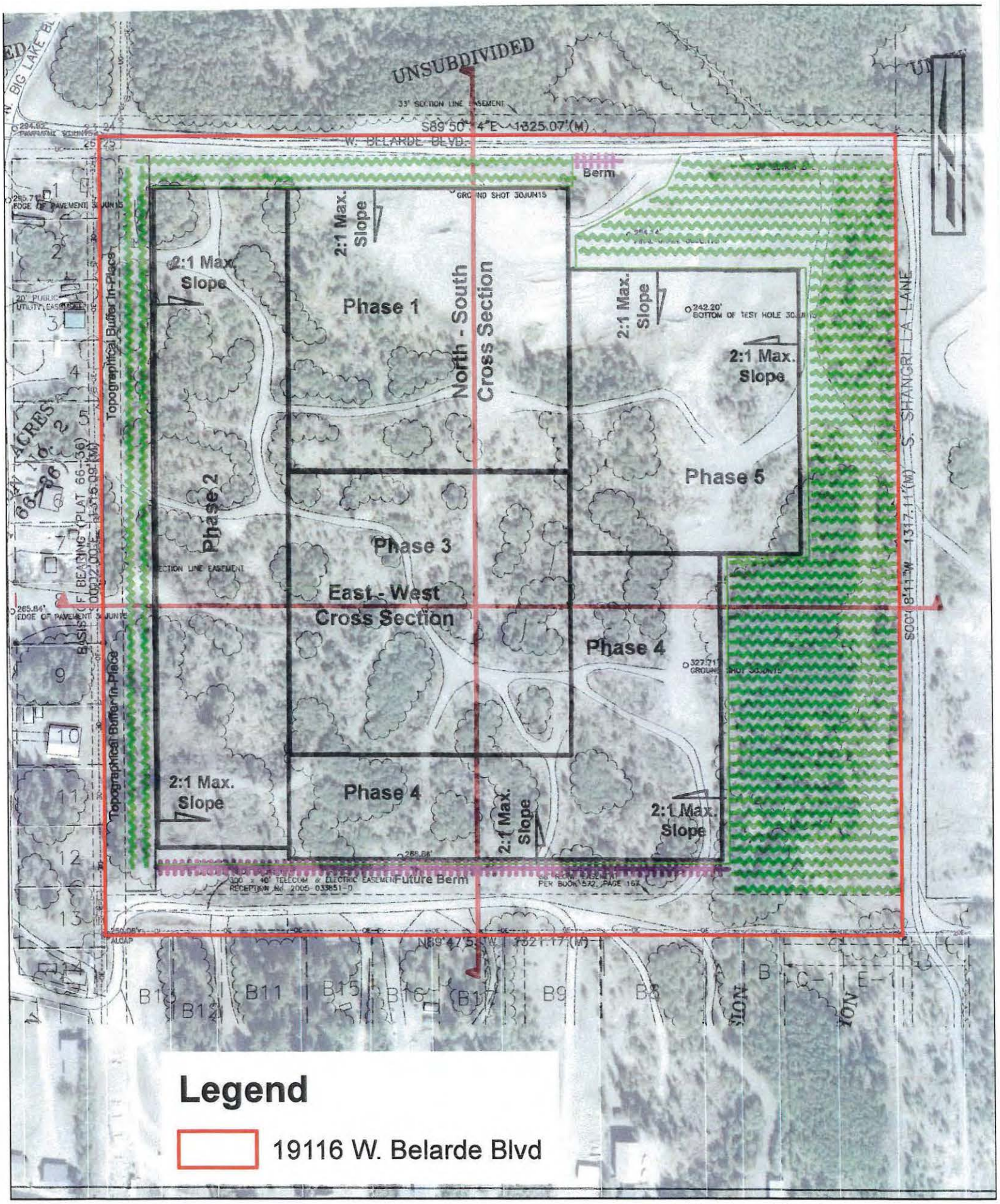

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1 inch = 200 feet

0 200 400 Feet

N

IM16-076 OR 16-049

SITE PLAN

IM16-076
OR16-049

Matanuska - Susitna Borough
Development Services

OCT 28 2015

Received

Approximate test holes locations

Plan View

Scale: 1" = 200'

Legend"

10' Berm:

10' Berm (Future):

Topographic Buffer in Place:

Lot Description:
NW 1/4 NW 1/4 Section 25
T27N R4W Seward Maridian

Phase 1 - Year 2015 to 2019
Phase 2 - Year 2020 to 2024
Phase 3 - Year 2025 to 2029
Phase 4 - Year 2030 to 2035
Phase 5 - Year 2036 to 2040

William A. & Hellen L. Heairet
P.O. Box 521403
Big Lake, Ak 99652

Notes:

1. Topo taken from Borough LiDAR survey.

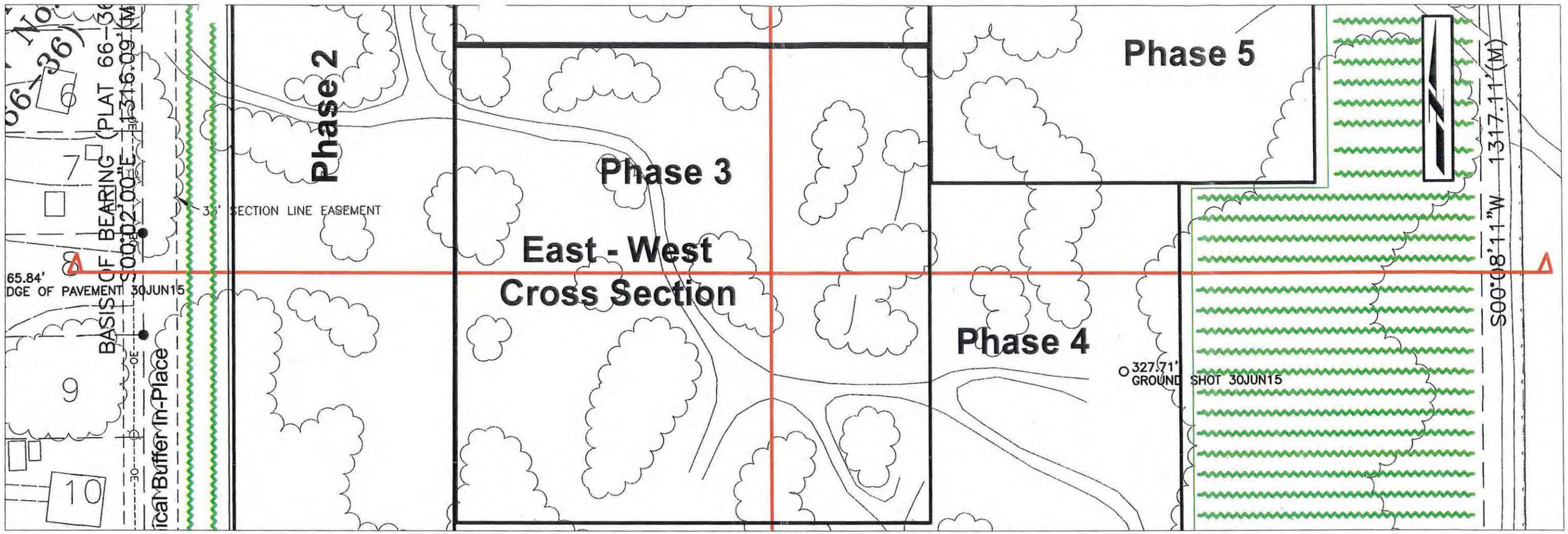
Project: **Earth Materials Extraction**

Dwg. Title: **Site Plan & Extraction Phasing**

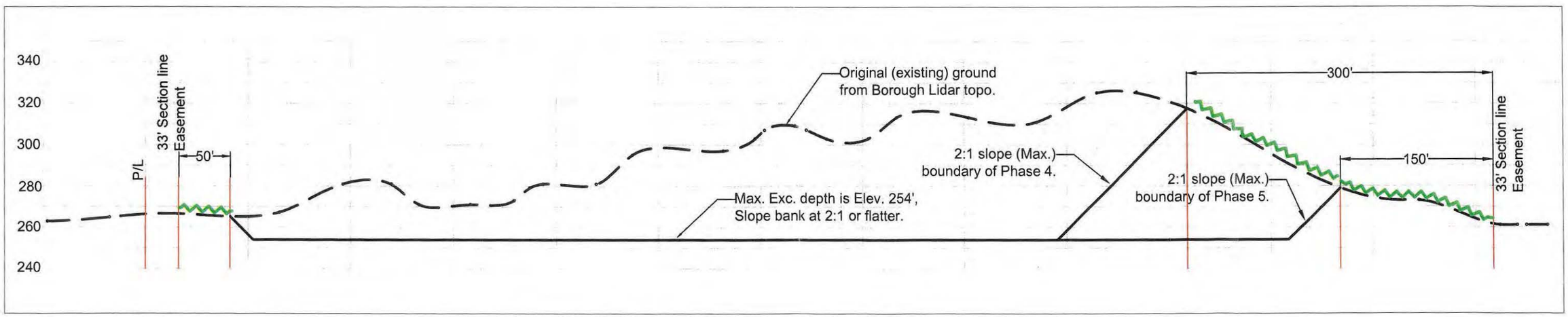
Rev. 1: 10/21/15

	Date 9/21/15	Sheet No.
	Drawn	
	Chk'd	
	Scale	

IM16-076
OR16-049



Plan View: Scale: 1" = 100'



East/West Section - Looking North

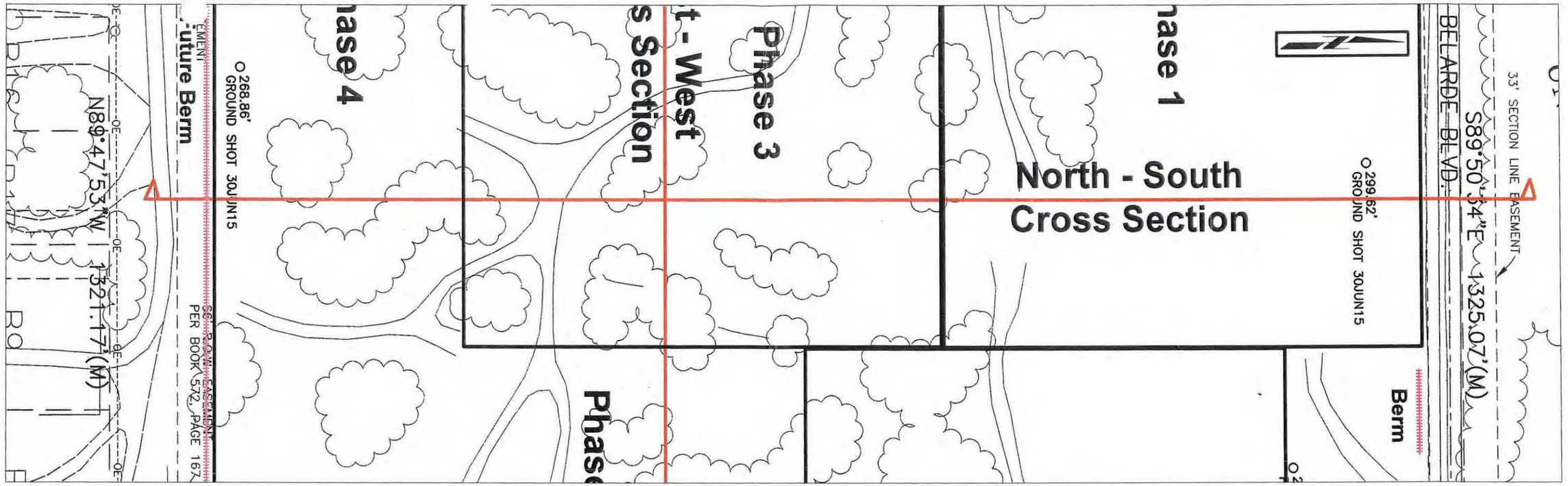
Hor. scale: 1" = 100'

Vert. Scale: 1" = 50'

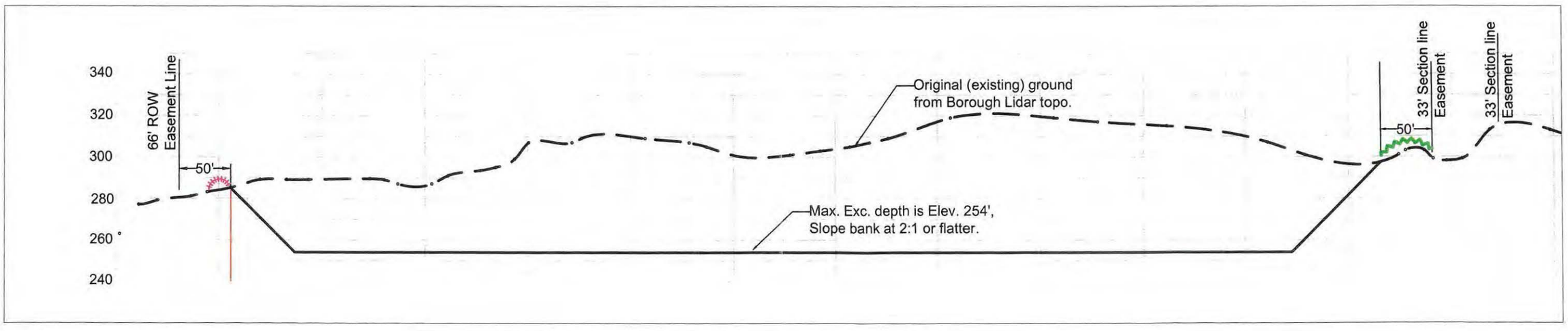
Rev.: 10/20/15

Drawing Date: 9/21/15

IM16-076
OR16-049



Plan View: Scale: 1" = 100'



North/South Section - Looking West

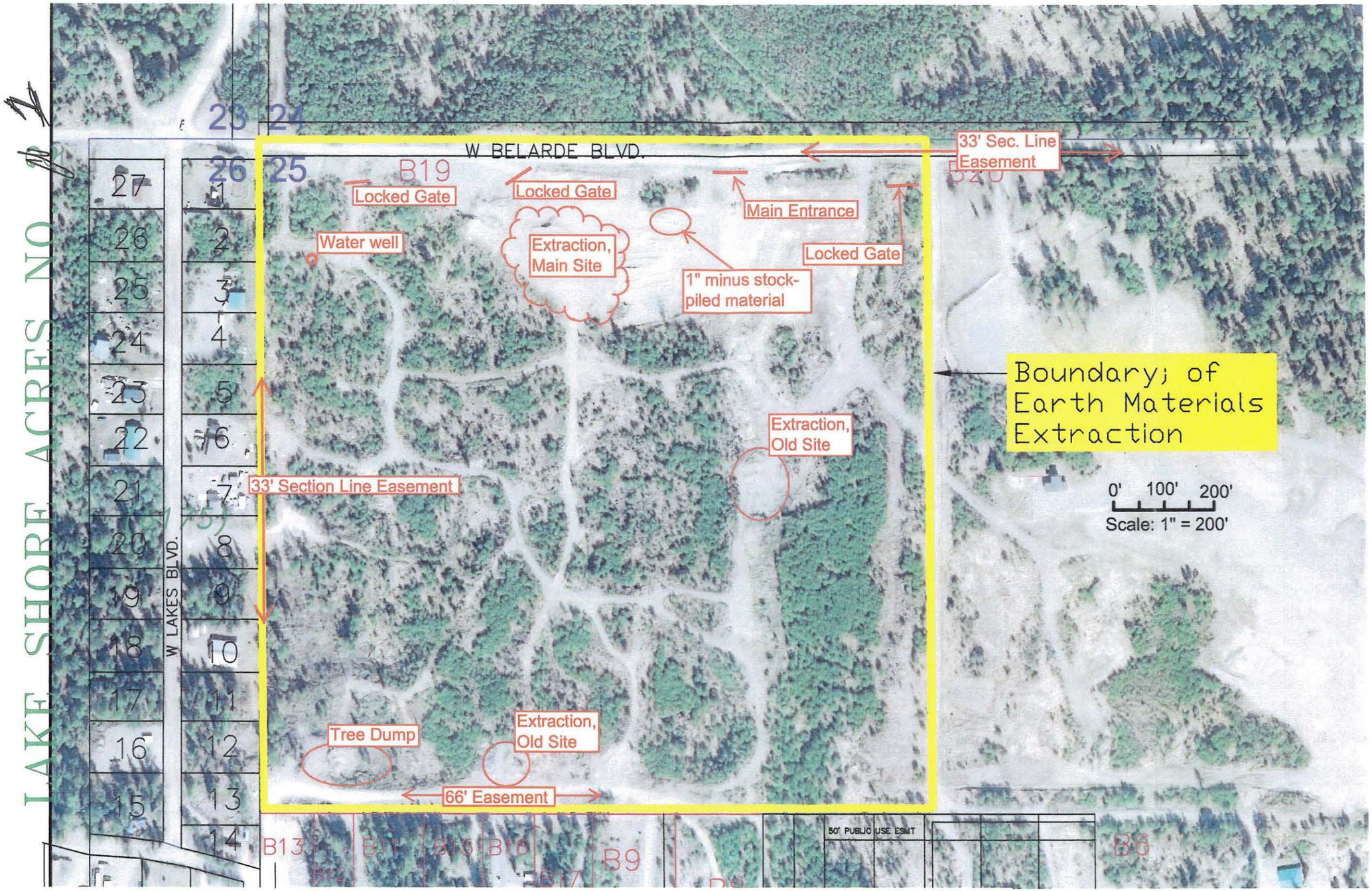
Hor. scale: 1" = 100'

Vert. Scale: 1" = 50'

Rev.: 10/20/15

Drawing Date: 9/21/15

Im16-076
OR16-049



William A. &
Helen L. Heairet:
P.O. Box 521403
Big Lake, AK, 99652

Notes:

Project: Earth Materials Extraction

Dwg. Title: Location Map & Property Description

MAP 1
Site Notes

Lot Description: NW 1/4 NW 1/4 Section 25
T27N R4W Seward Meridian

Phase 1:	Year 2015 - 2019
Phase 2:	Year 2020 - 2024
Phase 3:	Year 2025 - 2029
Phase 4:	Year 2030 - 2035
Phase 5:	Year 2035 - 2040

Date 6/28/15
Drawn
Chk'd
Scale
Sheet 1

IM16-076
OR16-049

APPLICATION MATERIAL

Im16-076
OR16-049

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
350 East Dahlia, Palmer, Alaska 99645
(907)861-7822 * fax (907)861-7876
PermitCenter@matsugov.us

Matanuska - Susitna Borough Development Services
JUN 30 2015
RECEIVED

APPLICATION
Earth Materials Extraction

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

*THIS APPLICATION IS FOR MATERIALS EXTRACTION THAT **DOES NOT** OCCUR WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE. IF YOUR PLAN INCLUDES EXTRACTION WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE YOU MUST COMPLETE THE APPLICATION SPECIFIC TO THAT PURPOSE.*

Application fee must be attached, check one:

_____ **$100** for **Administrative Permit**
_____ **$500** for **Conditional Use Permit** > earth materials extraction on sites of 20 acres or less
_____ **$1,000** for **Interim Materials District** - earth materials extraction on sites greater than 20 acres

Prior to public hearing, the applicant must also pay for costs of advertising and mailing of public notices.

Subject property Township: 17N, Range: 04W, Section: 25, Meridian Seward
MSB Tax Account # 17N04W25B019
SUBDIVISION: _____ BLOCK(S): _____, LOT(S): _____
STREET ADDRESS: 19116 W. Belarde Blvd.
(US Survey, Aliquot Part, Lat. /Long. etc) _____

** A legal description must be provided for partial-lot Interim Materials Districts**

Ownership If the applicant is different from the owner, then a Letter of Authorization must be included. Is authorization attached? o Yes o No o N/A

Name of Property Owner
William A. or Helen L. Heiret
Address: P.O. Box 521403
Big Lake, ALASKA 99652
Phone: Hm 892-5023 Fax 892-5024
Wk 232-0398 Cell 232-0398
E-mail hlh@mtaonline.net

Name of Agent/ Contact for application
_____
Address: _____
_____
Phone: Hm _____ Fax _____
Wk _____ Cell _____
E-mail _____

Description What type(s) of material is being extracted? Gravel

Total acreage area of all parcels on which the activity will occur: 40 Acres
Total acreage area of earth material extraction activity: 25 Acres
Total cubic yards extraction per year: Less than 50,000 Cu. Yds per year
Total projected cubic yards to be extracted: Approx. 750,000
What is the estimated final year extraction will occur? 2040

Required information

1. Attach a plan of sufficient detail to demonstrate compliance with the requirements of MSB 17.28.050 and MSB 17.28.060.

Plan of Operation	**Attached**
Provide seasonal start and end dates	PAGE 2
Provide days of the week operations will take place. Monday thru Friday	"
Provide hours of operation. 8 AM To 6 PM	"
Estimated end date of extraction 2040	
Estimated end date of reclamation 2042	
Describe all other uses occurring on the site Screening & Crushing	
Describe methods used to prevent problems on adjacent properties, such as lateral support (steep slopes), water quality, drainage, flooding, dust control and maintenance of roads	✓
Provide quantity estimates and topographical information such as cross section drawings depicting depth of excavation, slopes and estimated final grade	✓

2. Submit a site plan. Drawings must be detailed and **drawn to scale**. Drawings under seal of an engineer or surveyor are recommended but not required.

SITE PLAN REQUIREMENTS	**Attached**
Identify location of permanent and semi-permanent structures on the site for verification of setback requirements. Include wells and septic systems.	MAP 1
Depict buffer areas, driveways, dedicated public access easements, and noise buffers (such as fences, berms or retained vegetated areas), and drainage control such as ditches, settling ponds etc.	MAP 2
Identify wetlands and waterbodies on site and within one mile	~~0~~
Identify existing surrounding land uses within one mile	
Identify surrounding property ownership (i.e. public vs. private) within one mile of exterior boundaries	
Show entire area intended for gravel/material extraction activity and the boundary of the lot(s) containing the operation. Identify areas used for past and future phases of the activity. Identify phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, approximate time sequence for mining at particular locations, and general anticipated location of semi-permanent equipment such as conveyor belts, crushers, dredges, batch plants, etc.	✓
Road and access plan that includes anticipated routes and traffic volumes. If the level of activity exceeds the minimum levels specified in MSB 17.61.090, traffic standards, a traffic control plan consistent with state regulations may be required	✓
Visual screening measures that include a detailed description of the type of visual screening to be utilized. Visual screening may include, but is not limited to, berms, natural vegetation, solid fences, walls, evergreen hedges or other means as approved by the commission	✓
Noise mitigation measures that include a description of measures to be taken by the applicant to mitigate or lessen noise impacts to surrounding properties. Measures shall include, but not be limited to, hours of operation of noise-producing equipment,	✓

erecting noise barriers (i.e., berms a minimum of 10 feet in height) between noise-producing equipment and adjacent uses, location of noise-producing equipment (i.e., below grade in excavated pit areas), and measures to utilize equipment with noise reduction features	IN PIT
Proposed lighting plan NONE	
Other (as required by MSB Planning Department)	

3. Submit a reclamation plan including the following:

Reclamation Plan	Attached
Provided timeline for reclamation at particular locations	
Provide copy of reclamation financial assurance filed with the State of Alaska(If exempt, provide qualifying documents for exemption)	

4. Submit documentation of compliance with borough, state and federal laws:

COMPLIANCE WITH BOROUGH, STATE AND FEDERAL LAWS	Applied for (list file #)	Attached (list file #) or N/A
Mining license as required by the Alaska State Department of Revenue, pursuant to A.S.42.65	N/A	
Mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land	N/A	
Reclamation plan as required by ADNR, pursuant to A.S. 27.19		
Notice of intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements	N/A	
United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes and streams.	N/A	
Others (list as appropriate)		

5. **OWNER'S STATEMENT:** I am owner of the following property:

MSB Tax parcel(s) ID #(s) 17N, 04W, 25, B019 Seward Meridian
and,
I hereby apply for approval of material extraction activity on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17. 28, MSB 17.30 and with all other applicable borough, state or federal laws, including but not limited to, air quality, water quality, and use and storage of hazardous materials, waste and explosives, per MSB 17.28.040.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to operators on this property, and to the buyer when I sell the land.

I understand that changes from the approved operational plan may require further authorization by the borough planning commission or Assembly. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I understand it is my responsibility to provide the borough code compliance division with up to date reports, notification of proposed changes, and contact information for approved person(s) to whom I sell this property and to whom I assign responsibility for daily operations on the site.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance with permit requirements. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

William A. Heaver Helen L. Heaver William A./Helen L. Heaver June 29, 2015

Signature: Property Owner | Printed Name | Date

~~Signature: Agent~~ | Printed Name | Date

****

MSB USE ONLY: MSB file #_____

Date complete application received: _____, **Approved**, Yes___ No ___

Additional conditions: Yes___ (see attached) No ____ Comments: _____

Planning Commission Action (date):_____ Resolution No.:_____

Assembly Action (date):_____ Ordinance No.:_____

Date permit (circle one) issued or denied: _____

****

IM16-076
OR16-049

William A. & Helen L. Heairet
P. O. BOX 521403
BIG LAKE, ALASKA 99652
907-892-5023 / 907-232-2531

June 29th, 2015

LAKE SIDE SAND & GRAVEL

Township 17N, Range 04 West, Section 25, Block 019
Seward Meridian
19116 W BELARDE BLVD.

IM16-076
OR 16-049

Application for Earth Materials Extraction

Lake Side Sand & Gravel
P. O. Box 521403
Big Lake, Alaska 99652

a. Show entire area intended for gravel/material extraction activity and the boundary of the lot containing the operation. Identify areas used for past and future phases of the activity. Identify phases of proposed mining activities including a map showing the area to be mined, a description of the topography and vegetation, approximate time sequence for mining at particular locations, and general anticipated location of semi-permanent equipment such as conveyor belts, crushers, dredges, batch plants, etc. (Read accompanying Thumb Drive.)

The extraction area is South side of W. Belarde Boulevard, West side of West Lakes Boulevard, and the North side of Big Lake. The extraction area is depicted on the site plan (See Map #1) with a line marking a treed buffer on the South side and an 50 foot buffer embankment on the three adjoining sides.

Beyond extraction, it is anticipated that eventually a screening system will be established to scale and process materials and meet road construction needs. Scaling equipment is expected to be set up on each phase. Storage of all materials will be contained in the depicted extraction area.

b. Road and access plan which include anticipated routes.

The primary access to the extraction site is W. Belarde Boulevard which is perpendicular to West Lakes Boulevard, approximately one quarter of a mile from extraction site. A future extraction site is on the South side of the property approximately one-quarter of a mile from and perpendicular to West Lakes Boulevard.

The mining operation will be conducted in a manner that prevents unnecessary and undue degradation of the land and will be reclaimed as contemporaneously as practicable with the mining operation to leave the site in an stable condition.

Currently the site is being used for limited extraction of product annually. The final slope of the perimeter will be no greater than 2:1.

Reclamation is expected to begin after the extraction is completed. It is expected that reclamation will occur within 2 years of closing mining operations.

A Material Site Reclamation Letter of intent for exemption is filed with DNR. It is anticipated that in 2015 a total of five acres will be disturbed on the North and South ends of the property.

IM16-076
OR16-049

Application for Earth Materials Extraction

Lake Side Sand & Gravel
P. O. Box 521403
Big Lake, Alaska 99652

Required Information

1. Plan of operation

a. Seasonal start & end dates: Start approximately May 1st; End approximately October 1st. (Note that start and end dates will be variable based on weather conditions.)

b. Days of the week operations will take place: Potentially Monday through Friday. Occasional Saturdays upon request.

c. Hours of operation: Estimated 8 a.m. to 6 p.m depending on available daylight.

d. Estimated end date of extraction: Estimated to cease operation in October 2040

e. Estimated end date of reclamation: Estimated reclamation concluded October 2042.

f. Methods used to prevent problems on adjacent properties such as drainage, dust control, and maintenance of roads: Water table is not a problem, I have a water truck available, and will grade occasionally to avoid pot-holes.

The Northern primary access to the extraction site exists, and is perpendicular approximately one-quarter of a mile, from West Lakes Boulevard, and is gated. There was an existing extraction site toward the center running on the East side of the property. The Southerly end of the property faces our recorded "License for right of way", sixty-six foot wide (66') public use easement for several property owners to ingress and egress which also is perpendicular to West Lakes Boulevard at the end of the road. (See Page "A")

The perimeter of the extraction area will have a final 2:1 slope. A SWPP plan will not be required as the area will be a 50 foot set back around the perimeter of the property. On the South side is Big Lake and will be a set back of a minimum of 200 feet from the shoreline. The extraction should have no impact on water quality as it will not be near any existing waterways and will be a minimum of 4 feet above the water table.

The expected extraction will be 50 feet deep or a minimum of 4-10 feet above the water table over an area of approximately 40 acres contained in a designated area on the northerly side and the southerly side of the parcel.

g. Identify locations of permanent and semi-permanent structures on the site for verification of setback requirements, including septic systems and wells:

There are not any existing structures, or septic systems, within the present extraction site, however, there is one well on the North/West corner of the extraction property. (Map #1)

h. Depict buffer areas, driveways, dedicated public access easements, noise buffers, and drainage control such as ditches, settling ponds etc. The parcel does not contain any dedicated public access easements on the North end. Drainage within the extraction site will be solely contained within the extraction site. The main driveway on the North end is depicted in

IM16-076
OR16-049

Application for Earth Materials Extraction

Lake Side Sand & Gravel
P. O. Box 521403
Big Lake, Alaska 99652

the North side of the parcel is depicted in the (Map #1) Drawing and is gated. On the South end of the parcel the extraction site driveway is off of our 66' easement. (See Map #1)

i. Identify wetlands and water bodies on the site and within one mile:

There are not any wetlands on the 40 acre extraction site, however, wetlands do exist in the surrounding area:

1. A body of water across W. Belarde Boulevard North, Sec.24 Lot 4
2. Stewart Lake, NW from site, approximately 1/4 mile
3. North of Stewart Lake swamps & Lake , Sec. 23
4. A body of water due East, Sec. 25 Lot A14
5. South of extraction area is Big Lake
6. There are approximately 12-15 small lakes/swamps in the mile radius.

j. Identify existing surrounding land uses within 1 mile:

1. There are approximately 50 homes or cabins on the lake front which includes Davis Subdivision & Peterson Acres Subdivision. (SE & W)
2. 13 dwellings on LAKE shore ACRES 32 (W. Lakes Blvd. , W)
3. Approximately 16 houses on W. Lakes Blvd., which includes an active fire station, and Martin Busers dwellings, bed & breakfast, and "Showroom Commercial Building"

k. Entire area intended for gravel/material extraction activity Phase I:

Beyond extraction, it is anticipated that eventually a screening and/or crushing system will be established to scale and process materials and meet road construction needs. Scaling and crushing equipment is expected to beset up in the area of Phase I. Storage of all Materials will be contained in the extraction site.

See enclosed marked map. Plan on Phase I, North end and South end will be less than five acres. (See Map #2)

Phase I planned for 2015-2019. A description of the topography and vegetation can be identified in enclosed thumb. All phases contain approximately five acres and will take four years to do one phase, therefore, the projected excavation will be less than five acres per year.

l. Road and access plan that includes anticipated routes and traffic volumes:

The primary accesses to the extraction sites are clearly marked on the Map #1. It is anticipated that the average traffic volume would be 0 to 100 loads per day. The exception to this would be if a large contractor project such as the highway being resurfaced or widened, traffic would be temporarily higher. The primary access to the extraction area on the North end is on W. Belarde Boulevard perpendicular to West Lakes Boulevard. There are three

IM16-076
OR16-049

Application for Earth Materials Extraction

Lake Side Sand & Gravel
P. O. Box 521403
Big Lake, Alaska 99652

gated entrances which will not be used before and after the primary entrance, these roads were in existence at the time we purchased the said property. Occasional usage of the Southern end of the property will be used for trees and organic dump site with a future road to end gravel pit. It is anticipated that we will have 0-100 loads a day coming and going and at such time as traffic demands exceed MSB 17.61.090 required permits will be obtained to insure compliance.

m. Reclamation plan 2042:

Soils are being pushed to the side and will be used in the reclamation process for cosmetics and future development. A few acres will be set aside for reclamation.

n. Compliance with Borough, State, and Laws:

Additional permits will be obtained (as appropriate) as the site develops.

Final grade is approximately 45 feet above Big Lake.

IM16-076
OR16-049

WILLIAM A. & HELEN L. HEAIRET
P. O. Box 521403
Big Lake, Alaska 99652
(Cell) 907-232-2531

Matanuska - Susitna Borough
Development Services
OCT 28 2015
Received

October 26th, 2015

MATANUSKA -SUSITNA BOROUGH
350 East Dahlia Avenue
Palmer, Alaska 99645

Attention: Mark Whisenhunt, CFM

In Re: Interim Materials District Application
Location: 19166 W. Belarde Blvd: ID 17N04W25B019

Mr. Whisenhunt,

The parcel to be used for the proposed extraction site is showing the complete forty acres, however, we are only using five - five acre phases, totaling twenty-five acres.

In response to your letter of July 20th, 2015 for earth materials extraction under MSB 17.28 on the above referenced property please acknowledge the following:

1. Reclamation of each phase will be completed within four growing seasons upon completion, plant life will be evident as per code.
2. Slope phases will be 2 to 1 (50%) upon completion of each phase. If there is existing erosion on the 2 to 1 sloping we will make the slope more gradual & stable.
3. There will be approximately 4" top soil, after compaction, on the completed outer perimeter slopes, floor will remain solid for traffic.
4. Will blend the area with surrounding topography.
5. There is to be no trash, debris, or vehicles left on premises.
6. All surface waters will be contained on site as per engineers.

IM16-076
OR16-048

As for visual and noise mitigation, the proposed extraction site floor is a minimum of fifteen feet below surrounding areas, adjoining neighbors tell us that they cannot hear us working when we are in the extraction site. If the M.S.B. determines more noise deafening and visual impacts are necessary, we will comply. We will be adding ten foot high berms for visual screening where necessary and topographical buffers will be in place with a minimum of fifty feet from property lines and easements as per site plan.

Please omit paragraph regarding organic tree dump and future road at the end of the gravel pit.

Soils are being pushed to the side to be used in the reclamation process for cosmetics and future development.

We strongly recommend a preview visit of proposed I.M.D. Site by any person related to this permit process.

Also, we would like to say that we have furnished pit-run on two borough jobs within the past twenty-four months, 2013 Tews Inc., on the West Lakes Boulevard, road extension, and summer of 2015, Scoggin's Excavation, Horse Shoe Road repair, both with satisfied results and prompt service.

Enclosed are some pictures of our screening operations making 1" minus, 3" minus, and two sizes of sewer rock, all products needed in the Big Lake area. The location of any screening and crushing plants will be in each phase or previous phase of this project, or if entering into a new phase location of the plant and stock pile would be in the previous phase, no mater how this works we will maintain all set-backs and boundaries as described on site plan, i.e. All set back will be covered.

Last but not least, if a crusher is to be used it will be in the phase that is in progress and at least 300 feet from any residence.

Regards,

William A. Heairet

IM16-076
OR16-049

October 28th 2015

We dug a test hole at the pit floor 17 feet deep, after thirty days the test hole remained dry. Site was inspected by engineer Mark Keller of Besse Engineering and it was determined that the water level was forty-five feet from final grade in the pit floor.

William A. Head

Im16-076
OR16-049

NORTHRIM ENGINEERING

MEMO

Steve Eng, PE, PH
P.O. Box 770724, Eagle River AK 99577
(907) 694-7028
SteveEngPE@gmail.com

Date: 7/25/15 **Number of Pages: 1**

Subject: NW 1/4 NW 1/4 Section 25 T27N R4W Seward Meridian
Phase 1 Excavation, W Belarde Blvd Entrance

An inspection was conducted by NorthRim Engineering for the subject property on 7/5/15. The Phase 1 excavation is currently being used as a gravel pit to extract clean borrow material for construction. A large pit currently exists which visibly shows clean gravel and sand deposits.

This is typical of soil types in the immediate vicinity which demonstrate clean glacial deposits. This typical gravel is evidenced by other gravel borrow pits nearby. The predominately sand and gravel deposits allow rapid infiltration of surface run-off. No surface organics are present which will impede surface infiltration of precipitation events.

It is our opinion that a Storm Water Pollution Prevention Plan is not required for this Phase 1 Excavation. No storm water will run-off the site of this gravel borrow pit.

Additional project phases will be separately evaluated prior to development. Soils will be evaluated appropriately and if a SWPPP is required it will be completed prior to deveklopment.

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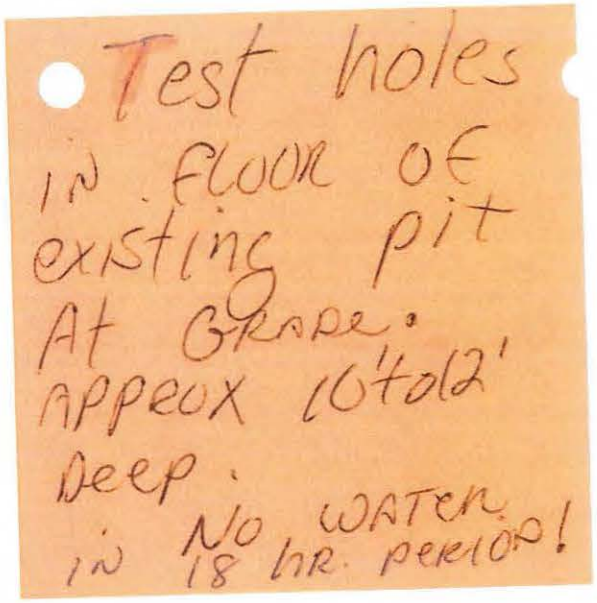
Im16-076
OR16-049



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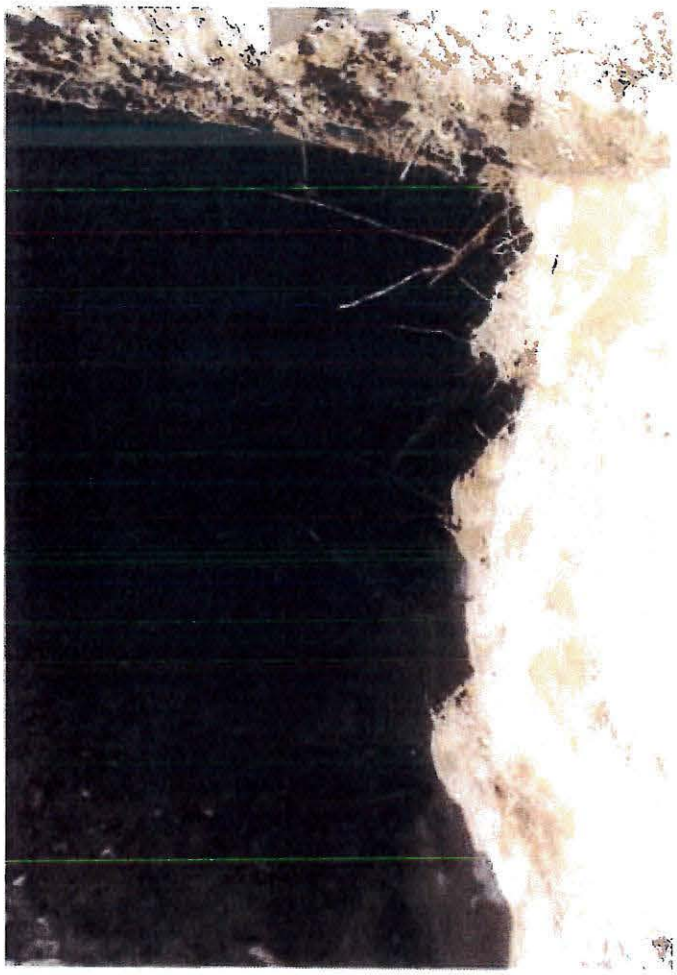
OR16-049

IM16-076
0216-049



IM16-576
OR16-549

IM16-076
OR16-049

Fax: (907) 861-7876

Mr Rhisenhunt,

Following is our confirmation from the Corps of Engineers showing that they recieved our faxed (paperwork) application yesterday 6/29/15, for your records.

Thank you

Helen Haiset

IM16-076
OR16-049

JUN 30 15 03:06p

ATTENTION:

Amanda Whittier

907-753-5567 Corr. of Engineers

Fax rec'd → 29 June 2015

MY FAX: 907-892-5024

IM16-076
OR16-049

AMANDA Whittier 753-5582
1-800-478-2712
FAX: 907-753-5567

U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved - OMB No. 0710-0003 Expires: 30-SEPTEMBER-2015

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - WILLIAM Middle - A. Last - HEAIRET	First - Middle - Last -
Company -	Company -
E-mail Address - hlh@mtaonline.net	E-mail Address -
6. APPLICANT'S ADDRESS:	**9. AGENT'S ADDRESS:**
Address- P. O. Box 521403	Address-
City - Big Lake State - AK Zip - 99652 Country - USA	City - State - Zip - Country -
7. APPLICANT'S PHONE NOs. w/AREA CODE	**10. AGENTS PHONE NOs. w/AREA CODE**
a. Residence 907-892-5023 b. Business 907-232-0398 c. Fax 907-892-5024	a. Residence b. Business c. Fax

STATEMENT OF AUTHORIZATION

11. I hereby authorize, _____ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

_____ SIGNATURE OF APPLICANT _____ DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
LAKE SIDE SAND & GRAVEL

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
	Address 19116 W. Bellardi Blvd.
15. LOCATION OF PROJECT Latitude: °N Longitude: °W	City - BIG LAKE State- AK Zip- 99652

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)
State Tax Parcel ID 17N04W25B019 Municipality 17N04W25B019
Section - 25 B18 Township - Range -

IM16-076
OR16-049

ATTENTION:

Amanda Whittier

907-753-5567 Corr. of Engineers

Fax rec'd → 29 June 2015

MY FAX: 907-892-5024

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

☐ **Northern Region**
3700 Airport Way
Fairbanks, AK 99709
(907) 451-2740

☒ **Southcentral Region**
550 W 7th Ave., Suite 900C
Anchorage, AK 99501-3577
(907) 269-8552

☐ **Southeast Region**
400 Willoughby, #400
P.O. Box 111020
Juneau, AK 99801
(907) 465-3400

RECEIVED
JUN 29 2015
DIVISION OF LAND
SOUTHCENTRAL REGION

MATERIAL SITE RECLAMATION PLAN OR LETTER OF INTENT/ANNUAL RECLAMATION STATEMENT AS 27.19.030 – 27.19.050

Non-refundable filing fee for reclamation plan: $100

In accordance with Alaska Statute 27.19, reclamation is required of all mining operations, including sand and gravel extraction. Completion of this form will meet the law's requirements for a **reclamation plan** (see below for filing requirements; due date: at least 45 days before mining is proposed to begin; requires approval by the Division of Mining, Land and Water). Completion of this form will also serve as a **letter of intent** for operations exempt from the plan requirement (due date: before mining begins). No approval is required for a letter of intent, but a miner who files a letter of intent must, before December 31, file an **annual reclamation statement** (Section 8 of this form).

Check applicable box:

☐ A. RECLAMATION PLAN (REQUIRED if the operation will disturb five or more acres this year, OR 50,000 cubic yards, OR if the operation has a cumulative disturbed area of five or more acres)

☐ B. RECLAMATION PLAN—VOLUNTARY (for an operation below limits shown in Box A but wanting to qualify for the statewide bonding pool)

☒ C. LETTER OF INTENT (less than five acres to be disturbed AND less than 50,000 cubic yards AND less than five acres unreclaimed area) NOTE: A miner who files a letter of intent is also required to file an annual reclamation statement at the end of the year.

THIS RECLAMATION PLAN/LETTER OF INTENT IS FOR CALENDAR YEAR 2015.
(IF YOU CHECKED EITHER BOX A OR B ABOVE AND PROPOSE A MULTI-YEAR PLAN, STATE ALL YEARS COVERED.)

1. **MINER INFORMATION** (IF THERE IS MORE THAN ONE MINER, ATTACH A LIST OF THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ALL OTHER OWNERS, OPERATORS, OR LEASEHOLDERS OF THE MINING OPERATION)

NAME OF MINER WHO WILL SERVE AS AGENT FOR NOTICE PURPOSES
William A. Heaire

ADDRESS (NOTIFY THE DEPARTMENT OF ANY LATER CHANGE OF ADDRESS)
P.O. Box 521403

CITY	STATE	ZIP CODE	TELEPHONE
Big Lake	Alaska	99652	907-232-0398

NAME OF LANDOWNER (IF OTHER THAN MINER) OR PUBLIC LAND MANAGEMENT AGENCY
N/A

FEDERAL OR STATE CASEFILE NUMBER (IF ANY) ASSIGNED TO THE SITE

102-4018 (Rev. 04/06)

Im16-076
OR16-049

Results - Case File Abstract

Summary

File: LAS 30314

Customer: 000030793 HEAIRET WILLIAM A
PO BOX 521403
WASILLA AK 99652

Case Type: 940 NONSTATE LAND RECLAMATION
DNR Unit: 200 LAND MANAGEMENT
File Location: SCDOLD SCDO LAND SECTION
Case Status: 50 ACTIVE
Status Date: 06/29/2015
Total Acres: 4.000
Date Initiated: 06/29/2015
Office of Primary Responsibility: LSC LAND-SOUTHCNTRL REG
Last Transaction Date: 06/29/2015
Case Subtype: 9402 LETTER OF INTENT
Last Transaction: ADDTEXT CHANGE LEGAL TEXT

Land Records

Meridian: S **Township:** 017N **Range:** 004W **Section:** 29 **Section Acres:** 4

Case Actions

Legal Description

A letter of intent for Lot B019

Im16-076
OR16-049

DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

AUG 14 2015

Regulatory Division
POA-2009-41

William Heairet
Post Office Box 521403
Big Lake, Alaska 99652

Dear Mr. Heairet:

This is in response to your request for a Department of the Army (DA) jurisdictional determination for your 40-acre gravel pit. The project site is located within Section 25, T. 17 N., R. 4 W., Seward Meridian, USGS Quad Map: Anchorage C-8, Latitude 61.5409° N., Longitude 149.9302° W., Matanuska-Susitna Borough; in Big Lake, Alaska. Please refer to file number POA-2009-41, Big Lake, in correspondence with us.

Based on our review of the information you provided, and our site visit on 6 August 2015, we have determined the subject property is uplands, and does not contain waters of the United States (U.S.) under Corps jurisdiction. Therefore, a DA permit is not required for your gravel extraction operation. A copy of the Approved Jurisdictional Determination form is available at: www.poa.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations.aspx under the above file number. Please contact us if you decide to alter the method, scope, or location of your proposed activity.

This approved jurisdictional determination is valid for a period of five (5) years from the date of this letter, unless new information supporting a revision is provided to us before the expiration date.

Enclosed is a Notification of Administrative Appeal Options and Process and Request for Appeal form regarding this approved jurisdictional determination (see section labeled "Approved Jurisdictional Determination").

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

IM16-076
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Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

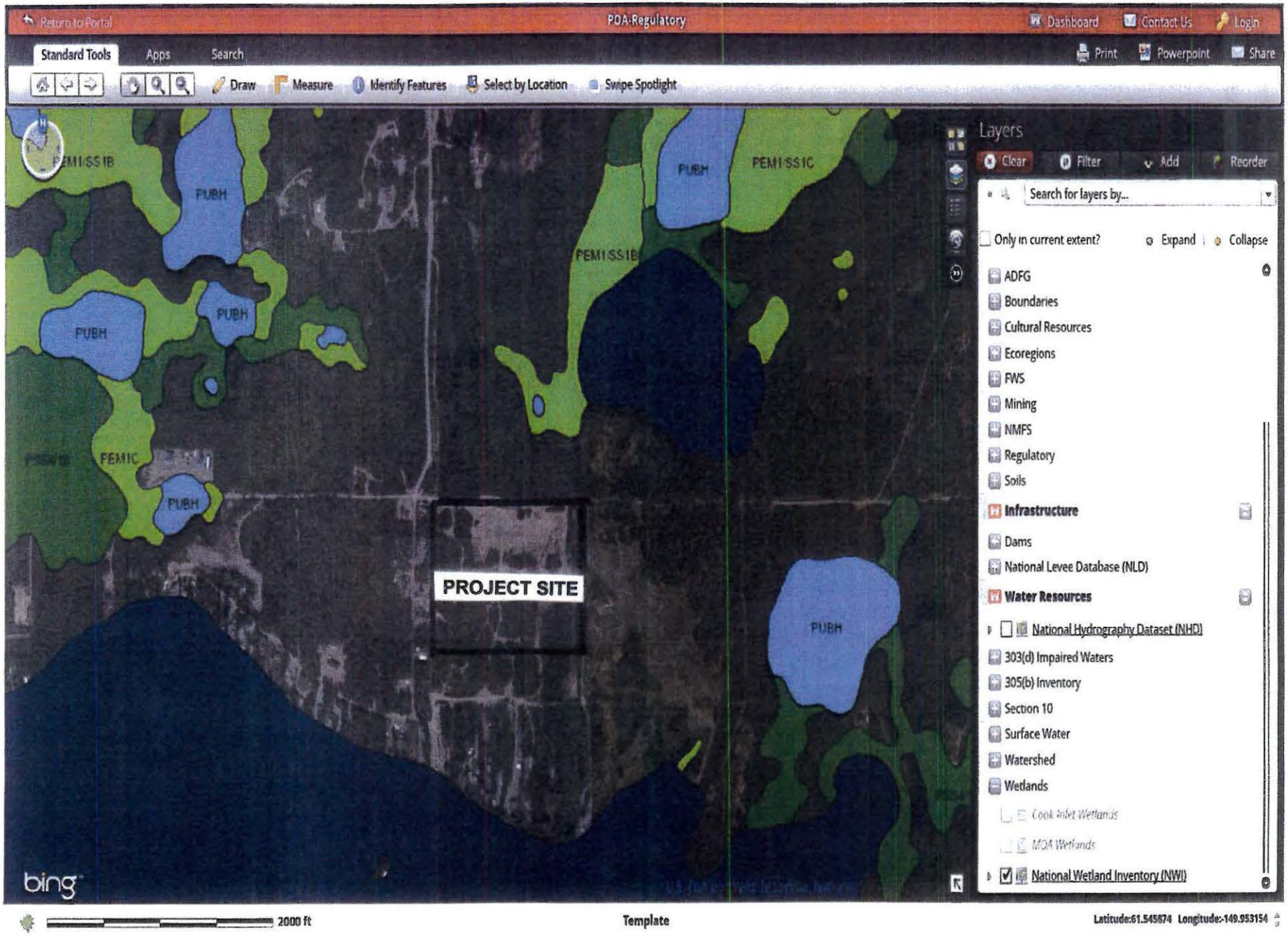
Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Thank you for your cooperation with the Corps of Engineer's Regulatory Program. If you have any questions, please contact me via email at jack.j.hewitt@usace.army.mil, in writing at the letterhead address, or by phone at (907) 753-2708.

Sincerely,

Jack Hewitt
Project Manager

IM16-076
OR16-049



JM16-019
CR16-019

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: William Heairet	File Number: POA-2009-41, Big Lake	Date: 18 August 2015
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

IM16-076
OR16-049

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact:
Jack Hewitt, PM Alaska District Corps of Engineers CEPOA-RD-S P.O. Box 6898 JBER, AK 99506-0898 (907) 753-2708	Regulatory Program Manager U.S. Army Corps of Engineers, Pacific Ocean Division CEPOD-PDC, Bldg 525 Fort Shafter, HI 96858-5440

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

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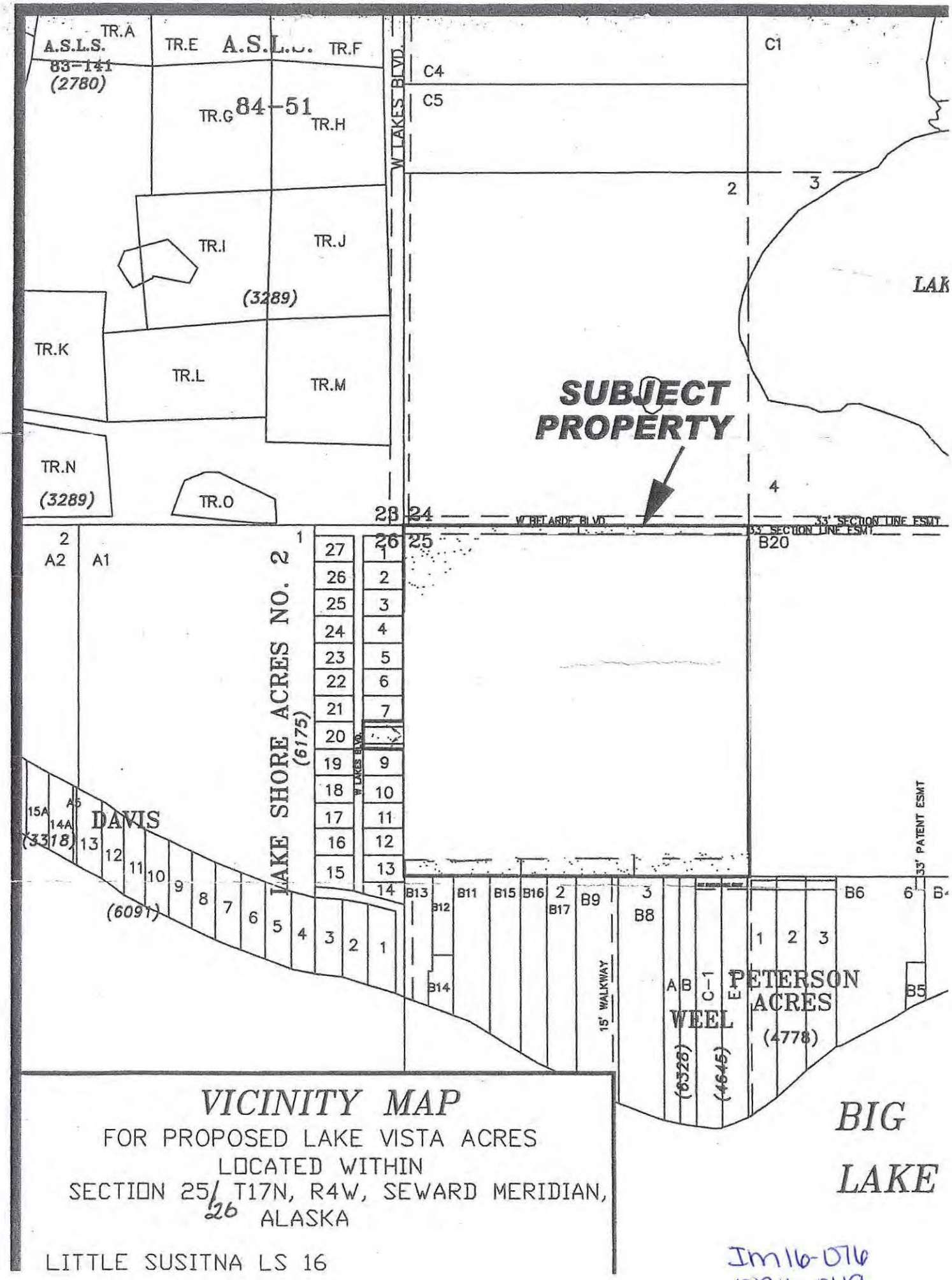
OR16-049



VICINITY MAP

FOR PROPOSED LAKE VISTA ACRES
LOCATED WITHIN
SECTION 25/26 T17N, R4W, SEWARD MERIDIAN,
ALASKA

LITTLE SUSITNA LS 16

Im16-076
OR16-049

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OR16-049

Alaska Business License # **980650**

Alaska Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

"LAKESIDE SAND & GRAVEL"

PO BOX 521403 BIG LAKE AK 99652

owned by

HELEN L HEAIRET

is licensed by the department to conduct business for the period

October 20, 2014 through December 31, 2016
for the following line of business:

21 - Mining

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Chris Hladick

Matanuska-S' 'tna Borough Business License #: `932

350 E. Dahlia Ave, Palmer, Alaska 99645

Effective Date: January 01, 2015 **Expiration Date:** December 31, 2016

This license must be prominently displayed.
It is not transferable or assignable.

This license shall not be taken as permission to do business in the State without having complied with the other requirements of the laws of the State of Alaska or the United States.

DEPARTMENT OF FINANCE

B & H INVESTORS INC
HEAIRET HELEN L & WM A
PO BOX 521403
BIG LAKE AK 99652-0000

Business Location(s): LT 5 STEWART LAKE SUB

This is to certify that the licensee named above holds a Mananuska-Susitna Borough business license covering the period listed above.

Detach Here

B & H INVESTORS INC
HEAIRET HELEN L & WILLIAM A
HEAIRET HELEN L & WM A
PO BOX 521403
BIG LAKE AK 99652-0000

Fee Paid: **$50.00**
License No.: MBL **02932**
Effective: 01/01/2015 To 12/31/2016

The above business has been licensed to conduct business in the Matanuska-Susitna Borough. The borough business license must be prominently displayed. When a business has more than one location, the original license shall be displayed at the main location and a copy of the license shall be displayed at each branch location. If the business is continued at the same location but there is a change in its form of organization, such as from a single proprietorship to a partnership or a corporation, the admission or withdrawal of a partner, or any other change, the seller making the change shall surrender his old borough business license to the borough for cancellation. When there is a change of location for the seller's place of business, the new business license is required showing the new address. Application for renewal of license shall be made before February 1 of the license year.

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A

BOOK 512 PAGE 167

LICENSE FOR RIGHT OF WAY PURPOSES

ALASKA BATHTIQUE INCORPORATED ("Alaska Bathtique") grants a revocable license for right-of-way purposes as follows:

RECITALS

A. Alaska Bathtique owns fee title to the following real property:

> West 1/2 of the North 1/2 of the North 1/2 of Section 25, Township 17 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska

B. There are numerous public easements which run from Alaska Bathtique's property south to the shore of Big Lake.

C. Many of these public easements have no connection to public roads, thus making the easements inaccessible to the public.

D. Alaska Bathtique desires, and by this instrument intends, to make the public easements permanently accessible to both the public and to the land owners whose property lies between Big Lake and Alaska Bathtique's property.

E. Alaska Bathtique desires, and by this instrument intends, to reserve the right to revoke this license after equal or better access is provided to the public easements, either through Alaska Bathtique's land, or by government construction of additional roads or trails.

GRANT OF LICENSE

1. Alaska Bathtique hereby grants to the public a revocable license to use the south sixty-six feet of the following described real property as a right-of-way:

> West 1/2 of the North 1/2 of the North 1/2 of Section 25, Township 17 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska

2. The property included in this license may be used as a right-of-way for pedestrian and vehicular access from public roads to the public rights-of-way which run south from the property owned by Alaska Bathtique to Big Lake. All use of the licensed property must conform to applicable laws.

Return to: Delaney, Wiles, Hayes, Reitman & Brubaker, Inc. - Attn: M. Bond
1007 W. 3rd Ave., Suite 400
Anchorage, AK 99501

Im16-076
OR 16-049

3. This license does not include authority to construct improvements on the licensed property without the written consent of Alaska Bathtique, and compliance with applicable laws.

4. This license may be revoked by Alaska Bathtique, or its successor, upon the provision by Alaska Bathtique, its successor, or government authority, of equal or better access to the public rights-of-way running from the Alaska Bathtique property to Big Lake, by roads and/or trails through or across the Alaska Bathtique and/or other property.

5. Each person who uses the licensed property shall indemnify and defend Alaska Bathtique from any and all liability for personal injuries, property damage, or loss of life or property resulting from, or in any way connected with, the condition or use of the premises covered by this license, or any means of ingress thereto or egress therefrom, whether caused by the negligence of Alaska Bathtique or others.

ALASKA BATHTIQUE INCORPORATED

By: _____
Bruce F. Booher
President

ACKNOWLEDGEMENT

State of Alaska)
) ss.
Third Judicial District)

The foregoing instrument was acknowledged before me this 13th day of December, 1988, by Bruce F. Booher, President of Alaska Bathtique Incorporated, an Alaska corporation, on behalf of the corporation.

88-20883
RECORDED - FILED 13
REC. DIST.
DATE 12/28 1988.
TIME 1:41 P.M.
Requested by BRUCE BOOHER
Address PO BOX 140765
ANCH. AK 99514

_____
Notary Public for Alaska
My commission expires: 10/22/89

IM16-076
OR16-049

COMMENTS

IM16-076
OR16-049

Mark Whisenhunt

From: Carol G. Kane <hrkane@gmail.com>
Sent: Wednesday, March 09, 2016 4:03 PM
To: Mark Whisenhunt
Subject: Big Lake Community Council 3.9.16 Heairet IMD Application Decision
Attachments: BLCC.Borough.Whisenhunt.Heairet.Decision.pdf

Good afternoon Mark,

Please find attached the following:

Big Lake Community Council's Decision of **no objection** for the application request by William & Helen Heariet
for the Interim Materials District for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

Thank you for your continued assistance. Should you need any additional information please feel free to contact me
as noted.

Carol

--
Carol G. Kane
PO Box 520502
Big Lake, AK 99652-0502
Cell: (907) 355-2467

"Coming together is a beginning;
Keeping together is progress;
Working together is success."
Henry Ford

IM16-076
OR16-049

Big Lake Community Council
PO Box 520931
Big Lake AK, 99652-0931
www.biglakecommunitycouncil.com
Big Lake Lions Rec Center

To: Mark Whisenhunt, CFM
Planner II
Matanuska Susitna Borough
Planning & Land Development Services Division
350 East Dahlia Avenue
Palmer, AK 99645 Use Development

From: Carol G Kane CGK.
President Big Lake Community Council

RE: Applicant/Property Owner William & Helen Heairet (dba Lakeside Sand & Gravel)

At the Big Lake Community Council Meeting, Tuesday March 9, 2016, the Big Lake Community Council members voted to have no objection to the request by William & Helen Heairet (dba Lakeside Sand & Gravel) for the Interim Materials District for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

Should you need any additional information, please free to contact me:
Email hrkane@gmail.com
Cell: 355-2467

Big Lake Community Council Purpose:
To provide a direct and continuing means of citizen participation in government and local affairs; to provide a method by which they can work together for expression and discussion of their opinions, needs and desires in a manner that will have an impact on our community's development and service; to provide to governmental agencies a method for receiving opinions, needs, desires and recommendations of residents and groups, and to give local governing bodies an improved basis for decision-making and assignment of priorities for all capital improvements and governmental programs affecting community development and individual well-being.

IM 16-076
OR 16-044

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
Development Services

FEB 26 2016

Received

U.S. POSTAGE PITNEY BO
ZIP 99645 $ 000.4
02 1W
0001399405 JAN 29 2

54778000L002 82
HOEY DAVID C & DEANNA R
10918 NORTH FLEET DR
ANCHORAGE, AK 99515-2579

ACCOUNTS PAYABLE
RECEIVED
FEB 29 2016

FIRST CLASS MA

99515$2579 C036

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heiret (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

Application material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received on or before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review and action. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: David & Deanna Hoey ***Mailing Address:*** 10918 Northfleet Dr. Anch. AK 9951

Location/Legal Description of your property: Petersen Acres Lot 2

Comments: Thank you for the opportunity to comment. We strongly oppose the applicants request. We purchased the property in 2001 from Mr. Petersen & took a large leap of faith by obtaining a loan for our Alaskan Dream lakefront property. This will be my primary residence when I retire. I'm concerned about the road deteriating with heavy commercial truck traffic. I'm worried about my property value. I worry about the quality of life in this area. This should remain a residential use only area.

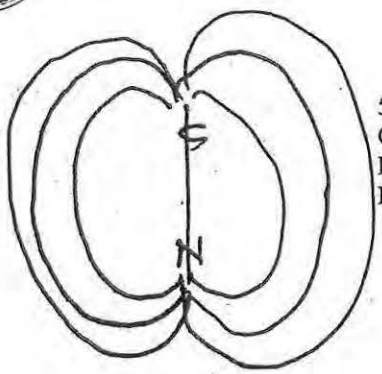
Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.48
02 1W
0001399405 JAN 29 20

Matanuska - Susitna Borough
Development Services
FEB 22 2016
Received



57159000L002 62
GAFFEY RICHARD L
PO BOX 521825
BIG LAKE, AK 99652-1825

FIRST CLASS MAIL

99652#1825 B026

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

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Name: Richard + Rita Gaffey ***Mailing Address:*** PO Box 521825, Big Lake, AK 99652

Location/Legal Description of your property: 19060 W. Penny Kay Lane, Big Lake

Comments: We Reside FAR enough AWAY THAT Hopefully We wont Be Annoyed By The ~~Noisey~~ equipment. But How would we KNOW until its Too Late? we chose to Buy A home 4 m. les From The Hwy FOR THAT Reason. ONCE that cat is out of The Bag, you can't Put it BACK.

Then There is The ISSUE OF HEAVY TRUCKS ~~and~~ damaging The ALL Ready in POOR condition PAVEMENT OF West LAKES BLVD & The COWBOYS THAT WILL DRIVE SAID Rigs ON The Twisty-Turny Hilly Rd. THAT IS West LAKE BLVD, complete with the POOR Sight LINES. A Recipe FOR DISASTER.

Note: Vicinity Map Located on Reverse Side

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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HEAIRET WM A & HELEN L
CHERRIER DEAN R
PO BOX 521403
BIG LAKE, AK 99652-1403

Matanuska - Susitna Borough
Development Services
FEB 22 2016
Received

FIRST CLASS M

99652$1403 B018

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
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Name: WILLIAM HEAIRET ***Mailing Address:*** P.O. BOX 521403

Location/Legal Description of your property: L 8 LAKE SHORE ACRES ADD 2

Comments: THANK YOU! BUT some of OUR neighbors DID NOT realize there was A comment portion for this NOTICE. I think that this gravel extraction site is very well needed in the Big Lake area for roads and ALSO neighbors who need the gravel

Note: Vicinity Map Located on Reverse Side

IM 16-076
OR16-049

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
www.matsugov.us

Matanuska-Susitna Borough
Development Services

FEB 22 2016

Received

MEMORANDUM

DATE: January 27, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Request for an Interim Materials District**

TAX ID: 17N04W25B019 TAX MAP: LS 16

LOCATION: Township 17 North, Range 4 West, Section 25, Seward Meridian

APPLICANT: William & Helen Heairet (dba Lakeside Sand and Gravel)

An application for an Interim Materials District (IMD) has been submitted to extract up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel. The Planning Commission will conduct a public hearing on this request on March 21, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

Distribution:

____ Borough Manager (info only)	____ Transportation Planning
____ Collections	____ Community Development
____ Assessment	____ Public Works Director
____ Planning Division	____ Right-of-Way Coordinator
____ Environmental Planning	____ Emergency Services Director
____ Platting Division	____ Code Compliance
	____ Cultural Resources

Comments: Return written comments by **February 22, 2016**. Thank you for your review.

See attached letter

Im16-076
OR16-048

Michael & Tonya Kish
PO Box 521885
Big Lake, AK 99652
(907) 350-9519

Mat-Su Borough
Planning and Land Use Department
Development Services Division
350 East Dahlia Ave
Palmer, AK 99645

Re: Request for an interim Materials District/Township 17 North, Range 4 West, Section 25, Seward Meridian/ Applicants- William & Helen Heairet (dba Lakeside Sand and Gravel)

February 18, 2016

To whom it may concern:

We are writing this letter in favor of the above application. William Heairet has provided many services for us including dirt work, removing material from our property, bringing in material for our driveway, yard and septic system. On many of these occasions due to the current limitations on his pit, he had to get the material elsewhere which in turn took longer and was more expensive.

The Heairet's have followed all the rules and guidelines from the Borough; they are honest hard working people who have a resource that is very valuable for the Big Lake area. We would much rather support the economy of Big Lake than other areas. Our current road service provider Tew's for instance could get his material at a cheaper rate which in turn he would be able to provide more service with the savings he would receive.

We feel that there is a lot of misinformation about the Heairet's intentions with this pit, which in turn causes panic. We have tour buses up and down Lakes Blvd all summer long, I have no issue with that, but that has to have some sort of effect on the road. People are going to continue to do their projects and get the material needed to do so anyway.

Again we have no issuses with the approval of this request, as full time residents of Horseshoe Lake we feel it is a huge benefit for the local residents and we are sure that the Heairet's will take every caution to keep noise to a minimum.

Thank-you
Mike & Tonya Kish
Horseshoe Lake Residents

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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4050 MARIAH DR
EAGLE RIVER, AK 99577

FIRST CLASS MAIL

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
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Name: Theresa L. Hiebert-Puhr *Mailing Address:* 4050 Mariah Dr, Eagle River, AK 99577

Location/Legal Description of your property: Davis Subdivision - Lots 25 & 26 / 56091000L025 & L026

Comments: I OPPOSE this application!

Reasons: 1) Extraordinary wear and tear on West Lakes Blvd, which is already in a deteriorated state.

2) Excessive noise pollution

3) Excessive air pollution

4) Blatant disregard for quality of Life. Big Lake is a recreational area, as well as residential. We expect boating noise, children laughing and enjoying the lake. We DO NOT expect/deserve to live with extraction & gravel activities!

Note: Vicinity Map Located on Reverse Side

Theresa L Hiebert-Puhr

IM16-016
OR16-049

Mildred Drum
11850 Ellen Avenue
Anchorage, Alaska 99515

February 17, 2016

Mark Whisenhunt
MSB Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645
861-8527
861-7876 Fax
mwhisenhunt@matsugov.us

Dear Mr. Whisenhunt,

I own the 3 lots directly adjacent to the properties that William & Helen Heairet have submitted the application for. I have read the concerns that the Longacres have sent to the Big Lake Property Owners and do not have the same concerns that they are alleging.

The Heairets (dba Lakeside Sand and Gravel) have shown that they are extremely conscience of the community and do everything in their power to help and better the community. In the past when removing material from their acreage they have not disturbed anyone and have removed it with extreme thought to neighbors. I have no doubt what so ever that they will do everything in their power to limit the "air pollution" as well as the noise. I have personally witnessed him sanding all of the surrounding roads, including West Lakes Blvd in the winter when they were hazardous. While doing this he pulls over when vehicles approach so they may pass as well as helps everyone in need. I have never witnessed him drive his vehicles recklessly as to endanger children or anyone else for that matter.

I do appreciate the concerns brought forth but also would like to point out that William & Helen Heairet have been residents of this community for several years and have been a wonderful asset. They themselves personally at their own cost have put in roads and accesses to better the community for others. They have proven that they do have the best interest of everyone around them at heart.

Sincerely,

Mildred Drum

Mildred Drum

IM16-076
OR16-049

Feb 19 16 12:49p Indian Valley Meats, Inc. 907-653-7694

HOWARD A. LAZAR
DONALD C. THOMAS
TIMOTHY J. LAMB
CYNTHIA L. DUCEY
DONNA M. MEYERS
SCOTT J. GERLACH
WHITNEY L. TRAEGER
DANIEL E. DOTY

DELANEY WILES, INC.
ATTORNEYS AT LAW
1007 WEST THIRD AVENUE
SUITE 400
ANCHORAGE, ALASKA 99501
TELEPHONE (907) 279-3581
FAX (907) 277-1331

OF COUNSEL
STEPHEN M. ELLIS
CLAY A. YOUNG
WILLIAM E. MOSELEY

February 19, 2016

Sent Via Facsimile (907) 861-7876 and email mwhisenhunt@matsugov.us
Mat Su Borough
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Objection to Application for Permit by William and Helen Heairet dba Lake Side Sand and Gravel for a 40 acre parcel gravel pit on the corner of West Lakes Boulevard and West Florida Road

Dear Application Person:

I am the attorney in fact for Jane Lamb, the owner of ASLS 83-141 Tract B, a 4.05 acre parcel of land in the area that will be affected if this dangerous gravel pit is allowed. Jane's grandchildren, or my children, intend to build on the property she currently owns. We object to another gravel pit being developed, to go with other blights on the neighborhoods where gravel pits have been created. We also object to the numerous gravel trucks that will be going up and down the road on West Lakes Boulevard, and subjecting children and anyone who rides bikes or walks, etc. to the dangers of being struck. We also object to the pollution from the extraction, crushing, loading, etc.

Please deny the application. This area should be kept somewhat pristine and neighborhood like, not turned into an industrial gravel pit.

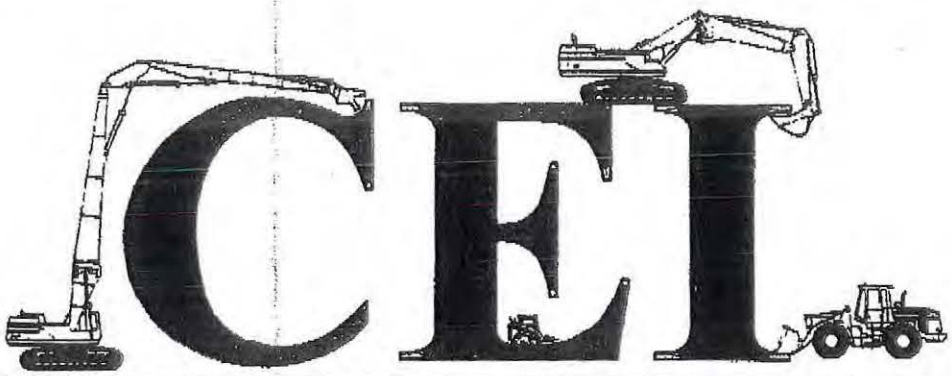
Please call with any questions.

Sincerely,
DELANEY WILES, INC.

Timothy J. Lamb

TJL/arb

IM16-076
UR16-049



"The Solutions Company"

FACSIMILE TRANSMITTAL SHEET

To:	From:
Mark Whisenhunt	Stuart Jacques
FAX NUMBER:	**Date:**
907 861 7876	2/18/16
COMPANY:	**TOTAL NO. OF PAGES INCLUDING COVER:**
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PHONE NUMBER:	**SENDER'S REFERENCE NUMBER:**
907 861 8527	
Re:	**YOUR REFERENCE NUMBER:**

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT x PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Attention:

Mark
Whisenhunt

Central Environmental, Inc.
311 N. Sitka Street
Anchorage, AK 99501
(907)561-0125
(907)561-0178 fax

5375 S. Cameron, Unit A
Las Vegas, NV 89118
(702)362-5470
(702)873-4046 fax

P.O. Box 70212
Fairbanks, AK 99707
(907)590-3000

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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311 N SITKA ST
ANCHORAGE, AK 99501-1841

FIRST CLASS MA

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
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Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

February 18, 2016

From: Stuart Jacques
Lot 19, Davis Subdivision
Big Lake, AK

To: Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Ave.
Palmer, AK 99645

RE: Application for Interim Materials District (IMD)
William and Helen Heairet, (dba Lakeside Sand and Gravel)
19116 West Belarde Blvd
Big Lake, AK

Dear Planning Commission Board Members,

I have reviewed the application for an Interim Materials District submitted by Lakeside Sand and Gravel to extract up to 750,000 cubic yards of materials from the 40 acre parcel located at the intersection of W. Lakes Blvd and W. Belarde Blvd, Big Lake, and strongly urge the Board to decline this application for the following reasons:

1. As the Board is aware, this proposed gravel pit is located only a couple hundred feet off of Big Lake which is a major recreation site in addition to being located immediately adjacent to numerous residential properties. This IMD is inconsistent with the adjoining land uses and in fact will create a significant nuisance with significantly increased traffic, dust and noise.
2. West Lakes Blvd, the main access road to this site was not constructed to the standards to handle the amount of heavy truck traffic from this operation. The current paving on W. Lakes Blvd is rapidly deteriorating with substantial pavement cracking occurring throughout. Adding approximately 62,500 truckloads of gravel (750,000 cyds/12 cyds, assuming 42,000 to 45,000 pounds per truck load = 62,500 truckloads) to be hauled over this road over the next 24 years will destroy whatever road surface is placed onto this road. If the traffic from this IMD was spread out evenly over twelve months per year, there would be 2,605 truckloads per year or a minimum of 10 truckloads a day. Since we all know that the IMD will generally only be in full operation for about six months of the year, there will more realistically be a minimum of 20 to 25 truckloads of gravel hauled per day on W. Lakes Blvd. This added heavy truck traffic will destroy the paved road surfacing without extensive and very expensive maintenance from the Mat-Su Borough. It will be the residents of Big Lake and the Mat-Su Borough that will have to pay to maintain and repair this road, not the IM operator.

IM16-076
OR16-049

3. As noted above, the increased heavy truck traffic on this narrow winding W. Lakes Blvd will result in the potential for more accidents and will in general make this road far more dangerous to traverse.
4. The actual operations of the gravel extraction operation will create substantial noise in a fairly high density residential neighborhood. Between the excavators, loaders, crushing and screening equipment and the trucks, there will be a substantial amount of noise and dust generated that will disrupt the quiet enjoyment of the neighboring properties.
5. The gravel extraction operation will have a negative impact on the surrounding property values. My home is less than 1/2 mile from this proposed IMD and we will be negatively impacted by the approval of this application.

Again, I respectfully urge the Board to reject this IMD application.

Thank you for your consideration.

Stuart Jacques

IM16-076
OR16-049

Danny's Auto Body
7137 Old Seward Highway
Anchorage, Alaska 99518
(907)522-7888
(907)229-3606 Cell

February 19, 2016

MSB Development Services Division
Mark Whisenhunt
350 E. Dahlia Ave.
Palmer, Alaska 99645
907-861-8527
907-861-7876 Fax
mwhisenhunt@matsugov.us

Dear Mr. Whisenhunt,

I have reviewed Lakeside Sand & Gravel's application and no not oppose this. We, myself and all other surrounding property owners, have received the letter from the Longacres's. I firmly disagree with the opposition to the Heairet's application. I do not find any merit in the concerns that they have brought forth for the community to view.

I own lots 217N04W25B013, 014 & 012. I have had amply opportunity to actually witness the Heairet's hauling the allowable amount of gravel from the property in question and have yet to see any negative impact.

I have personally contracted the Heairet's to perform work on the three lots that I own, with all 3 lots sharing a property line with the 40 acre parcel listed in the application, I have always found them to conduct themselves and their business in a respectful and professional manor. I have complete confidence that the Heairet's will conduct Lakeside Sand & Gravel in a professional, responsible manner that will put the health and welfare of this community first. The Heairet's have been an integral part of this community for many years.

Thank you for your time and consideration in this matter.

Sincerely,
Danny Drum

IM16-076
UR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Matanuska - Susitna Borough
Development Services

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FIRST CLASS M.

Robert E. & Cara L. Lilly
Lot 24, Davis Subdivision
Big Lake, AK

The Planning Director of the Matanuska-Susitna Borough will consider the following:

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Name: Robert & Cara Lilly ***g Address:*** P.O. Box 520396 Big Lake, AK 99652-039

Location/Legal Description of your property: Lot 24, Davis Subdivision Big Lake, AK

Comments: I protest this due to West Lakes Blvd. is not built for this type of heavy traffic, safety, spilled gravel & the road will be destroyed

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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PO BOX 111734
ANCHORAGE, AK 99511

Matanuska - Susitna Borough
Development Services
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Name: Steven C. Rudd ***Mailing Address:*** PO Box 111734 Anchorage, AK 99511

Location/Legal Description of your property: 217N03W19A006 19C51-52-53 19B003-007 19A010

Comments: This Commercial operation is located in a Residential Neighborhood. This increase in Noise and dirt would be a health hazard and a disruption to the residents.
W. Lakes Blvd is in poor condition currently, and the heavy truck traffic would present a danger to the residents of this community, and increase deterioration of a road already in need of repair.
There is poor visibility at the intersection of Belarde Blvd and W. Lakes Blvd due to a hill at the entrance to this intersection. This would be an imminent danger to both vehicles and pedestrians with this Commercial operation being allowed to operate in this residential area.

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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HOLLINGER LVG TR
PO BOX 520495
BIG LAKE, AK 99652-0495

Matanuska - Susitna Borough
Development Services
FEB 17 2016

FIRST CLASS MA

Received

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

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Application material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received on or before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review and consideration. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: Judy & Mike Hollinger ***Mailing Address:*** PO Box 520495 Big Lake AK 996

Location/Legal Description of your property: 20509 W Lakes Blvd. Big Lake, AK 99652

Comments: We are against This As it will bring The Value of our property. It is also a noise issue. The location is close To The lake and The gravel That has already been extracted has made an eyesore for The area! It also will cause much more wear on The road.

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
www.matsugov.us

Matanuska - Susitna Borough
Development Services

FEB 17 2016

Received

MEMORANDUM

DATE: January 27, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Request for an Interim Materials District**

TAX ID: 17N04W25B019 TAX MAP: LS 16

LOCATION: Township 17 North, Range 4 West, Section 25, Seward Meridian

APPLICANT: William & Helen Heairet (dba Lakeside Sand and Gravel)

An application for an Interim Materials District (IMD) has been submitted to extract up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel. The Planning Commission will conduct a public hearing on this request on March 21, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

Distribution:

____ Borough Manager (info only)	____ Transportation Planning
____ Collections	____ Community Development
____ Assessment	____ Public Works Director
____ Planning Division	____ Right-of-Way Coordinator
____ Environmental Planning	____ Emergency Services Director
____ Platting Division	____ Code Compliance
	____ Cultural Resources

Comments: Return written comments by **February 22, 2016**. Thank you for your review.

(PLEASE ATTACHED LETTER)

IM16-076
OR16-049

Matanuska - Susitna Borough
Development Services

COMMENTS ON INTERIM MATERIALS DISTRICT FOR MATANUSKA-SUSITNA BOROUGH PLANNING AND LAND USE DEPARTMENT DEVELOPMENT SERVICES DIVISION
February 11, 2016

FEB 17 2016
Received

My name is John Stallone and I live at 3980 S. Casey Drive in Big Lake, Alaska. I would like to share my comments on the development of gravel pit located at 19116 Belarde Blvd. in Big Lake.

Background: I retired from the State of Alaska as the Chief of Enforcement for the State of Alaska Occupational Safety and Health. I'm very familiar with noise levels and dust levels on many industrial job sites. Since my retirement I am the Corporate Safety Officer for Neeser Construction, Inc. (NCI) located in Anchorage. NCI owns and operates a gravel pit off of Trunk Road approximately half way between the Parks Highway and the Palmer-Wasilla Highway. We have operated crushers and screening plants and we also ran a crusher and screening plant when we were building the prison at Goose Creek. To date the company has not received complaints due to noise or dust from the residents who live close to the Trunk Road gravel pit. I'm authorized to train employees on the safe operation of crushers and screening plants per MSHA requirements.

With my experience and given the location of the above referenced gravel pit I have no concerns for the noise and dust levels that might be created by a crusher and screening plant located on Belarde Blvd. I am very familiar with the proposed gravel pit location and have traversed all over the property. The location if far enough away from residences that is should not pose any problems. The decibel levels from a crusher normally run from 115 to 140 db which is not much louder than a heavy piece of equipment. The crusher and screening plant are to be located below the surface of the surrounding land which will also act as a buffer. Dust can be eliminated by using watering trucks and keeping the material wet. It's my understanding the crusher will only be used for short period of time (one to two weeks) and the screening plant which will operate for a longer period makes even less noise than the crusher. With this gravel pit location it will help to eliminate a lot of truck traffic on Big Lake Road and the Parks Highway if the

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gravel has to be hauled in from another part of the Borough. Cutting down on gravel truck traffic could be a big safety factor to consider.

In my professional opinion and as a resident of Big Lake I see no real issues with the Borough going forward with this permit. Also, this pit could provide much needed gravel for the continued growth of the Big Lake area at a reduced cost, due to less travel time for hauling, for certain areas of the Lake. Big Lake needs economic growth and my wife and I welcome any new enterprise that will keep this community vibrant.

Should you have any questions please give me a call at 907-351-8534.

John Stallone
3980 S. Casey Dr.
Big Lake, AK 99652

Mailing Address:
PO Box 201172
Anchorage, AK 99520

IM16-076
OR16-049

Notice Type Interim Materials District

Lakeside Sand & Gravel – Interim Materials District

An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

Location:

19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian

Applicant:

William & Helen Heairet (dba Lakeside Sand and Gravel)

Public Hearing:

The Planning Commission will conduct a public hearing concerning this application on Monday, March 21, 2016 at 6:00 p.m. in the Borough assembly chambers at 350 E. Dahlia Avenue, Palmer, Alaska.

The application materials may also be reviewed in the Borough Permit Center. If you have questions or want to submit comments, please contact Mark Whisenhunt at 861-8527 or email: mwhisenhunt@matsugov.us. Comments may also be faxed to 861-7876 or mailed to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

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Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Matanuska - Susitna Borough FIRST CLASS M.
Development Services

FEB 09 2016

Received

99516#2984 C021

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
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Name: Doug & Suzette Longacre ***ng Address:*** 12600 Ridgewood Rd. Anchorage, AK 99516

Location/Legal Description of your property: Lot 24A, Davis Subdivision, Big Lake

Comments: Attached letter

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Doug & Suzette Longacre
12600 Ridgewood Rd.
Anchorage, AK 99516

February 7, 2016

Dear Planning Director of the Matanuska-Susitna Borough,

We are definitely against granting an Interim Materials District (IMD) to Lakeside Sand and Gravel. To begin with, in the beginning of 2009 several neighborhoods at Big Lake fought to keep William and Helen Heairet from getting a Conditional Use Permit (CUP) to haul gravel for fourteen years from their property. If you would access the paperwork from that CUP hearing seven years ago, you would find that the Big Lake and Horseshoe Lake residents came out resoundingly against trucks exiting the gravel pit onto West Belarde Blvd and hauling gravel on West Lakes Blvd. Concerns included noise and air pollution in the neighborhood, a gravel pit not belonging in a historically prime recreational neighborhood, danger to residents from increased truck traffic using West Lakes Blvd.(which is a windy and worn road with many patched cracks), increased wear on West Lakes Blvd., an unsafe exit from the gravel pit onto West Belarde Blvd. which many residents use to access their property on Big Lake, concerns about the safety of school children who are still at bus stops along West Lakes Blvd., and concerns about devaluation of recreational property because of the gravel pit.These same concerns still exist! In general, the gravel pit activity would negatively impact the quality of life for residents in the general area. That CUP was turned down by the MatSu Borough and Mr. Heairet continued to haul gravel regularly without a permit (as evidenced by trucks pulling out of his pit on a regular basis and the change in topography on his property). This activity was not just for special projects.

Now the Heairets have applied for an IMD which would have an even greater impact on the area because of up to 100 trucks hauling gravel Monday through Friday 8 AM to 6 PM (and on some Saturdays according to the application) up to the year **2040**. The use of a screener and a crusher is also planned which will certainly not enhance the peace and health of the neighborhood. How would you feel if you built and owned a beautiful retirement home on the north shore of Big Lake (Lot 24A, Davis Subdivision) since 1989, in 2015 paid $4,453.90 in borough taxes, and some individual wants to turn his 40 acres down the road (which could easily be developed into a subdivision with lake views at present) into a gravel pit because of the value of gravel? A gravel pit does not belong in this recreational area a block away from Big Lake! Should the well-being of hundreds of property owners in the area be put at risk because of one man's greed? And why until the year 2040? This IMD (if in the worst circumstance a permit was granted) would need to be closely monitored for compliance by the Matsu Borough because of risk to area residents health and safety wise and why not give a 5 year permit with conditions for renewal instead of a 24 year permit? If one person dies on West Lakes Blvd because of a truck filled with gravel, the MatSu Borough could easily face a lawsuit.

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In addition, this IMD permit would be contrary to the "Big Lake Community Council Area Comprehensive Plan Update 2009" which lists as one of its specific land use goals in section 3-4: "**Provide for Freedom to Enjoy our Properties-** the plan supports balance of freedom to use property as individuals choose up to that point where one person's use limits the rights of neighbors to enjoy their property." Clearly, the Heariets' freedom to use their property as a commercial gravel pit does limit the freedom of neighbors to enjoy their recreational property, particularly because his business is most active during the summers when people at Big Lake are trying to enjoy the peace and quiet of the lake. The Big Lake Comprehensive Plan also states that "responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property." This IMD would not be responsible land use in harmony with the surrounding land use. On the attached map (Exhibit A- 2009) each dot represents a single family residence and you can see that the "proposed gravel pit" is not in harmony with the surrounding area. In section 3-16 which discusses commercial uses in predominately residential areas, the plan "encourages these uses to be designed to not impact neighbors' including: "Discourage high-volume or high-traffic activities" and "Minimize the offsite evidence of business operation-noise, smells, litter, odors, etc." This IMD would impact neighbors (also residents using West Lakes Blvd. and West Belarde Blvd. to access their homes) with high-volume truck traffic. Moreover, the noise and odors (dust pollution) from a gravel pit using a screener and crusher would not be minimized by the buffers that Lakeside Sand and Gravel has in place. Just ask the people on West Lakes Blvd. whose homes currently butt up against Heairet's 40 acres.

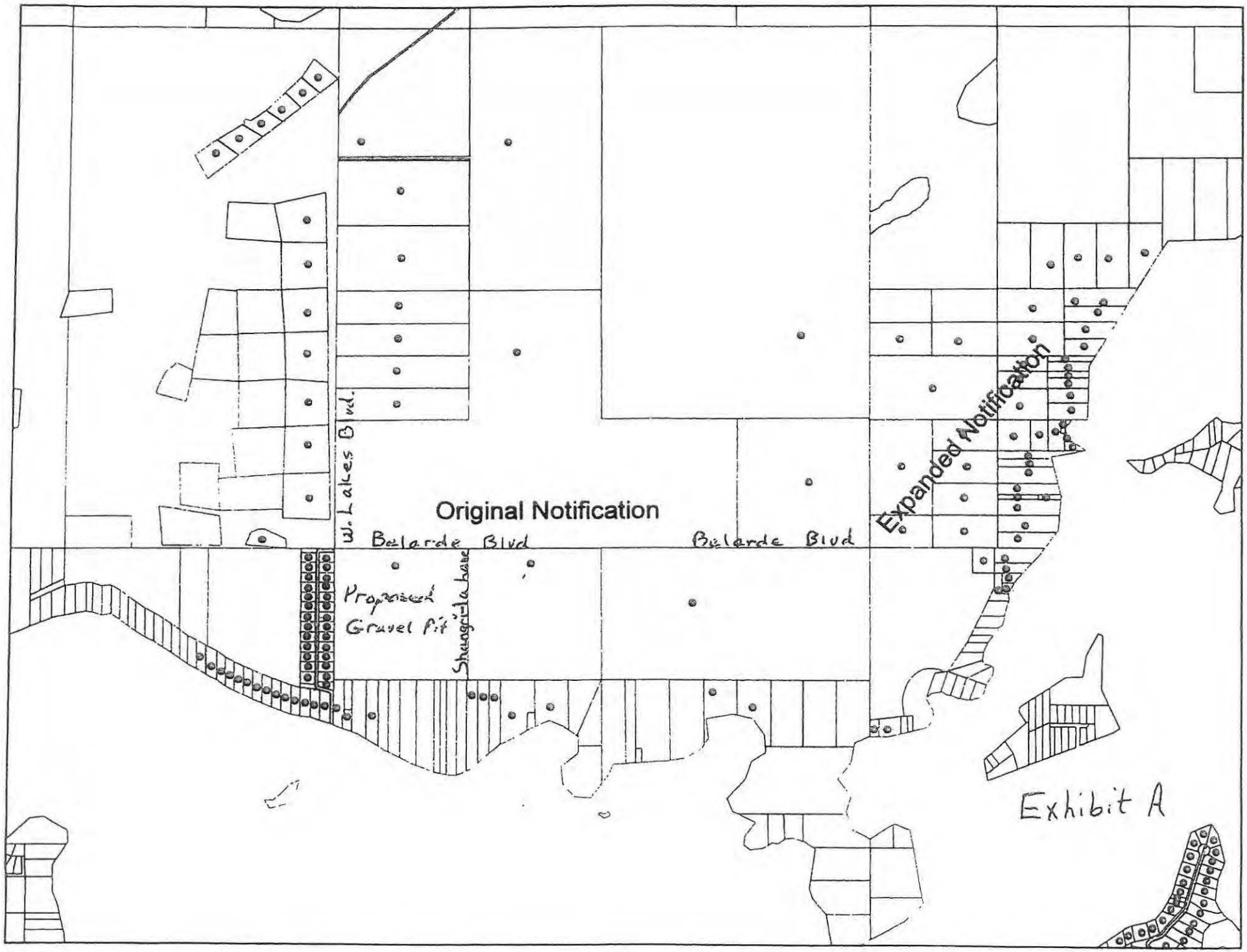
Furthermore, the wording in the Matanuska-Susitna Borough Code (17.28.010) under "intent and purpose" for an IMD states that the Matanuska-Susitna Borough accomplish its purposes by: '(6) recognizing and preserving traditional uses of land within the Matanuska-Susitna Borough and (7) by protecting and enhancing the quality, peace, quiet, and safety of the Matanuska-Susitna Borough neighborhoods." This IMD permit would not recognize the traditional use of the land on the attached Exhibit A Map which is primarily recreational. Operating an IMD at the corner of West Lakes Blvd. and West Belarde Lake Blvd. definitely will not protect **"the quality, peace, quiet and safety"** of residents in these neighborhoods.

Basically, this whole review process comes down to doing what is right. Is it right for one couple to be able to operate a gravel pit until 2040 for monetary gain when such an operation endangers the health, safety, and quality of life for hundreds of residents in the area? Would you want this gravel pit in your back yard? Would you want to meet a truck carrying 60,000 pounds of gravel each time you traveled to your Horseshoe Lake or Big Lake residence? Ultimately, the decision about this IMD impacts hundreds of lives and whether our grandchildren will be able to enjoy the homes we've built in the Matanuska-Susitna Borough.

Sincerely,

Doug and Suzette Longacre

IM16-076
OR16-049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W. Lakes Blvd.
Original Notification
Bellarde Blvd
Bellarde Blvd
Expanded Notification
Proposed
Gravel Pit
Shangri-La Lane
Exhibit A

Mark Whisenhunt

From: Michelle Steinman <steinmanak@gmail.com>
Sent: Wednesday, February 24, 2016 3:17 PM
To: Mark Whisenhunt
Subject: IMD Comments - Big Lake
Attachments: BIG LAKE GRAVEL PIT.pdf

Please find attached my comments regarding the application for an IMD by William & Helen Heairet.

Chris Steinman

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

FIRST CLASS MAIL

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
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Name: CHRIS STEINMAN ***Mailing Address:*** 2720 Crystal Bay Circle Anch AK 99507

Location/Legal Description of your property: 17N04W25B008

Comments: IMD Yes. My property borders the 40 acres

THIS will help everyone IN the AREA this IS part of Developing AREAS. GRAVEL, Sewer Rock, DI ARE all Commodities surrounding Residents need and will use for there own properties without having to have trucked on Long distances. Answer IS Yes - Do It.

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Name: CHRIS STEINMAN ***Mailing Address:*** 2720 Crystal Bay Circle Anch. AK 99507

Location/Legal Description of your property: 6175000L011

Comments: Would like to see 1st Developer starting with Extraction of material. Yes on Gravel Pit.

* My property borders the 40 ACRES

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

FIRST CLASS MAIL

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Name: CHRIS STEINMAN ***Mailing Address:*** 2720 CRYSTAL BAY CIRCLE ANCH AK 99507

Location/Legal Description of your property: 6175000L017

Comments: I'm all for Developing Gravel Pit.

* my property Borders the 40 acres

Note: Vicinity Map Located on Reverse Side

IM16-076
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Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Development Services
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The Planning Director of the Matanuska-Susitna Borough will consider the following:

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Name: ERNEST F. HAWKINS ***Mailing Address:*** 2221 Muldoon Rd. spc 53 Anchorage, AK

Location/Legal Description of your property: 6175000L007 (Lot 7) Lakeshore Acres # 2

Comments: 20346 W. Lakes Blvd

I do not want this Activity by the Above Entity to be Approved Because of Changes it may Make to the water table & drainage in the area, The Noise for the next 34 years & the damage trucks with heavy loads & other equipment will make to the Roadway from The Lakes Hy to the End of W Lakes Blvd

Ernest F. Hawkins

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Matanuska - Susitna Borough
Development Services
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SURPRISE, AZ 85374-4979

FIRST CLASS

Protest

85374$4979 R012

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
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Name: MARVEL J OPP & GILBERT M OPP ***Mailing Address:*** 16400 W SILVER CREEK DR, SURPRISE, 85374

Location/Legal Description of your property: LAKESHORE ACRES #2 LOT 8 & LOT 26

Comments: Lakeshore Acres is a nice residential area located on Big Lake. Who would want a gravel pit in your backyard? Would you? This would totally destroy property values in the entire Big Lake area and destroy future development of the area. The pollution from this gravel pit would cause nothing but complaints to the Borough. Please deny the request from Lakeside Sand & Gravel.

Note: Vicinity Map Located on Reverse Side

A gravel pit should never be located near a Lake Recreational Area

Imlo-016
OR 16-019

Mark Whisenhunt

From: Bill Dugdale <bill.biglake@gmail.com>
Sent: Tuesday, February 23, 2016 5:02 PM
To: Mark Whisenhunt
Subject: gravel pit

Sorry if I am late. I live just across the lake down from Hulen's point. I am opposed to the rock crusher gravel operation. The current operation in a much smaller scale is noisy to my property. The increased activity and rock crusher activity will make it even worse. Big Lake is a recreational area and this kind of business does not belong in a close proximity to the lake. Thank you for your consideration in this matter.

William Dugdale I would give you my address, but we do not have a road to our property. I have owned the property for over 22 years and an semi retired and enjoy the quite on the lake without this kind of activity.

IM16-076
OR16-049

Mark Whisenhunt

From: Dave Carvalho <daveca@icloud.com>
Sent: Tuesday, February 23, 2016 6:53 AM
To: Mark Whisenhunt
Subject: Comments for Lakeside Sand & Gravel – Interim Materials District

Hello Mark,

I just wanted to pass along my comments, as a property owner of parcel 217N04W26C015, on the subject of the Lakeside Sand and Gravel Interim Materials District application. I think this application is not aligned with the current uses of near by Big Lake properties and it will have a negative impact on those other properties in terms of noise pollution, traffic, and property values. I don't think this application should be approved.

Regards,
David Carvalho

IM16-076
OR16-049

Mark Whisenhunt

From: George Cannelos <gcannelos@gmail.com>
Sent: Tuesday, February 23, 2016 5:08 AM
To: Mark Whisenhunt
Cc: Katie & George Hill
Subject: Lakeside Sand & Gravel IMB proposal comments - revised
Attachments: letter Mat Su sand & gravel proposal Big Lake 2 16.pdf

Mark,

Please replace my previous email comments with the letter below...I neglected to sign the email. Thank you.

George Cannelos

Im16-076
OR16-049

433 M Street
Anchorage, AK 99501
gcannelos@gmail.com

February 22, 2016

Mr. Mark Whisenhunt
Planning & Land Use Department
Matanuska-Susitna Borough

Dear Mr. Whisenhunt,

I am writing to voice objection to the Lakeside Sand & Gravel IMD proposal. Our family owns 5 acres on Big Lake at T17N, R4W, Section 35, Lot B4.

We believe the Big Lake Comprehensive Plan agrees with our concerns. The #1 Economic Development Priority Goal is to "Keep the natural environment clean and green." The Community-Wide Development Guidelines discourage industrial uses in predominantly residential areas.

We are concerned about the proposed volume of truck traffic (up to 100 trucks per day or more), dust, noise and incompatibility with the residential and recreational character of the Big Lake area.

We look forward to reviewing the staff recommendation. Thank you for the opportunity to comment.

Sincerely,

George J. Cannelos, AICP
for Donald & Dorothy Wilcox

Im16-076
OR16-049

Mark Whisenhunt

From: David <djmann18@yahoo.com>
Sent: Monday, February 22, 2016 4:30 PM
To: Mark Whisenhunt
Subject: Lakeside sand and gravel

To whom it may concern:

I'm writing this email in regards to the application to haul gravel from lakes Blvd. I am a land owner right across from the gravel pit. I do not want trucks hauling In and out of this area I have children that spent time out there in the summer and I think this would be a hazard and a danger to them. I work at a gravel pit in anchorage so I know how busy things get at a pit. So in conclusion I would hope that this application doesn't get approved thank you for your time.

David Mann
9973156063

Sent from my iPhone

IM16-076
OR16-049

Mark Whisenhunt

From: Paul W. Royal <pwrfeb53@hotmail.com>
Sent: Monday, February 22, 2016 3:45 PM
To: Mark Whisenhunt
Subject: Application for an interim Materials District (IMD)
Attachments: Gravel Pit 022216.pdf

Please see the attached 2 page request for refusal of said permit.

Thank you
Paul W Royal

Im16-076
OR16-049

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	Application for an Interim Materials District (IMD)
MSB Code Section:	MSB 17.28 - Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belard BLVD, MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within the 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly Chambers, Palmer, Alaska, on this item on March 21, 2016. The meeting begins at 6 p.m. This may be the only presentation of this item before the Planning commission and you are invited to attend.

Application material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us your comments concerning the proposed action this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development services Division, 350 Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-8527 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received on or before February 22, 2016 will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the planning commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: Paul W Boyal

Mailing Address PO Box 520021, Big Lake, AK 99652

Location/Legal Description of your property 799 S. Horseshoe Lake Rd. Big Lake

Comments: See Attached (1-pg)

Im16-076
OR16-0

February 21, 2016

Planning Director, Planning Commission Matanuska-Susitna Borough,

As a property owner and full time resident of the adjacent area I am extremely opposed to the issuing of a permit to open a gravel pit at or near 19116 W. Belarde Blvd in the north Big Lake area.

A similar request was denied by the Borough in the recent past and nothing has changed to warrant a reversal of that decision.

Thank you,

Paul W Royal

PO Box 520031

(799 S. Horseshoe Lake Rd.)

Big Lake, AK 99652

IM16-076
OR16-049

Mark Whisenhunt

From: John F. Belarde <john@belardeco.com>
Sent: Monday, February 22, 2016 3:37 PM
To: Mark Whisenhunt
Subject: Big Lake Gravel Pit IMD application permit 18655 W. Belarde BLVD.

Mark Whisenhunt and the Matanuska-Susitna Borough Planning and Land Use Commission,

My name is John F Belarde. I represent my father, John J Belarde, owner of the Belarde family property on W. Belarde Blvd. Our 160 acre property is located directly across W. Belarde Blvd. from the gravel pit that William and Helen Heairst our applying for an IMD permit. We have owned and enjoyed this property for almost 50 years and have kept our area pristine and mostly undisturbed for all this time. All of the neighbors have as well. **We are Against the approval of this or any other IMD permit.** This area has been used by the entire neighborhood for recreation and peaceful outdoor living and is the reason many of us moved here years ago and still do. The entire Big Lake area is based on outdoor recreation and a "get away from it all" lifestyle. My mother and father raised me at our Big Lake, my children were raised here as well, and my grandchildren are currently enjoying the Big Lake experience. Belarde BLVD, which used to be a dirt trail that was all but impassable, was never intended to be used as a commercial haul road for heavy 80,000 lb trucks with loads and loads of gravel, and equipment, coming and going. This will damage the road. A gravel pit includes stripping, grubbing, and removal of the vegetation and the soil layer before you can get to the gravel and is nasty business. The next thing will be the installation of rock crushers, screening plants, and much more equipment and trucks. This will cause pot holes and other damage to Belarde BLVD. Additional maintenance will be required by the Borough with drainage issues, noise and air pollution, and an overall changing of the lifestyle quality of the entire neighborhood that this area represents to so many people. Again, we are against this IMD permit and this activity at 18655 W. Belarde Blvd.

I ask that you please include these comments in the upcoming Planning Commissioners Review. Thank you.

John F Belarde
15305 210th Ave NE
Woodinville, WA 98077
(206) 510-3290

IM16-076
OR16-049

Mark Whisenhunt

From: Rita Gaffey <gaffeysgirl@gmail.com>
Sent: Monday, February 22, 2016 1:59 PM
To: Mark Whisenhunt
Subject: Interim Materials District, Lakeside Sand & Gravel

Regarding the permit for the gravel pit to be operated by Lakeside Sand & Gravel, NO.
No Way should this be approved.

For a multitude of reasons, among which but not limited to, noise, dust and overweight trucks on an already overstressed roadbed.
The risk to the children waiting for school bus and recreational walkers along the narrow, winding roadway.

And just to be clear, NO WAY should a permit be granted for the operation of an industrial scale gravel pit in a recreational/residential area.

Thank you for giving us an opportunity to respond.

Rita Gaffey & Virginia McClain
19060 W. Penny Kay Lane
Big Lake, AK 99652

IM16-076
OR16-049

Mark Whisenhunt

From: Brad <brads@mba-consulting.net>
Sent: Monday, February 22, 2016 1:54 PM
To: Mark Whisenhunt
Cc: brads@mba-consulting.net
Subject: MSB 17.28

I am hoping I can briefly weigh in on a gravel pit on Big Lake. Seems like an awful big development next to recreational property. I am not opposed to a guy making a buck on his property, it is his or her right.

Would there be a way to compromise on project magnitude? I would think there would be a way to balance between that enterprise and the homeowners on the lake. Please consider strongly hours and days of operation, maybe a buffer zone of some sort and consider the safety of residents that share access infrastructure to the area.

Thanks,
Brad Sordahl

IM16-076
OR16-049

Mark Whisenhunt

From: mikewinter@mtaonline.net
Sent: Sunday, February 21, 2016 8:01 PM
To: Mark Whisenhunt
Subject: Re: IMD application

We are stating a "NO" on this proposed gravel pit that Mr.
Heairet's is planning. It would diminish our peace and quiet as homeowners on Big Lake. The noise and traffic on a daily basis that this proposed gravel pit is unacceptable. We live here to be away from the noise and commotion. We have a young child who likes the outdoors and we don't want the danger of commercial vehicles going back and forth such as the proposed trucks hauling gravel away on a daily basis.

We are strongly against this gravel pit. We vote "NO" to the IMD application

Thank you,
Mike Winter

Bigger. Stronger. Faster.
Sign up for a New Free Email Account at http://MyEmail.com

IM16-076
OR16-049

Mark Whisenhunt

From: M Atkins <jmlatkins71@yahoo.com>
Sent: Sunday, February 21, 2016 7:38 PM
To: Mark Whisenhunt
Cc: matkins@yukonfire.com
Subject: MSB 17.28 - IMD_William & Helen Heairet (dba Lakeside Sand & Gravel), 19116 W Belarde BLVD; MSB Tax ID 17N04W25B019

Mr. Whisenhunt,
Please consider this email notice of my objection to the application noted above.
As a property owner within 1mile of the above noted parcel I strongly object to the intent of the owners to extract material from a near lakeside parcel. There is plenty of outlying acreage where a "gravel pit" would not so closely impact property owners who have made a substantial investment in lakefront land. This is just too close to a recreation heavy location and should be denied by the MSB as this application does not meet the intent of MSB Code 17.28.010.

Thank you for your consideration.

Regards,
Matt & Brandy Atkins
WELLS LOT 15

IM16-076
OR16-049

Mark Whisenhunt

From: Carol G. Kane <hrkane@gmail.com>
Sent: Sunday, February 21, 2016 7:06 PM
To: Mark Whisenhunt
Subject: Kane MSB.Application. Interim Materials District Comment of Objection Please confirm receipt
Attachments: Kane.MSB.Application.Interim Materials District(IMD).2.22.16.pdf

Please find attached:

William D. Kane & Carol G. Kane *objections* for the Application for Interim Materials District as submitted by William & Helen Heairet.

Should you need any additional information, please free to contact me at 355-2467 or email hrkane@gmail.com

Thank you for your assistance.

Carol

--
Carol G. Kane
PO Box 520502
Big Lake, AK 99652-0502
Cell: (907) 355-2467

"To educate a person in the mind but not in morals is to educate a menace to society."
Theodore Roosevelt

IM16-076
OR16-049

William D & Carol G Kane
PO Box 520502
Big Lake, AK 99652 – 0502
Phone: (907) 892-7738
Email: hrkane1@mtaonline.net

2/9/16

Attention: Mark Whisenhunt, CFM
Planner II
Matanuska Susitna Borough
Planning & Land Use Department
350 East Dahila Avenue
Palmer, AK 99645

Location/Legal Description of Property:
17N03W30B003 17800 W Belarde Blvd. Big Lake, AK 99652
17N03W30B004 17790 W Belarde Blvd. Big Lake, AK 99652
17N03W30B028 17802 W Belarde Blvd. Big Lake, AK 99652
17N03W30B030 17850 W Belarde Blvd. Big Lake, AK 99652

Comments: We are **opposed** to the application for an Interim Materials District for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel, owned by William & Helen Heairet (dba Lakeside Sand and Gravel), 19116 W Belarde BLVD; MSB Tax ID# 17NO4W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridan.

We have been property owners in Big Lake since 1987 when we purchased our first cabin on the northshore of Big Lake. Since that time we have purchased the above properties and built our permanent residence in 2001 - 17N03W30B028, 17802 W Belarde Blvd. Big Lake, AK.

W. Belarde Blvd. is the only road access to each of these identified properties as noted above. W. Belarde Blvd. is not a Borough maintained road, thus because we are the only full time homeowners at the end of W Belarde Blvd. road maintenance has been our primary responsibility for basic maintenance, snow removal, etc., which on occasion required rental of equipment to improve basic grade of the road.

If this application is approved, critical areas, which will be impacted are health and safety not only for the traffic on W. Belarde Blvd, but year around traffic, which utilizes W. Lakes Blvd. twelve months out of the year. More specifically....

- The W. Belarde Blvd. hill adjacent to the proposed extraction area compromises the relative risk of site distance when any type of vehicle or dump trucks/equipment turn onto or off W. Belarde Blvd.
- There is no Borough road maintenance for W. Belarde Blvd, which results in a less than standard road surface.
- Traffic has been stopped during operation hours of the extraction area until the trucks clear the area.
- W. Lakes Blvd. is a very substandard road with limited pull off areas, numerous curves, and limited safe sight distances,
- School buses pick up and drop off students at the intersection of W. Lakes Blvd and W. Belarde Blvd.

IM16-076
OR16-049

- The non-lighted intersection at W. Lakes Blvd. and W. Belarde Blvd. will be comprised as dusk/darkness increases and will become a major safety issue with the increased truck traffic of 1 million 125,000 tons material exclusive of the weight of the truck and variable weather conditions.
- Oversight and assurances must be held to the highest test to include but not limited to number of truck loads, weight compliance, elevation of the pit to the water table, the maintenance of W. Belarde Blvd., maximize for dust and noise control and road surface to address on-going safety.

As noted in the Big Lake Community Council Area Comprehensive Plan Update, August 2009, TRANSPORTATION V 5-I:

- Improve Big Lake area roads: develop safe and efficient system that provides connection to the Parks Highway and access to land in the Big Lake Area.

- Expand existing road system to provide access to resident currently without access ensuring public safety needs are met.

The Transportation Priority Goals stated above, directly validates the safety/health issues and our objection to this application, which indicates there will be "approximately 750,000 cubic yards to be extracted beginning 2016 and the final extraction will occur in 2040".

As the record will reflect, the proposal for the commercial gravel pit as previously submitted was rejected, which included parallel issues expressed by residents in the area of W. Lakes Blvd. and W. Belarde Blvd. as noted above and should be once again rejected.

For the above stated issues and the increase of full time residents in 2016 and until 2040, the compelling answer should be do not approve this application as submitted.

Sincerely,

William D Kane_____ Carol G Kane_____

IM16-076
OR16-049

Mark Whisenhunt

From: Theresa Finnigan <tfinn@acsalaska.net>
Sent: Sunday, February 21, 2016 5:43 PM
To: Legislative Comments; Mark Whisenhunt
Cc: 'Tim Finnigan'; tfinn@acsalaska.net
Subject: NO to IMD Heairet Gravel Pit Operations application from Finnigan's form Matsu B. for Opinion 2-21-16
Attachments: Heairet Gravel Pit from Finnigan form Matsu B. for Opinion 2-21-16.pdf.pdf

Please see attached.

We oppose application for many reasons including but not limited to:

- devaluation of property value and impact to the road.
- Matsu Code (17.28.010)
  - Preserving traditional uses
  - Protecting and enhancing the quality, peace, quiet, and safety of the Matsu neighborhoods
- Matsu Code (17.28.040) no issues or plans have been addressed
- Matsu Code (17.28.060) no issues or plans have been addressed

Also we have many other concerns as outlined in our attachment.

Respectfully
Tim and Theresa Finnigan

IM16-076
OR16-049

Submit Via Email

Sent 1-21-16 V.A. 16-049 RAC

MATANUSKA-SUSITNA BOROUGH
PUBLIC OPINION MESSAGE

A COPY OF THIS PUBLIC OPINION MESSAGE WILL BE PROVIDED TO THE MAYOR AND BOROUGH ASSEMBLY

Public opinion messaging allows you to send a message to the Mayor and all members of the Borough Assembly. If you have any questions, please call (907) 861-8683.

* The email button above only works if you are using Adobe Reader or Acrobat. There are several other ways to submit after you fill out this form and save it.

- Email: Attach it in an email to leg.com@matsugov.us
- Fax: Print and Fax to (907) 861-7845.
- Hand Deliver or Mail: The form may be printed and delivered to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, Alaska 99645.

Title (Mr. Mrs. Ms.):	First Name:	Initial:	Last Name:	Suffix (Jr. Sr. II.):
Mr.	Tim	B	Finnigan	

Mailing Address (Address, City, State, and Zip):
6101 Moose meadow Lane Cir. Anchorage, Ak. 99516

Phone:	Group or Affiliation, if any:	Date:
907 346-4842		2-21-2016

SUBJECT: ☐ Ordinance No.: _____ ☐ Resolution No.: 5116 W. Belmont Blvd. MSB 17. ■ Action Memorandum (AM) No.: _____

I support the legislation: ☐ I oppose the legislation : ■ I recommend amendment: ☐

OTHER SUBJECT:

An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until 2040 within a 40 acre parcel

MESSAGE:

A application by William & Helen Heariet (dba Lakeside Sand and Gravel) .
WE STRONGLY OPPOSE ANY REQUEST OR CONSIDERATION OF THIS APPLICATION!!
Just the name of the existing business Lakeside Sand and Gravel causes a concern.
1) Are they currently in compliance or have they addressed the Clean Water Act (CWA), from an independent Consulting firm?
2) Has an Environmental Impact Statement (EIS) been completed, or to be required as a condition of the permit?
3) Has an EPA application been applied for for future particulate matter releases into the environment?
4) Have the Nonpoint source (NPS) environmental regulations been addressed, per ADEC guidelines?
It appears from current operations that Lakeside Gravel is not currently in compliance!
5) 750,000 CY excavated over an area of 40 acres would be an average depth of approximately 12' would this create ponds, pits or trenches? Have we seen a detailed excavation plan, a phasing plan?
6) How would it affect the alteration of groundwater flows to surface waters into Big Lake?
7) How would it affect the Anadromous fish population. The salmon use the North shore of Big Lake extensively, has this issued been addressed? Sediments, noise, water temperatures, pollutants, what about a fuel spill, has a SPCC plan been prepared?
8) The SW corner of the proposed development is approximately 425' away from Big Lake!
9) Has a Noise Feasibility study been completed? What are the proposed hours of operation?
10) What about the noise pollution, that would affect neighbors in close proximity, as outlined on the map? How does it affect the people across the lake as the sound will carry across the lake, have they been notified? The notice states that a flier was sent out to some Big Lake area residents. The notification needs to be sent out to those people as well.
12) What about the impact to the road?
13) Has the impact to the devaluation of adjacent property values been addressed, and the impact to the Matsu Borough and the tax base?

ADEC NPS Guidelines clearly state "PROTECTION of receiving waters with designated uses such as recreation and wildlife habitat."
Allowing a Commercial Gravel within 450' of the Big Lake recreation and wildlife area would be a complete violation of the NPS ADEC guidelines.

THERE ARE TO MANY UNKNOWNS AND TO MUCH RISK TO EVEN CONSIDER THIS AS A WORTHWHILE PROJECT

Revised: 02/15

Im 16-096
OR 16-049

Mark Whisenhunt

From: Judy Dobson <judyanndobson@gmail.com>
Sent: Sunday, February 21, 2016 2:45 PM
To: Mark Whisenhunt
Subject: MSB-17-28 Interim Materials District Permit

Feb 21,2016

To Whom it may concern,

Yesterday we became aware of a permit application for a gravel pit off of West Lakes Blvd It is my understanding that up to 100 trucks could be driving along W Lakes Blvd. I feel that could become a very unsafe road. I take that road to get to my property on West Lake. There are many curves and heaves in the road. Bus stops are also on W. Lakes.

I also feel it was unfair to not have a survey go out to all owners in the area. Please do not approve this unsafe business in a residential area,

Judy Dobson
Location:3514 Horseshoe Lake
Big Lake, AK

mailing address
Dimond Vision Clinic
1000 E Dimond Blvd Suite 101
Anchorage, AK 99515

judyanndobson@gmail.com

IM16-076
OR16-048

Mark Whisenhunt

From: Terry & Greg Puhr <puhr@mtaonline.net>
Sent: Sunday, February 21, 2016 12:17 PM
To: Mark Whisenhunt
Subject: Comments on William & Helen Heairet Application
Attachments: Big Lake-Heairet Gravel app-2-2016.pdf

Dear Mark,

Attached is a document with my comments on the William & Helen Heairet application if an IMD.

I also faxed the same document to you folks as well. Apologies for redundancy, but I just wanted to make sure my comments were received.

Sincerely,

Theresa L. Hiebert-Puhr
Davis Subdivision, Lots 25 & 26
Big Lake, Alaska

This email has been sent from a virus-free computer protected by Avast.
www.avast.com

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

faxed 11:45am 3/21/16

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4050 MARIAH DR
EAGLE RIVER, AK 99577

FIRST CLASS MAIL

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

Application material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received on or before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report for the Planning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: Theresa L. Hiebert-Puhr ***Mailing Address:*** 4050 Mariah Dr, Eagle River, AK 99577

Location/Legal Description of your property: Davis Subdivision - Lots 25 & 26 / 56091000L025 & L026

Comments: I OPPOSE this application!

Reasons: 1) Extraordinary wear and tear on West Lakes Blvd, which is already in a deteriorated state.

2) Excessive noise pollution

3) Excessive air pollution

4) Blatant disregard for quality of life. Big Lake is a recreational area, as well as residential. We expect boating noise, children laughing and enjoying the lake. We DO NOT expect/deserve to live with extraction & gravel activities!

Note: Vicinity Map Located on Reverse Side

Theresa L Hiebert-Puhr

IM 16-076
OR16-049

Mark Whisenhunt

From: Jamie Woodside <woodsideak@gmail.com>
Sent: Sunday, February 21, 2016 11:13 AM
To: Mark Whisenhunt
Subject: Application for an Interim Materials District (IMD) MSB 17.28 - 19116 W. Belarde BLVD; MSB Tax ID#17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian

Re: Application for an Interim materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of amterial until the year 2040 within a 40 acre parcel

To Whom it May Concern:

I am the owner of property 19586 W Lakes Blvd, located approximately 1/2 mile from the subject property. I am writing in concern of this Application for an Interim Materials District. This application appears to propose approximately 12 - 13 dump trucks traveling on W Lakes Blvd per day, 8 months of the year.

750,000 Cubic Yards Total
30,000 Cubic Yards per year (over 25 years)
8 months per season = 240 days
30,000 Cubic Yards / 240 days = 125 Cubic Yards per Day
125 Cubic Yards / 10 Cubic Yard Large Dump Truck = 12.5 Trucks per Day

W Lakes Blvd is currently degrading very badly, with the first 2 miles being especially dangerous. The road is narrow, often with no shoulder at all. There are many sharp, blind corners, and the 35 mph speed limit is usually ignored. As a homeowner who drives the road daily, I have been run off the road more than once by dump trucks driving far to fast to be safe (50+ mph). 12 trucks per day, hauling gravel, are going to demolish this road. Not only will the weight be a factor, the inevitable loose gravel on the road will chew up the pavement and create a road hazard that will cause danger to other drivers and cost taxpayers money to clean up continuously.

In addition to my concerns for the safety and integrity of the road itself, there are several other issues that should be noted. W Lakes has an extremely high moose population. Driving the 5 mile stretch of road, you are likely to encounter multiple moose in a single, one-way trip. The road is hilly in several areas, and the use of Jake Brakes would have to be banned completely. Noise from not only the trucks, but the operation itself would not just devalue the properties, but completely destroy the peaceful lakeside community which is established right next door to the proposed operation.

I feel that this Application should be denied, as this proposed operation would too severely impact the surrounding properties and taxpayers.

Thank you for your time and consideration,
Jamie Woodside
19586 W Lakes Blvd

IM16-076
OR16-044

Mark Whisenhunt

From: Scott Moore <skmoore@gci.net>
Sent: Saturday, February 20, 2016 5:40 PM
To: Mark Whisenhunt
Subject: Application for IMD - & Helen Heairet (dba Lakeside Sand And Gravel)

Dear Mr. Whisenhunt,

It is with concern my wife and I would like to forward comments regarding the application for material removal from 19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian

As property owners within a mile of the Heairet's gravel pit we are concerned about:

- The devaluation of our property that is located in a **recreational area**.
- Air pollution
- Noise pollution
- Additional use of truck activity increasing the dangers of meeting a truck hauling 50,000 pounds of gravel traveling down winding West Lake Blvd.
    - School buses running on West Lake Blvd
    - Recreational users : Children playing, bike riders, 4 wheelers, especially during the summer months in the area being put in harm's way by truck activity
    - Trail crossing : 4 wheelers, Dog Teams, snow machines, x-country skiers
    - Unsafe exit on to West Lake Blvd from Belarde Blvd (from the pit)
    - The additional wear and tear that will occur on West Lakes Blvd

Please take in consideration our **No** vote for this application.

Thank you for your time,

Scott and Debra Moore
Lake Shore AC #2 Lot16
20457 West Lakes Blvd

IM16-076
OR16-049

Mark Whisenhunt

From: Barry Thompson <barryt60@gmail.com>
Sent: Saturday, February 20, 2016 4:56 PM
To: Mark Whisenhunt
Subject: IMD Application by Lakeside Sand And Gravel

Owners of property should be able to do whatever they want with the property as long as it is legal AND they do not disturb their neighbors right to peace and quiet- if that still exists in todays world.

Barry Thompson- Big Lake property owner Ivy Cove Big Lake
60 Miretta Lane
Sedona, Arizona 86336

IM16-076
OR16-049

Mark Whisenhunt

From: Roxanne Sinz <roxannemsinz@gmail.com>
Sent: Saturday, February 20, 2016 2:49 PM
To: Mark Whisenhunt
Subject: IMD permit West Lake

Please block the gravel use permit requested by Lakeside Sand and Gravel. Not only will it tear up our roads, but with the amount of gravel trucks being proposed, safety is a huge concern.
Thank you.
Roxanne Sinz
3631 S Horseshoe Lake, Wasilla AK 99652

Sent from my iPhone

Sent from my iPhone

IM16-076
UR16-049

Mark Whisenhunt

From: Maureen ONeill <calio@gci.net>
Sent: Saturday, February 20, 2016 1:59 PM
To: Mark Whisenhunt
Subject: Application for IMD; Heairet, dba Lakeside Sand and Gravel

Dear Mr. Whisenhunt,

I am the owner of two properties on Big Lake (217N04W25A004, 217N04W25A005). I am writing in response to the application of an IMD (MSB 17.28-Interim Materials District) by William & Helen Heairet (dba Lakeside Sand and Gravel) which is located on a 40 acre parcel on the corner of West Lakes Blvd and West Belarde Blvd.

I am opposed to this request. The Matanuska-Susitna Borough Code (17.28.010) under 'intent and purpose' for an IMD states that the Matanuska-Susitna Borough accomplish its purposes by: "(6) recognizing and preserving traditional uses of land within the Matanuska-Sustna Borough and (7) by protecting and enhancing the quality, peace, quiet, and safety of the Matanuska-Susina Borough neighborhoods."

This IMD permit would not help preserve the traditional use of this land which has been recreational. Lakeside Sand and Gravel operating under an IMD definitely will not protect 'the quality, peace, quite and safety" of my property as well as the surrounding area at Big Lake for the following reasons:

1. Increased air pollution (since the application submits that a screener and crusher may be used)
2. Noise pollution from both mining, screening, crushing, loading gravel, and truck activity
3. Unsafe exit on to West Belarde Blvd from the pit
4. Danger of meeting trucks hauling up to 50,000 pounds of gravel on the winding West Lakes Blvd.
5. Causing wear and tear on West Lakes Blvd due to increased truck activity... it is my understanding that the West Lake Blvd road was paved for the intent of dust suppression, not as a heavy use road.
6. Risk to school children standing at bus stops on West Lakes Blvd
7. Devaluation of Big Lake and surrounding property due to a gravel pit operating in the area

I respectfully submit that the above application be rejected.

Thank You,

Maureen A. O'Neill

IM16-076
UR16-040

Mark Whisenhunt

From: Lovely <skhanam@earthlink.net>
Sent: Saturday, February 20, 2016 12:41 PM
To: Mark Whisenhunt
Subject: NO to MSB 17.28-IMD

Dear Sir/Madam:
We are saying "NO", again "NO" to
the application by William and Helen Heairet (dba Lakeside Sand and Gravel) to haul material from their parcel.
Again, we say "NO". No hauling gravel from our neighborhood.
Thanks.
CHOWDHURY NAIMUL HASAN
KHANAM SYEDA SALMA
2421 Trisha Ave

Sent from my iPhone

Im16-076
OR16-049

Mark Whisenhunt

From: Suzanne Whitt <suziewhitt@yahoo.com>
Sent: Saturday, February 20, 2016 11:10 AM
To: Mark Whisenhunt
Subject: Comments on MSB-17.28

FROM: Suzanne Whitt
Linda Ray
P O Box 521593
Big Lake, Ak. 99652
Lot 24, Block C, Davis Subdivision

Our answer is NO!! We do not want up 100 trucks a day speeding in and out of winding and narrow, W Lakes Blvd. The posted limit is 35 and that will be totally exceeded. It is now and no one stops them!! Especially when they are loaded with 50,000 pounds of rocks, gravel or sand.

The noise from the mining equipment will be awful in a quiet neighborhood on the lake. Also, the noise and smell of the diesel trucks and equipment will be horrendous!!

And if there is an accident from a truck hitting a moose, which the moose population has grown, will shut down our ONLY access in or out.

Please don't let this permit be granted, Mark.

IM16-076
OR16-078

Mark Whisenhunt

From: Todd Held <heldtodd@gmail.com>
Sent: Saturday, February 20, 2016 8:50 AM
To: Mark Whisenhunt
Subject: Application for permit Lakeside Sand and Gravel

Hello,
My name is Todd Held and I am the owner of 3951 and 3957 Crozier Lane, Big Lake.
I purchased this property in the fall of 2015 and for some reason the borough has not listed me as the new owner.
I am sending this email to state my strong opposition to allowing William and Helen Heairets dba Lakeside Sand and Gravel to operate their gravel pit on the corner of West Lakes Blvd under an IMD.
I purchased my property so that my family could spend quality time together and enjoy the peaceful setting of our cabin. Allowing this operation is certain to cause noise pollution at an unacceptable level.
If this permit is approved, I do believe that the operation of the gravel pit will affect the quality of life for the surrounding area in a very negative way. Heavy machinery will disturb the tranquility and quite probably reduce air quality. This point, and large trucks traveling our "back roads" are also a safety concern.
One final thought is my property's value. I am a licensed real estate broker, and I know for a fact, that the operation of this gravel pit will have a negative impact on property values.

I ask that this permit be denied.

Todd Held
907-522-7653
2018 E. 36th Ave.
Anchorage, Ak. 99508

Im16-076
OR16-047

Mark Whisenhunt

From: Tyrone Neel <neelclan1@yahoo.com>
Sent: Friday, February 19, 2016 6:18 PM
To: Mark Whisenhunt
Subject: Lakeside Sand and Gravel proposed gravel pit.

To whom it may concern,

I am writing to you to express our concerns over the proposed gravel pit being considered near the intersection of West Belarde Blvd. and West Lakes Blvd. near Big Lake.

My wife Debra and I are the owners of Petersens Acres Lot one, located almost directly behind the proposed site. our property is on the lake with our back property line abutting the proposed site. We access our property by turning off of Belarde road onto Shangra-la (which is a road that I built in 2001). Driving straight off the end of Shangra-la is our driveway and our property.

We have spent many summer weekends, and weekdays, enjoying the serenity of Big Lake. Our kids have many fond memories of the times we have spent together out at the lake. We certainly hope that they too will be able to bring their kids some day to experience the beauty and solitude of the area.

I have looked over the IMD application on the boroughs website. I don't think having an operation of this size, for this long, is in anyone's interest except for the owners of the site itself. For many years I was in the sand and gravel business, so I don't inherently have a dislike for this kind of work. quite the opposite in fact, but having been a gravel hauler for years myself ,I know full well the noise and dust the operation can't help but create. Even more worrisome to me is the toll those trucks will take on an already fragile West Lakes road. When we first bought the property that road was a gravel , wash boarded mess. I remember well when it got paved. No more pounding our vehicles to pieces just to get to our property. It has been steadily declining ever since and running loaded trucks on there will certainly cause a more rapid demise. Another concern we have regarding the trucks on that road is the narrow, shoulder less , un-cantered curves and blind corner design of the road to begin with. It is common for people to be speeding on that road and we really feel like having trucks running up and down it is just asking for a bad accident.

We have no problem with the small, quiet, operation that has been operating at the site for years and are happy to see that continue, But we strongly urge you all to consider how many neighbors will be adversely affected by allowing the proposal to move forward. I, like many of my neighbors, have invested a great deal of time and money into my property in the hopes that the area would remain more like it was when we bought it (a beautiful, quiet place filled with wildlife) and less like an industrial area.

Please do not allow this to move forward.

Thank you Tyrone and Debra Neel

Tyrone Neel 907-223-9414

IM16-076
OR16-049

Mark Whisenhunt

From: dannysautobody@gci.net
Sent: Friday, February 19, 2016 3:09 PM
To: Mark Whisenhunt
Subject: Fwd:
Attachments: Big Lake.bmp.docx

Please find my attached letter with opinions on the Lakeside Sand and Gravel application.

----- Original Message -----
From:
ivm@alaska.net

To:
dannysautobody@gci.net
Sent:
Fri, 19 Feb 2016 14:39:09 -0900
Subject:

Im16-076
OR16-049

Danny's Auto Body
7137 Old Seward Highway
Anchorage, Alaska 99518
(907)522-7888
(907)229-3606 Cell

February 19, 2016

MSB Development Services Division
Mark Whisenhunt
350 E. Dahlia Ave.
Palmer, Alaska 99645
907-861-8527
907-861-7876 Fax
mwhisenhunt@matsugov.us

Dear Mr. Whisenhunt,

I have reviewed Lakeside Sand & Gravel's application and no not oppose this. We, myself and all other surrounding property owners, have received the letter from the Longacres's. I firmly disagree with the opposition to the Heairet's application. I do not find any merit in the concerns that they have brought forth for the community to view.

I own lots 217N04W25B013, 014 & 012. I have had amply opportunity to actually witness the Heairet's hauling the allowable amount of gravel from the property in question and have yet to see any negative impact.

I have personally contracted the Heairet's to perform work on the three lots that I own, with all 3 lots sharing a property line with the 40 acre parcel listed in the application, I have always found them to conduct themselves and their business in a respectful and professional manor. I have complete confidence that the Heairet's will conduct Lakeside Sand & Gravel in a professional, responsible manner that will put the health and welfare of this community first. The Heairet's have been an integral part of this community for many years.

Thank you for your time and consideration in this matter.

Sincerely,
Danny Drum

IM16-076
OR16-049

Mark Whisenhunt

From: Keith Tryck <goldak49@gmail.com>
Sent: Friday, February 19, 2016 1:12 PM
To: Mark Whisenhunt
Cc: Tryck Charles; Tryck Doug; Tryck Kathryn; Tryck James
Subject: Objection to proposed gravel pit location at R4W, Sec. 25 SM (19116 West Belarde Blvd.)

Mr. Mark Whisenhunt,

I am opposed to the proposed Interim Materials District application for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel, ID#17N04W25B019, within Township 17 North, Range 4 West, Section 25, Seward Meridian.

I strongly object to the permitting of an industrial use "gravel pit" in what has always been a recreational and residential use area. Our property was first acquired in the mid 1960's and has served as both recreational and residential uses since that time for three generations of Tryck family members.

It has been my experience working in the engineering and construction fields in Alaska for 50 years that the negative impacts of gravel pits are not taken into account. Dust pollution, noise pollution and heavy truck traffic extend beyond the pit proper. They pose serious issues of public health and safety in the surrounding area.

A warm summer day, billowing dust, a light breeze, kids on bikes on a country road and loaded gravel trucks don't mix.

(signed)

Charles W. Tryck

Tryck Joint Revocable Trust

1801 West 13th Avenue, Anchorage, AK 99501-4219

Lots 22, 23 Davis Subdivision

Cwtryck@gmail.com

Please confirm receipt.

IM16-076
OR16-049

Mark Whisenhunt

From: ivm@alaska.net
Sent: Friday, February 19, 2016 12:45 PM
To: Mark Whisenhunt
Subject: William & Helen Heairet application

IM16-076
OR16-049

Mark Whisenhunt

From: Angela R. Bell <ARB@delaneywiles.com>
Sent: Friday, February 19, 2016 8:52 AM
To: Mark Whisenhunt
Cc: Timothy J. Lamb
Subject: Application for Permit by William & Helen Heairet
Attachments: 201602190848.pdf

Attached please find a letter from Mr. Lamb. If you should have any problems accessing this document, please do not hesitate to contact me.

DELANEY WILES

Angela R. Bell
Legal Assistant to Timothy J. Lamb
Delaney Wiles, Inc.
1007 W. 3rd Avenue, Suite 400
Anchorage, Alaska 99501
Direct: (907) 257-0716
Main: (907) 279-3581
Facsimile: (907) 277-1331
Email: arb@delaneywiles.com

IM16-076
OR16-049

HOWARD A. LAZAR
DONALD C. THOMAS
TIMOTHY J. LAMB
CYNTHIA L. DUCEY
DONNA M. MEYERS
SCOTT J. GERLACH
WHITNEY L. TRAEGER
DANIEL E. DOTY

DELANEY WILES, INC.
ATTORNEYS AT LAW
1007 WEST THIRD AVENUE
SUITE 400
ANCHORAGE, ALASKA 99501
TELEPHONE (907) 279-3581
FAX (907) 277-1331

OF COUNSEL
STEPHEN M. ELLIS
CLAY A. YOUNG
WILLIAM E. MOSELEY

February 19, 2016

Sent Via Facsimile (907) 861-7876 and email mwhisenhunt@matsugov.us
Mat Su Borough
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Objection to Application for Permit by William and Helen Heairet dba Lake Side Sand and Gravel for a 40 acre parcel gravel pit on the corner of West Lakes Boulevard and West Florida Road

Dear Application Person:

I am the attorney in fact for Jane Lamb, the owner of ASLS 83-141 Tract B, a 4.05 acre parcel of land in the area that will be affected if this dangerous gravel pit is allowed. Jane's grandchildren, or my children, intend to build on the property she currently owns. We object to another gravel pit being developed, to go with other blights on the neighborhoods where gravel pits have been created. We also object to the numerous gravel trucks that will be going up and down the road on West Lakes Boulevard, and subjecting children and anyone who rides bikes or walks, etc. to the dangers of being struck. We also object to the pollution from the extraction, crushing, loading, etc.

Please deny the application. This area should be kept somewhat pristine and neighborhood like, not turned into an industrial gravel pit.

Please call with any questions.

Sincerely,
DELANEY WILES, INC.

Timothy J. Lamb

TJL/arb

IM16-076
OR16-049

Mark Whisenhunt

From: woodside1969@gmail.com <woodsidesylvia@gmail.com>
Sent: Friday, February 19, 2016 4:00 AM
To: Mark Whisenhunt
Subject: lakeside sand&gravel

NO ! we don't need this operation in our neighborhood it would be a Health and Safety Hazard !

James woodside
20317 lakes blvd Big Lake
907-707-8310

IM16-076
OR16-049

Mark Whisenhunt

From:	All Alaskan Girl <allalaskangirl@yahoo.com>
Sent:	Thursday, February 18, 2016 6:12 PM
To:	Mark Whisenhunt
Cc:	allalaskangirl
Subject:	Grabbe Response to IMD - Heairet/Lakeside Sand & Gravel
Attachments:	2016 NO IMD for Haeiret_Opposition.pdf

Please see attached response against the MSB 17.28 Interim Materials District for Haeiret/Lakeside Sand and Gravel. This is submitted prior to Feb. 22, 2016 for inclusion in staff report to the Planning Commission. Please contact me if there are questions.

Regards,
Kim

Kim Grabbe allalaskangirl@yahoo.com (907) 301-2369 cell

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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WOODBURY KIM M GRABBE
PO BOX 111693
ANCHORAGE AK 99511-1693

FIRST CLASS M

99511$1693 B022

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

›lication material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application rial may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us nents concerning the proposed action, this form may be used for your convenience by filling in the information below mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received or ›fore ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review a· ɳ. Please be advised that comments received from the public after that date will not be included in the staff · nning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: Kim GRABBE (Woodbury) ***Mailing Address:*** POB111693, Anch AK 99511

Location/Legal Description of your property: Township 17N Range 3W Sect 19 Lot 043

Comments: See Attached.

No Commercial or ANY gravel pit in a residential area.

Kim

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-04

Kim Grabbe
PO Box 11169.
Anchorage, AK 99511
(907) 301-2369

February 18, 2016

Dear MatSu Borough,

For the current and future Big Lake residents and their families, this gravel pit should not exist. 2009 The Big Lake Comprehensive Plan does not support a gravel pit in a residential area. The Community council did not support it in 2009 and may not in 2016. Attached is my rebuttal from 2009 explicitly quoting the BLCP and why this pit cannot exist. The only change since 2009 is there are more residents, supporting a residential life, not commercialized gravel pit.

By visually gauging the pit it is completely evident he has and continues exceeding his annual 2000cu/yd. limits and has operated illegally and the borough hasn't done anything. This pit will continue to bring Illegal operations and paid under the table employees, plus typical non-DOT certified trucks tearing up, already diminishing, residential roads on the taxpayers dollars.

In addition to everything else, a reclamation plan is not in place which in should reject the application from being accepted and moving forward to the point of wasting the residents time fighting for what is right to preserve community life, in Alaska's year round recreational area. The residents take pride in the tranquility and hustle/bustle of Big Lake. The BLCP doesn't allow a commercial gravel pit to exist in this location, its operations are restricted. Below are quotes and information from the BLCP.

Quick piece from 2009 Submittal:

In 1996, the Comprehensive Plan for Big Lake was created. A comprehensive plan is "a legally recognized document, with the authority to guide decisions on land use, public facilities and services, transportation and other issues. ...then outline general strategies on how to reach these goals." In 2008 the Big Lake Comprehensive Plan (BLCP) was updated by community input and workshops, and printed in 2009.

The 1996 BLCP states on page 71 that "they encourage local light industry that is compatible with the environment...heavy industrial activity with noxious or unpleasant characteristics... (should be) prohibited."

According to the 2009 BLCP, Page3-4, 3-5, and 3-16:

- "Poorly planned land uses can have an increasingly detrimental effect on the environment in general and reduce enjoyment of each individual's home."
- "No plan can control the future, but it can help the community head in a direction that residents desire, for themselves and their children."
- "Protect the Natural environment – As the area grows, actions are needed to avoid detrimental effects on well water, quality of surface water, habitat, wetlands and other natural environmental features."
- "..Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property."
- "Protect Big Lake for Future Generations – The community supports the concept that we are not only owners of our property for a period of time but that we have certain

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OR16-049

obligations as "caretakers" of that property for the benefit of future "owners" and obligations to the overall health of our natural and social environment."

- "to encourage these uses (community-wide development) to occur in a way that minimizes impacts on the quality of life of neighbors and the natural environment." Page 3-16.

A gravel pit will produce noxious and unpleasant characteristics with sight and sound, will have an increasingly detrimental effect on the environment, and directly reduce the enjoyment of each individual's home. It will damage the safety and welfare of the adjacent properties and will not benefit the future owners, overall health of our natural and social environment, and certainly impact the quality of life of neighbors in a negative manner.

Through the BLCP (page 3-5) "the community is establishing a generalized flexible development "roadmap" that respects individual property rights but encourages a pattern of development that protects Big Lake's environment and rural character, encourages clustering of commercial development, and allows for the efficient extension of community infrastructure."

The BLCP guidemap/roadmap on page 7 (Attachment 3) labeled West Lakes Blvd as a dispersed residential area bordered by conservation–residential area. Commercial-development area was favorably designated to occur in the Town Center or along Big Lake Road corridor (BLCP page 3-6).

At the end of West Lakes Blvd. is a priority public access point identified and reserved by the BLCP to serve local and visiting recreational users, and also provide property access, including a number of recreational cabins, and homes, see attachment 4. In the summer, water access serves many types of traffic: motor boats, houseboats, sailboats and sailboards, canoes, jet-skis, float planes, etc. As the residential community develops over the next 14 years (the duration of the proposed gravel pit) increased summertime visitors will be disturbed by thousands of trucks traveling on the same roads and within two-thousand feet of their public boat launch.

Page 5-1 of the BLCP states that "A community's transportation system influences both the way in which it functions and the way in which it is perceived. The combination of land use and transportation affect many elements of a community – most importantly livability, aesthetics, and the efficiency of movement to and from as well as around the place." Because West Lakes Blvd. is a residential area with great potential for growth, the number of residents and visitors will increase; increase motorists, increase pedestrians, and with a gravel pit transporting thousands of trucks will decrease the safety of the roads. We must ensure public safety needs are met.

In summary, the Comp Plan doesn't support a commercial gravel pit to exist in this location, and neither do I.

Regards,

Kim Grabbe (was Woodbury) 2/18/2016

IM16-016
OR16-049

Woodbury
PO Box 520957
Big Lake, AK 99652
Owners of Parcel 217N03W19C014, C034, C043 (40, 49, 50)

February 23, 2009

RE: Response to proposed CUP - Gravel extraction on Belarde Road 17N04W19C025

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To the MSB Planning Commission,

Introduction

We strongly oppose the proposed 138,000 cubic yard gravel pit to be located in a resort location; 500 feet from the shoreline of Big Lake, separated by one lot between the lake and the pit. The entire North-West Big Lake area is residential with year round residents and weekend/vacationer owners. The surrounding properties are not only home to people but also to loons, moose, fox, eagles, rabbits, owls, and numerous songbirds. Having a commercial mining operation could eliminate the pristine reasons for ownership of these properties.

Safety and the general welfare of our community is our largest concern. On the site map (attachment 1) fifty-three lakefront properties are within 2000 feet of the pit boundaries, with an additional fifty-five landlocked properties. The pit operations will affect an area far greater than 2000 feet. In one year, the operating window for a pit will be about four to five months during Alaska's prime recreational-relaxation season; *summer*.

The proposed gravel pit location is 1 mile from our home; we are permanent residents of Big Lake since 2000, and owning the land since 1970.

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Discussed below are the typical pit operations, hauling hazards, hazards to pedestrians and children, Big Lake Comprehensive Plan guidelines, MSB codes, noise pollution, economy, and a summary.

Pit Operations

Pit operations will include but are not limited to:

- transporting the allowed 10,000 cubic yards per year
- approximately one-thousand trucks traveling to and from the pit annually
- fuel trucks
- service trucks
- equipment delivery (dozers, loaders, scrapers, excavators, screening equipment)
- potential buyers looking at the product
- enforcement agencies (Department of Transportation weights and measures, State Troopers, Alaska Department of Natural Resources, Department of Revenue for mining, Environmental Protection Agency, State of Alaska Fish and Wildlife, Department of Environmental Conservation, Mat-Su Borough).

The area map (attachment 2) shows the communities that will be affected. One-thousand trucks a summer, weighing about 50,000 pounds each, will affect Belarde road, West Lakes Blvd., Beaver Lakes Road, to Big Lake Road. There are thousands of residential owners along these roads who will be directly affected. For starters the dump trucks must stop at the Belarde-West Lakes Blvd intersection (stop sign is present), to the left is a blind hill for oncoming traffic, and to the right is the end of a blind-sweeping corner. There have already been incidents where trucks hauling from this pit haven't stopped and have swung far out into the other lane to make the turn into oncoming traffic. Other negative facets are: Particulate dust, noise pollution, increased traffic, decreased safety, and road debris.

Hauling Hazards

Belarde road is a one lane dirt road, developed and maintained by the residents. With increased damage by one property owner who will pay for the repair the dirt road? Who will repair the paved West Lakes Blvd and other potential routes used for hauling the gravel from this pit?

The volume and weight of the gravel hauling vehicles will destroy the already deteriorated paved roads. These roads do not have a shoulder and leave no room for error, especially the two 90-degree corners and tight turns. The posted speed limit is 35 mph and rarely do cars or trucks abide by this law. With this increase in traffic how safe will it be for pedestrians, children on bicycles, or mother's pushing their baby in a stroller? No alternative path for pedestrians is present.

Other hazards include the number of trucks per season, fast moving trucks typically pushing the envelope of 45-60 mph, uncovered loads resulting in small to large rock projectiles that can fall and bounce off the road or be put into motion from another moving vehicle, or debris damaging vehicles after becoming idle on the road and no shoulder to dodge the obstacle(s). The state of Alaska does not require loads to be covered, thus it cannot be enforced.

Currently, there are established commercial pits within a 10 mile radius; Fisher's Fuel commercial pit, S. Burma Road commercial pit, a gravel cache (up to 2000 cu.yd/yr) available from Martin Buser, a small cache on Beaver Lakes Road, one across from Big Lake Elementary,

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OR16-049

and one on Big Lake Road across from the Big Lake Storage. The need for a commercial pit in this location at this time is not necessary when the demand for gravel is for residential use.

Hazards to Pedestrians and Children

During the trucking season, from April to October, school buses carrying children and sight-seeing buses to Martin Buser's will be traveling on West Lakes Blvd. and down the feeder roads. School buses will be making frequent stops to off-load children. The end of the bus route is at the intersection of Belarde Road and West Lakes Blvd; here the bus turns around using the clearing of the intersection of "Our Road". Once the children are off the buses they will walk to their house or a friend's house without parent supervision. How safe will these situations be with numerous trucks?

Once the school buses have stopped running for summer break the children will be riding their bicycles, four wheelers, and taking walks with their friends and family down West Lakes Blvd or Belarde Rd. The side of the road has a path cleared of trees and vegetation by the installation of ENSTAR gas line. This path was not developed or intended to be a "trail" and is not friendly to four wheelers, nor walking through mud laden areas. There are three areas that a four wheeler must travel on the paved West Lakes Blvd due to impassible conditions. Again, there is no shoulder present on West Lakes Blvd, and in some areas the road has a long-steep slope from the native land. If a four wheeler was on the road and two opposing trucks were coming, disaster would be unavoidable. A person pushing a stroller would have to physically lift the stroller and stumble to safety onto the gravel road slopes.

Safety for our community services is a priority too. For ambulance and fire station responders every second counts. The West Lakes Blvd fire station is located about a half mile from the proposed gravel pit site. When responders act upon an emergency their precious time will be spent waiting for the heavy truck to come to a stop in a location where they can safely pass. None of West Lakes Blvd. has a passing lane due to curves and limited sight distance.

Comprehensive Plan

In 1996, the Comprehensive Plan for Big Lake was created. A comprehensive plan is "a legally recognized document, with the authority to guide decisions on land use, public facilities and services, transportation and other issues. ...then outline general strategies on how to reach these goals." In 2008 the Big Lake Comprehensive Plan (BLCP) was updated by community input and workshops, and printed in 2009.

The 1996 BLCP states on page 71 that "they encourage local light industry that is compatible with the environment...heavy industrial activity with noxious or unpleasant characteristics...(should be) prohibited."

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- "No plan can control the future, but it can help the community head in a direction that residents desire, for themselves and their children."
- "Protect the Natural environment – As the area grows, actions are needed to avoid detrimental effects on well water, quality of surface water, habitat, wetlands and other natural environmental features."

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- "..Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property."
- "Protect Big Lake for Future Generations – The community supports the concept that we are not only owners of our property for a period of time but that we have certain obligations as "caretakers" of that property for the benefit of future "owners" and obligations to the overall health of our natural and social environment."
- "to encourage these uses (community-wide development) to occur in a way that minimizes impacts on the quality of life of neighbors and the natural environment." Page 3-16.

A gravel pit will produce noxious and unpleasant characteristics with sight and sound, will have an increasingly detrimental effect on the environment, and directly reduce the enjoyment of each individual's home. It will damage the safety and welfare of the adjacent properties and will not benefit the future owners, overall health of our natural and social environment, and certainly impact the quality of life of neighbors in a negative manner.

Through the BLCP (page 3-5) "the community is establishing a generalized flexible development "roadmap" that respects individual property rights but encourages a pattern of development that protects Big Lake's environment and rural character, encourages clustering of commercial development, and allows for the efficient extension of community infrastructure."

The BLCP guidemap/roadmap on page 7 (Attachment 3) labeled West Lakes Blvd as a dispersed residential area bordered by conservation–residential area. Commercial-development area was favorably designated to occur in the Town Center or along Big Lake Road corridor (BLCP page 3-6).

At the end of West Lakes Blvd. and end of Belarde is a priority public access point identified and reserved by the BLCP to serve local and visiting recreational users, and also provide property access, including a number of recreational cabins, and homes, see attachment 4. Two out of the seven access points will be affected by trucks hauling gravel; vehicles towing boats merging into a one lane dirt road meeting a gravel truck. In the summer, water access serves many types of traffic: motor boats, houseboats, sailboats and sailboards, canoes, jet-skis, float planes, etc. As the residential community develops over the next 14 years (the duration of the proposed gravel pit) increased summertime visitors will be disturbed by thousands of trucks traveling on the same roads and within two-thousand feet of their public boat launch.

Page 5-1 of the BLCP states that "A community's transportation system influences both the way in which it functions and the way in which it is perceived. The combination of land use and transportation affect many elements of a community – most importantly livability, aesthetics, and the efficiency of movement to and from as well as around the place." Because West Lakes Blvd. is a residential area with great potential for growth, the number of residents and visitors will increase; increase motorists, increase pedestrians, and with a gravel pit transporting thousands of trucks will decrease the safety of the roads. We must ensure public safety needs are met.

MSB Code

Matsu Borough Code Title 17.28.010 and 17.30.010 both state "to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the Mat-Su Borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties. …accomplished by

(operate in) a manner that will not devalue the extraction site or neighboring properties for future beneficial uses upon completion of gravel extraction;...protecting and enhancing the quality, peace, quiet, and safety of the Mat-Su Borough neighborhoods."

For the gravel pit to be approved the director or commission must find that the following General standards were met (Title 17.30.060):

1. the use is not inconsistent with the applicable comprehensive plan
2. the use will preserve the value, spirit, character, and integrity of the surrounding area;
3. the applicant has met all other requirement of this chapter pertaining to the use in question;
4. that granting the permit will not be harmful to the public health, safety and general welfare;
5. the sufficient setbacks...buffers and other safeguards are being provided to meet the conditions listed in MSB 17.30.050.

The Area Map, Attachment 2, shows there is 40 acres of Knik Atnu native land near the proposed pit location. The land north of the Knik Atnu Native land (17N04W24D001) is hundreds of acres of Mental Health land which will depreciate the trust value with the presence of a gravel pit. In 1956, Congress granted the then Territory of Alaska the right to select one million acres of *the best available* land in Alaska for a trust for the mental health program. The state of Alaska does not support activities depreciating their trust fund.

Noise Pollution

Our house is 1.5 miles from Martin Buser's house and we are able to hear his dogs during feeding time. The noise decibel of a dog bark for 15 minutes is nothing compared to a 7am to 10pm heavy equipment gravel pit with a screening plant one-mile away. When a commercial operation has a main thoroughfare that impacts residential and recreation properties that thoroughfare should provide safe pedestrian usage. With an additional 1000 trucks in a five month season for fourteen years, the potential for a catastrophic accident is greatly increased.

The sound level limit for a receiving residential area is 60 decibels (dBA) from 7am to 10pm, and 50 dBA from 10pm to 7am (Title 17.28.060). For example, in a downtown area with construction activity the sound rating was measured at 79 dBA, and a wooded residential area is 52 dBA, cited from www.engineeringtoolbox.com/sound-level-d 719.html .

Below is a table listing construction equipment and the dBA levels produced, cited from http://www.cdc.gov/elcosh/docs/d0500/d000573/d000573.html. Our house is built upon on a hill and we can see the location of the pit and for sure we don't want to hear it.

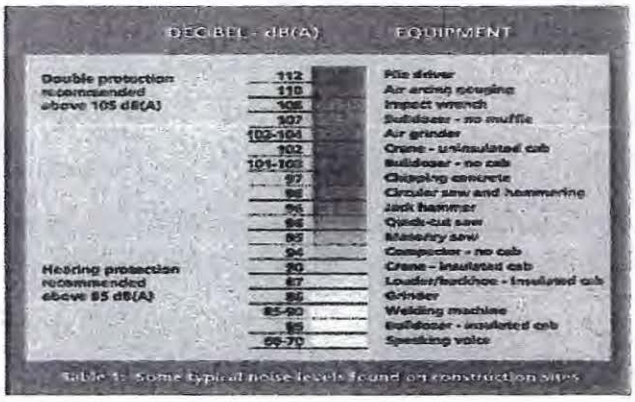

Table 1: Some typical noise levels found on construction sites

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Economy

The gravel pit will not provide new jobs or increase the economy for Big Lake. One family alone will benefit from profits of selling gravel from their 40 acres on Belarde and delivering the gravel with their trucks. Using the lowest price of pit-run gravel at $4.50/yard the income from 138,000 cubic yards of gravel will be $621,000, plus delivery truck time at $100.00 per hour with a 12 yard dump truck will need 11,500 trucks with an estimated 30 minute travel time one way produces another $1,150,000. The lowest estimated profit will be $1,771,000. Almost two million dollars at the expense of our quiet residential community, left with 14 years of noise, road damage, and detrimental effects to our life and our wildlife.

Summary

In summary, we do NOT support the gravel pit. We are highly against the traumatic affects it will have on our family, the surrounding families, and the wildlife for the next fourteen years. Knowing we couldn't feel safe allowing our child to ride her bike down a dirt road behind our house due to unsafe, fast-traveling trucks; that is wrong. Fourteen years of our life would be spent listening to noise from a pit and dodging thousands of dump trucks in our quiet community, this cannot happen. To approve a gravel pit at the 17N04W19C025 lot contradicts the 1996 and 2009 BLCP, which is to be closely followed and supported by the Community Council, Mat-Su Planning Commission, and adopted by the Borough Assembly.

Please join together to keep our neighborhood safe.

Thank you,
George (Woody), Kim, and Racynne Woodbury III

The Woodbury's

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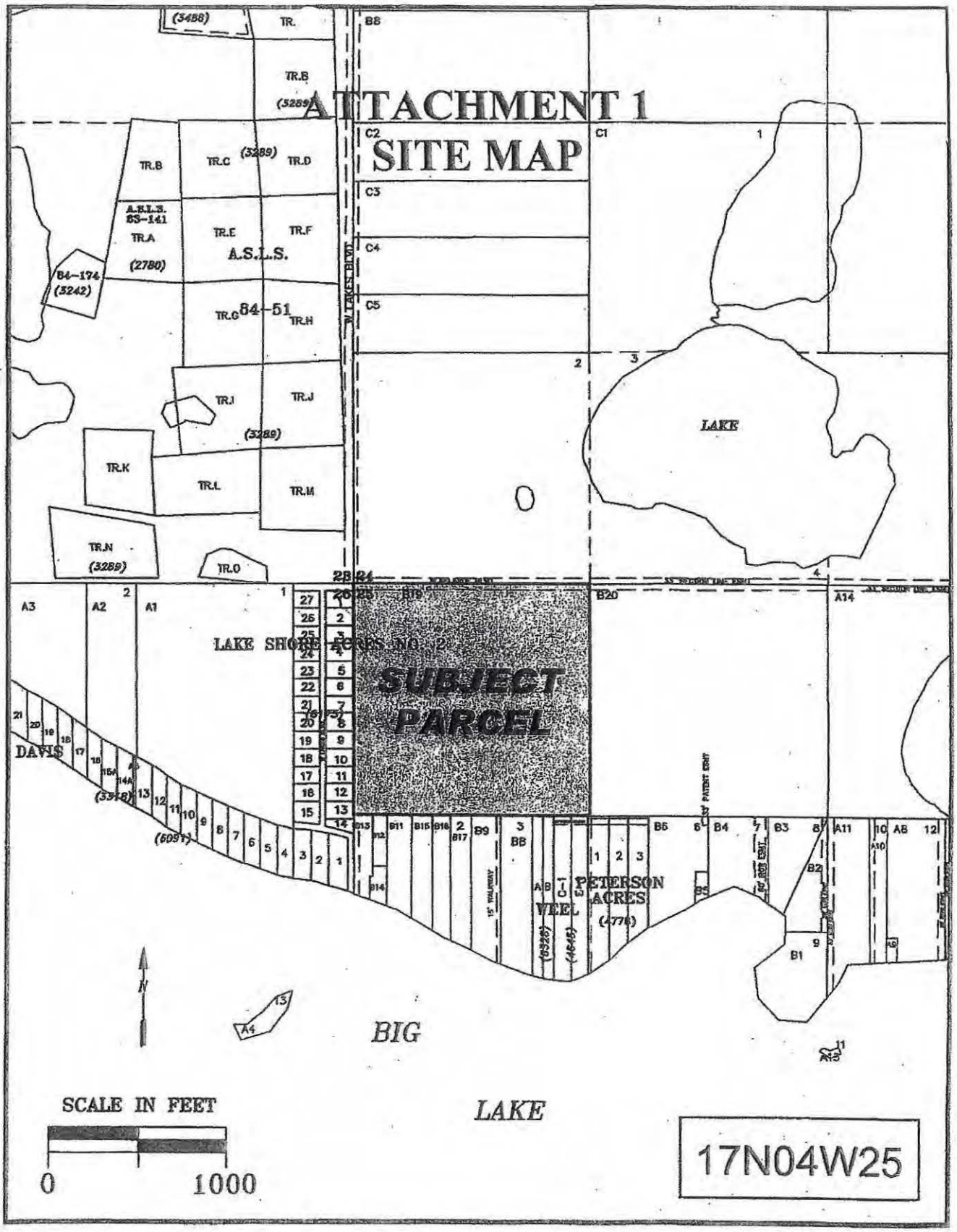

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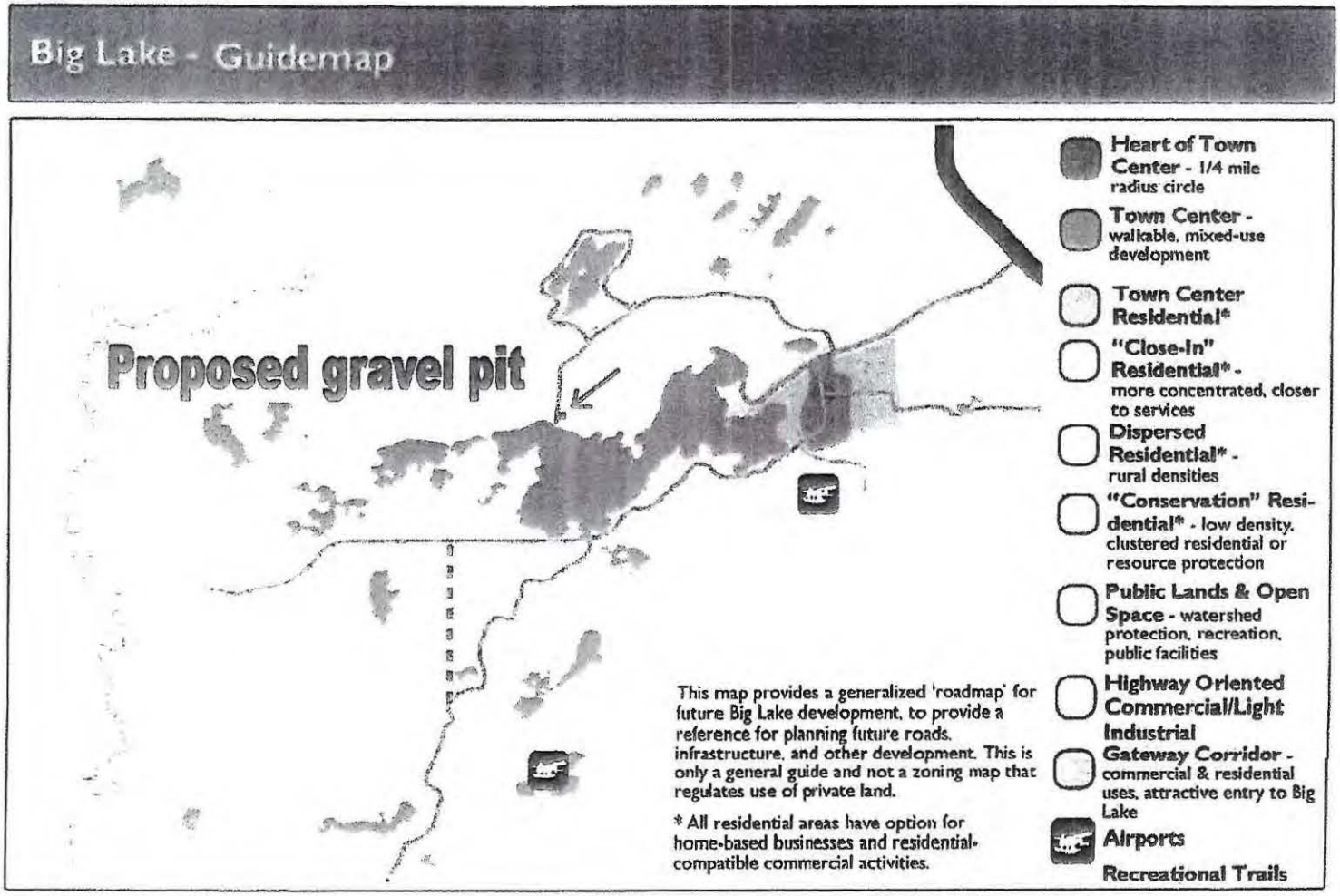
Map 6. Land Use

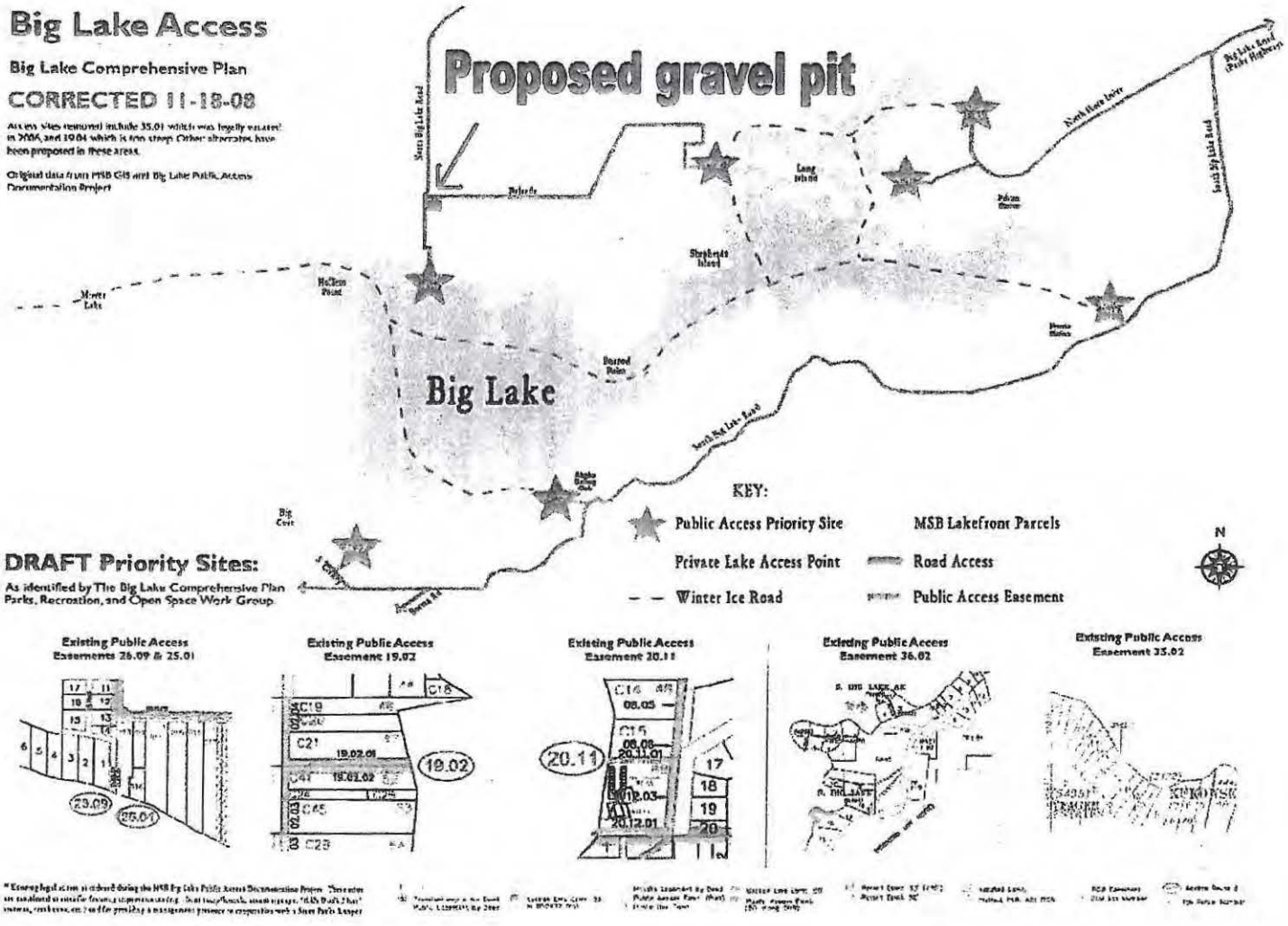
Attachment 3
Big Lake Guidemap



 Item 16-09 08/10-04

Figure 7. Big Lake Access

Attachment 4
Big Lake Access



IM16-076
OR16-049

Mark Whisenhunt

From: John Donohue <donohue@mtaonline.net>
Sent: Wednesday, February 17, 2016 1:02 PM
To: Mark Whisenhunt
Cc: hsfirewise@gmail.com
Subject: Lakeside Sand and Gravel proposal

Dear Sir:
We are writing concerning the proposal of extraction and hauling of materials from Lakeside Sand and Gravel. Our concern is the safety of traffic on Lakes Blvd. This is a narrow two lane paved road with a high volume of traffic, narrow shoulders and blind curves with rare traffic enforcement. Meeting gravel trucks on this road is dangerous. Lakes Blvd was not intended to be a safe haul road.
Personally we have witnessed gravel trucks being driven both empty and full on Lakes Blvd. and side roads at excessive speed with no consideration for oncoming traffic or pedestrians. Noise and dust of extraction and hauled materials may also become a health issue for current residents.
We did not receive official notice re: this proposal but only received the information from a concerned neighbor. Also did not see the proposal posted at the post office.
Please do not issue this permit.
Thank you for your consideration.

John F. and Susan L. Donohue
3070 S. Horseshoe Lake Road
Big Lake

IM16-076
OR16-049

Mark Whisenhunt

From: Gordon Thompson <gordot@gci.net>
Sent: Wednesday, February 17, 2016 12:03 PM
To: Mark Whisenhunt
Subject: FW: Lakeside Sand and Gravel, Big Lake

Good afternoon.

I am writing in protest of the proposed gravel extraction project at West Lakes and West Belarde Blvd.
We have two acres to the east and adjacent to Hulen Point, our view is towards the subject site less than a mile to the north-east.
Though our view will likely not be disturbed, we are able to clearly hear noise from the area of the site on calm days and on days when the wind is blowing from the north and north/east.
In my opinion, this use is not at all in keeping with the traditional recreational use of the land and will have a very negative impact on local roads and on neighboring properties.
Even the name of the project "Lakeside Sand and Gravel" defines the use as conflicting.

Thank you for your consideration

Gordon Thompson
Cell 360-0795
Office 279-2554
711 M Street
Anchorage, Alaska 99501

This email has been checked for viruses by Avast antivirus software.
www.avast.com

IM16-076
OR16-049 296

Mark Whisenhunt

From: Mary Brodigan
Sent: Wednesday, February 17, 2016 9:52 AM
To: Mark Whisenhunt
Subject: FW: IMD 19116 W Belarde Blv coments
Attachments: IMD 19116 W Belarde Blv..pdf

From: bill haller [mailto:fishlessbill@yahoo.com]
Sent: Wednesday, February 17, 2016 9:39 AM
To: Mary Brodigan
Subject: IMD 19116 W Belarde Blv coments

Mary its Bill Haller can you forward this to the correct person reviving the comments on the IMD at 19116 W Belarde Blv
Thank You
Bill Haller

IM16-076
OR16-049

February 17 2016

MSB planning commission

My Name is Bill Haller

14143 Sunrise in Big Lake

I am a resident of the Big Lake area for over 15 years and am also vary active in the local RSA board 21 in our area.

Big Lake as a community has a very distinct issue with our roads in the area with over 98% of the local roads being substandard. It has become a major factor in upgrading and rebuilding these roads with no local gravel source in the area that can meet MSB standards for road construction. Having a local source for such material will be instrumental in our ability to bring our local roads back up to a standard that meets MSB specifications. Last year all of our local construction projects and sand and chips for our RSA had to be purchased out of gravel pits in the Palmer area and trucked to Big Lake for the projects. This is a vary absorbent cost to our RSA just the sand and chips for sanding our roads we spent over $100,000 trucking the product to Big Lake from Palmer this money could desperately be used to improve and upgrade the many roads that we can't even drive fire trucks on do the their poor condition.

Screening material year round is a function that everyone can live with and fall below any noise regulations. As far as crushing

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material let's consider putting a 30 day limit per year on that with a 14 day posited notice of the activity only during normal business hours. The RSA has on its list of projects to do is re build West Lakes Boulevard without local source material are small RSA will never be able to afford that project with local gravel that job is possible someday.

I strongly suggest we put the best interest of our community & the MSB first and allow this gravel pit to move forward so we can afford to maintain our local RSA road projects.

Bill Haller

IM16-076
OR16-049

Mark Whisenhunt

From: Verne Monette <ibsaalaska@gci.net>
Sent: Tuesday, February 16, 2016 8:32 AM
To: Mark Whisenhunt
Subject: RE: Public Notice: Lakeside Sand & Gravel IMD
Attachments: CCF02162016.pdf

From: Mark Whisenhunt [mailto:Mark.Whisenhunt@matsugov.us]
Sent: Wednesday, February 10, 2016 2:05 PM
To: ibsaalaska@gci.net
Subject: Public Notice: Lakeside Sand & Gravel IMD

Good Afternoon Vern,

Here is the public notice you requested. Thank you.

Respectfully,

Mark Whisenhunt, CFM
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-7876
mark.whisenhunt@matsugov.us

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350 East Dahlia Avenue
Palmer, Alaska 99645

ZIP 99645 $ 000.48
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0001399405 JAN 29 201

217N04W25B016 129
MONETTE VERNE G & TAMI S
1720 NORTHWESTERN AVE
ANCHORAGE, AK 99508-4427

FIRST CLASS MA.

99508$4427 C012

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

pplication material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application ıterial may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us mments concerning the proposed action, this form may be used for your convenience by filling in the information below .nd mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received ~ - before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review on. Please be advised that comments received from the public after that date will not be included in the staf lanning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

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2/16/16

I support the gravel pit

Currently the land is distressed

Noise, dust, traffic has not been a problem thus far

If we have issues we should talk to happy

Gravel is a local commodity it is not carried any further than necessary

The borough bought gravel for West lakes

Woody who was against it picks up gravel from the pit

Martin Buser has a pit near by

Hoppie sells gravel near by

I need gravel to create access to the north shore

Now is the time to fix the Belarde intersection / hill a temporary road could be put on the borough lot /gravel pit during construction

Thanks Verne Monette 907 244 4367

IM16-076
UR16-049

Mark Whisenhunt

From: Mary Brodigan
Sent: Thursday, February 11, 2016 3:59 PM
To: Mark Whisenhunt
Subject: FW: Big Lake IMD application letter
Attachments: Letter to Dan Mayfield 2016.pdf; ATT00001.htm

From: Tom Adams [mailto:tomisty@mtaonline.net]
Sent: Wednesday, February 10, 2016 5:08 PM
To: Mary Brodigan
Subject: Fwd: Big Lake IMD application letter

Sent from my iPhone

Begin forwarded message:

From: Jess Kilborn <Jessica.Kilborn@matsugov.us>
Date: February 10, 2016 at 4:53:31 PM AKST
To: Barbara Doty <Barbara.Doty@matsugov.us>, Dan Mayfield <Dan.Mayfield@matsugov.us>, George McKee <George.McKee@matsugov.us>, "Assembly Member Jim Sykes - Dist 1" <jimsykesdistrict1@gmail.com>, Matthew Beck <Matthew.Beck@matsugov.us>, Randall Kowalke <Randall.Kowalke@matsugov.us>, Assembly Member Steve Colligan - Dist 4 <stevecolligan@mtaonline.net>, "Vern Halter" <Vern.Halter@matsugov.us>, BILL KENDIG <billydoc56@hotmail.com>, COLLEEN VAGUE <cjvague@gmail.com>, JOHN KLAPPERICH <mrjnk@hotmail.com>, "MARY ANDERSON" <mpanderson61@gmail.com>, THOMAS HEALY <trhealy@gci.net>, TOM ADAMS <tomisty@mtaonline.net>, VERN RAUCHENTSTEIN <vern@swissalaska.com>
Cc: John Moosey <John.Moosey@matsugov.us>, Nicholas Spiropoulos <Nicholas.Spiropoulos@matsugov.us>
Subject: FW: Big Lake IMD application letter

Good evening,

Assemblymember Mayfield requested that the attached letter be forwarded to you.

Thank you,

JESSICA KILBORN, CMC
Deputy Clerk

Matanuska Susitna Borough
350 E. Dahlia
Palmer, AK 99645
907.861.8675
jkilborn@matsugov.us

"The Community of Choice to Live and Work, Where Every Citizen Counts"
Visit our Website: www.matsugov.us

IM16-076
OR16-049

From: Dan Mayfield <Dan.Mayfield@matsugov.us>
Date: February 10, 2016 at 4:05:53 PM AKST
To: Lonnie McKechnie <Lonnie.McKechnie@matsugov.us>
Subject: Fw: Big Lake IMD application letter

Lonnie,
Please share with the Planning Commission, the Mayor and Assembly Members.

Thank You,

Dan Mayfield

Sent from Surface

From: Doug Longacre
Sent: Wednesday, February 10, 2016 2:46 PM
To: Dan Mayfield

Please let me know that you received this document. Thanks for your time and for your thoughtful consideration.

Suzie Longacre

IM16-076
OR16-049

Doug and Suzette Longacre
12600 Ridgewood Rd.
Anchorage, Alaska 99516

February 10, 2016

Dear Dan Mayfield,

We own a retirement home on the north shore of Big Lake (Lot 24A, Davis Subdivision) which we started working on in 1989. Currently our future enjoyment of that property is being threatened by William and Helen Heairet's application (dba Lakeside Sand and Gravel)for an Interim Materials District (IMD) to haul up to **750,000 cubic yards** of material from their 40 acre parcel at the corner of West Lakes Blvd and West Belarde Blvd. until the year **2040**. This could involve up to **100 trucks per day** hauling gravel Monday through Friday (occasional Saturdays) 8 AM to 6 PM from May 1 to October 1.

Seven years ago Big Lake and Horseshoe Lake residents banded together to oppose the Heairet's application for a Conditional Use Permit (CUP) to haul gravel from this same property for fourteen years. You may remember that battle since I believe you were present at Big Lake Community Council meetings at that time. You seemed like a nice guy who really wanted to help people protect their health, safety, well-being, and property rights. Fortunately, the Heairet's CUP permit was denied but now residents in the area are faced with an even bigger threat- an IMD which could operate for the next 24 years and pose all kinds of dangers.

As residents within a mile of Lakeside Sand and Gravel we are concerned about the air pollution (since the application submits that a screener and a crusher may be used), noise pollution from both mining, screening, loading, and truck activity, the unsafe exit on to West Belarde Blvd. from the pit, the danger of meeting trucks hauling up to 60,000 pounds of gravel on West Lakes Blvd, the wear and tear of said trucks on West Lakes Blvd., the risk to school children standing at bus stops on West Lakes Blvd., the devaluation of property values because of a gravel pit operating in the area, and the fact that this IMD would operate in a prime recreational area less than a block away from Big Lake itself.

In addition, this IMD permit would be contrary to the "Big Lake Community Council Area Comprehensive Plan Update 2009" which lists as one of its specific land use goals in section 3-4: "**Provide for Freedom to Enjoy our Properties-** the plan supports balance of freedom to use property as individuals choose up to that point where one person's use limits the rights of neighbors to enjoy their property." Clearly, the Heariets' freedom to use their property as a commercial gravel pit does limit the freedom of neighbors to enjoy their recreational property, particularly because his business is most active during the summers when people at Big Lake are trying to enjoy the peace and quiet of the lake. The Big Lake Comprehensive Plan also states that "responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property." This IMD would not be responsible land use in harmony

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with the surrounding land use. On the attached map (Exhibit A- 2009) each dot represents a single family residence and you can see that the "proposed gravel pit" is not in harmony with the surrounding area. In section 3-16 which discusses commercial uses in predominately residential areas, the plan "encourages these uses to be designed to not impact neighbors' including: "Discourage high-volume or high-traffic activities" and "Minimize the offsite evidence of business operation-noise, smells, litter, odors, etc." This IMD would impact neighbors (also residents using West Lakes Blvd. and West Belarde Blvd. to access their homes) with high-volume truck traffic. Moreover, the noise and odors (dust pollution) from a gravel pit using a screener and crusher would not be minimized by the buffers that Lakeside Sand and Gravel has in place. Just ask the people on West Lakes Blvd. whose homes currently butt up against Heairet's 40 acres.

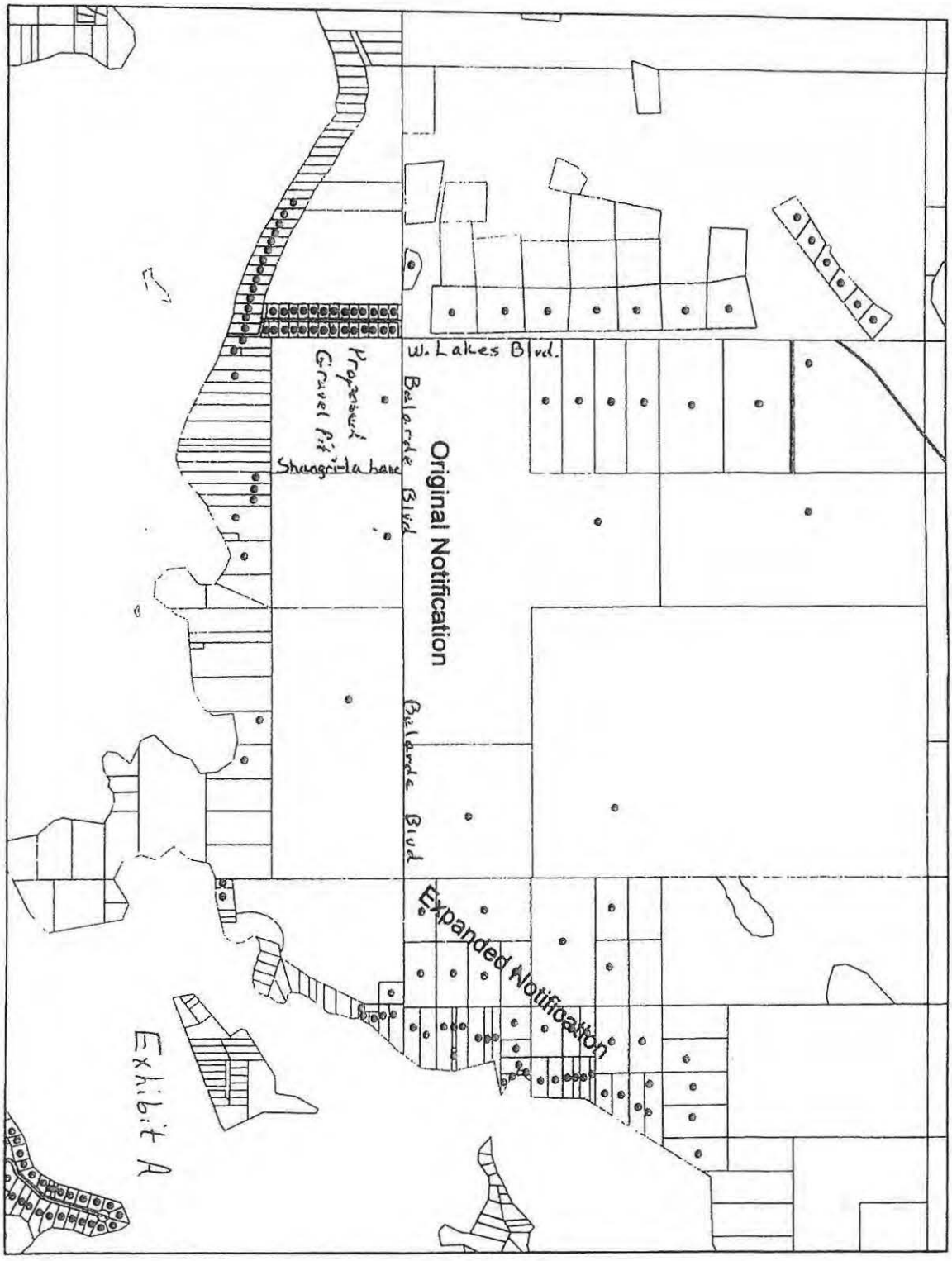
Furthermore, the wording in the Matanuska-Susitna Borough Code (17.28.010) under "intent and purpose" for an IMD states that the Matanuska-Susitna Borough accomplish its purposes by: '(6) recognizing and preserving traditional uses of land within the Matanuska-Susitna Borough and (7) by protecting and enhancing the quality, peace, quiet, and safety of the Matanuska-Susitna Borough neighborhoods." This IMD permit would not recognize the traditional use of the land on the attached Exhibit A Map which is primarily recreational. Operating an IMD at the corner of West Lakes Blvd. and West Belarde Lake Blvd. definitely will not protect **"the quality, peace, quiet and safety"** of residents in these neighborhoods.

Basically, making this decision comes down to doing what is right. Is it right for one couple to be able to operate a gravel pit until 2040 for monetary gain when such an operation endangers the health, safety, and quality of life for hundreds of residents in the area? Would you want this gravel pit in your back yard? Would you want to meet a truck carrying 60,000 pounds of gravel each time you traveled to your Horseshoe Lake or Big Lake residence? Ultimately, the decision about this IMD impacts hundreds of lives and whether our grandchildren will be able to enjoy the homes we've built in the Matanuska-Susitna Borough. I sincerely hope, Dan Mayfield, that you will choose to stand with the property owners in your district, and do everything in your power to see that this IMD application is denied. Thanks you for sharing with other assembly members, with the Mayor, and with members of the Planning Commission.

Sincerely,

Doug and Suzie Longacre

IM16-076
OR16-048



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Mark Whisenhunt

From: John Brunton <jb1brumag@hotmail.com>
Sent: Thursday, February 11, 2016 8:29 AM
To: Mark Whisenhunt
Subject: MSB 17.28
Attachments: Scan0001.pdf

Attached is our opposition statement concerning this application.

John and Jackie Brunton

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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000306495 JAN 26 20

217N04W25A011 21
BRUNTON JOHN RAYMOND& J A
PO BOX 521918
BIG LAKE AK 99652-1918

FIRST CLASS M

99652$1918 B026

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	***Application for an Interim Materials District (IMD)***
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

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Name: JOHN & JACKIE BRUNTON ***Mailing Address:*** P.O. BOX 521918 BIG LAKE, AK 99

Location/Legal Description of your property: 17N04W25 A10 AND A11

Comments: WE ARE IN OPPOSITION TO THIS PROPOSAL. SIMILAR PROPOSAL WAS REJECTED BY THE COMMUNITY AND PULLED FOR A FINAL HEARING AT LAST MINUTE BY APPLICANT. I REJECT HIS CLAIM NEIGHBORS CANNOT HEAR EXISTING OPERATION. THIS IS OUR HOME AND WE CAN HEAR IT. FURTHER THE NOISE DUST AND ROAD DEGRADATION WILL BE EXTREME. LAKES BOULEVARD WAS NOT DESIGNED FOR 70,000 TRUCKLOADS OF GRAVEL. THIS PIT IS NOT GOOD FOR THE NEIGHBORHOOD. PLEASE REJECT IT FOR THE 2nd TIME.

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Mark Whisenhunt

From: Butch Moore <sushores@gmail.com>
Sent: Wednesday, February 10, 2016 10:24 PM
To: Mark Whisenhunt
Subject: Heairet IMD Application Comment-MOORE 19116 W. Belarde Blvd
Attachments: Heairet IMD Application Comment-MOORE .pdf

Mark,

Please deny the MSB IMD application at 19116 W. Belarde Blvd, as it does not comply with the Big Lake Community Council Comprehensive Plan, (BLCCCP).

Link to the Big Lake Community Council Documents page with the BLCCCP: http://www.biglakecommunitycouncil.com/?page_id=15

I can hear a chainsaw and heavy equipment across the lake, producing 85 dBA. Pit equipment produces up to 111 dBA, so I can only imagine this will be heard all across Big Lake.

Link to mining noise report http://www.cdc.gov/niosh/mining/userfiles/works/pdfs/naosa.pdf

Range Leq, Mine/surface Equipment Location	dB(A)
Mine Blaster's bucket truck adjacent to and around	76-81
Mine Gorman-rupp diesel water pump adjacent to and around	89-98
Mine Gardner Denver MK45H face drill adjacent to and around	86-109
Mine Gradall XL4300 II scaler 6.1-12.2 m (20-40 ft) away	89-94
surface Jaw crusher (upper level) Outside control booth	91-99
surface Jaw crusher (lower level) Below control room	89-93
surface Jaw crusher (control booth) Inside control booth	73
surface small Tyler double shaker screen adjacent to and around	104-111
surface Large Tyler screen adjacent to and around	94-103
surface Hazemag cone crusher adjacent to and around	96-102

https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm

Equipment Description	Impact Device?	Acoustical Usage Factor (%)	Spec. 721.560 L_{max} @ 50 feet (dBA, slow)	Actual Measured L_{max} @ 50 feet (dBA, slow) (Samples Averaged)	Number of Actual Data Samples (Count)
Chain Saw	No	20	85	84	46
Dozer	No	40	85	82	55
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Impact Pile Driver	Yes	20	95	101	11

IM16-076
OR16-049

Jackhammer	Yes	20	85	89	133
Mounted Impact Hammer (hoe ram)	Yes	20	90	90	212
Vibratory Pile Driver	No	20	95	101	44

Please deny this application. Thank you for your time and consideration.

Thank you,

Butch Moore
Cell 907-242-7883
sushores@gmail.com

IM16-076
OR16-049

2/10/16

Dear Mat-Su Borough Planning Commission,

Please deny the MSB IMD application at 19116 W. Belarde Blvd, as it does not comply with the Big Lake Community Council Comprehensive Plan, (BLCCCP).

In January 2009, a CUP permit of less impact/volume was applied for by the same party and location. The BLCCCP has not changed since application was made. Recommendation for REJECTION of the CUP was made by; RSA 21, Horseshoe Lake Firewise Community, Big Lake Community Council and MSB Staff. The current BLCCCP August 2009 States: LAND USE AND ENVIRONMENT Big Lake-

Page #40- 3-12 Strategy 3: Identify and Protect Key Features of the Natural Environment

- Clean air – keep it clean; discourage air polluting industries
- "Natural quiet" – minimize noise pollution

Page #45- 3-17 Strategy 4: Establish Community-Wide Development Guidelines

- Commercial Uses/Home-based Businesses in Predominately Residential Areas – The plan supports a variety of home based businesses and residential-compatible commercial uses in predominately residential areas, but encourages these uses to be designed to not impact neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominately residential areas include:
- Discourage high-volume or high-traffic activities; businesses should not create nuisances of excessive people and vehicle traffic
- Minimize the offsite evidence of business operation - noise, smells, litter, odors, and public safety calls

Page #46- 3-18 Highway–Oriented Commercial and Light Industrial Uses

a. Highway-oriented commercial/light industrial uses are encouraged in two areas: the area around the existing airport and the area southwest of Big Lake that ultimately will be the junction of two major regional roads; the future upgraded Burma Road (at the current fire-break road) and Susitna Parkway.

b. Industrial uses in predominantly residential areas is discouraged. To maintain the quality of residential areas, industrial uses should:

i. Not be harmful to public health, safety and general welfare

ii. Minimize negative impacts on surrounding land uses from excessive traffic, noise, odors or lighting

Gregory Strong's 3/5/2009 letter, with attachments, is to the point and even more relevant today, as the residential density in the area has increased since. West Lakes Blvd, which Borders the proposed pit, is an active school bus route. School busses and gravel trucks on narrow, winding roads are a "dangerous mix". In addition, W. Lakes Blvd. is in need of repair and will not support the traffic proposed by this IMD.

Please deny this application. Thank you for your time and consideration.

Asbury C. "Butch" Moore IV
205 E Dimond Blvd #550 (17N04W25B006, 3810 S. Shangri-La Lane, Big Lake, AK 99652)
Anchorage, AK 99515
Cell 907-242-7883 sushores@gmail.com

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OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***rch 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning mission and you are invited to attend.

pplication material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received ***fore February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review n. Please be advised that comments received from the public after that date will not be included in the staff nning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map Located on Reverse Side

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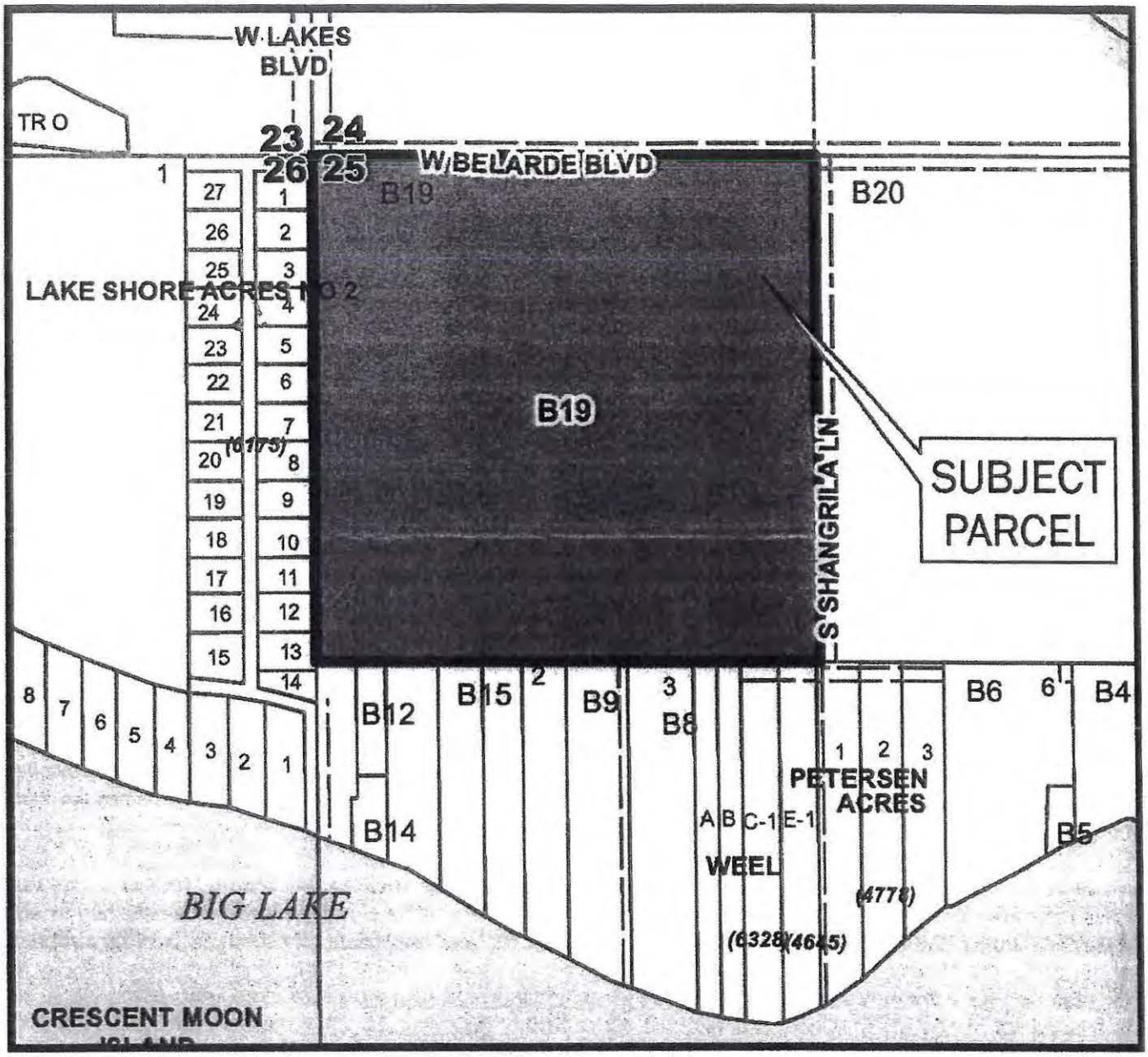

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MSB Information Technology/GIS
July 23, 2015

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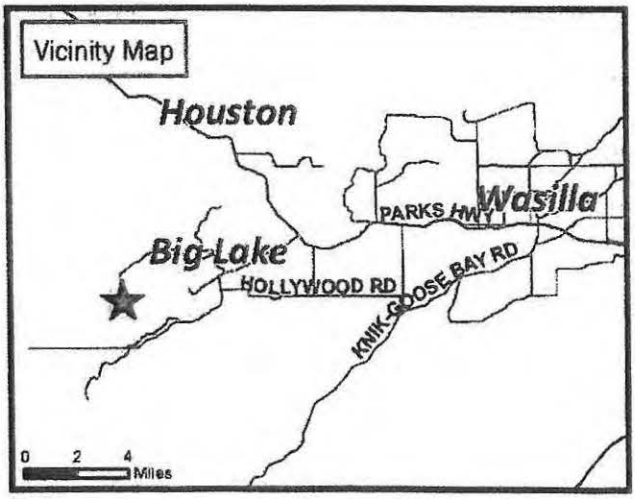

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GREGORY E. STRONG

Dear Fellow Community Council Member, March 5, 2009

RE: Mr. Heairet's Conditional Use Permit Request for a Commercial Gravel Pit

Next Wednesday you will be asked to vote on Mr. Heariet's commercial gravel pit proposal for Big Lake at he Community Council meeting. Its disappointing to see how quickly an issue can so quickly become confusing and dividing.

My grandfather once told me to "never argue a fact." To that end let me briefly review the facts as they are found in (A) Mr. Heariet's Borough application, (B) the current Big Lake Comp Plan and (C) Borough code.

(A) Mr. Heariet's CUP application submitted to the Borough is to remove 138,000 cubic yards of gravel from his 40 acre parcel over a 14 year period. He estimated in that application that he'll remove 10,000 yards / year resulting in 1000 gravel trucks leaving and 1000 gravel trucks returning to the pit each year for 14 years.

(B) The current Big Lake Comp Plan states:

a. on page 71…that…"heavy industrial activity with noxious or unpleasant characteristics…(should be)…prohibited.
b. On page 67 and 68 we are "to identify and discourage uses and activities that would be objectionable in residential areas"
and we are
"to control the noise levels within residential areas."

(C) Borough Code 2.76.05 states, "community councils in regard to any comp plan adopted for the area (are to) evaluate compliance with the plan, advising local government officials (as to) any inconsistencies with the plan."

Attached is a Borough map showing the residential make up of the area surrounding Mr. Heairet's proposed pit. Each black dot is a residence, and naturally residential areas have school children. West Lakes Blvd, which borders the proposed pit, is an active school bus route. School buses and gravel trucks on narrow, winding roads are a "dangerous mix".

I ask that you take what appears to be bias out of community council decision making and vote next Wednesday on the facts alone. Doing so should increase the Council's credibility in Big Lake and with the Borough. Thank you for your time and consideration.

Sincerely,

Greg Strong

P.O. Box 875169, Wasilla, Alaska 99687
Phone: (907) 745-9096 • Fax: (907) 746-6440

IM16-076
OR16-049

3/9/09

Asbury C. "Butch" Moore IV
(Owner - 17N04W25B006, 3810 S. Shangri-La Lane. Big Lake, AK 99652)
1225 E. Int'l Airport Road #107
Anchorage, AK 99518

Mat-Su Borough Planning Commission

RE: Request for conditional use permit, 19116 W. Belarde Road

Dear Planners-

I object to this permit for reasons as follows:

As a developer myself, I do not object to development of this property. I do object to "An industrial/Commercial operation" that has no different affect on the surrounding property owners than would an industrial salvage/car crusher. The permit that is being applied for is actually one that would be defined under the current Big Lake comp plan page #71 as "heavy industrial activity with noxious and unpleasant characteristics. This clearly goes against the current Big Lake comp Plan which states these activities should be prohibited. The current Big Lake comp Plan also says to discourage uses and activities that would be objectionable in residential areas. This permit is being requested in the center of a residential/recreational neighborhood.

W. Belarde Road is not to MSB code. W. Belarde Road should be brought to Borough standard code as a requirement prior to any gravel extraction permit being issued, for it is also the added traffic that will be "Permitted". W. Belarde would deteriorate quickly into an impassable road if subjected to the constant strain of large trucks and heavy equipment that would accompany the opening of a gravel pit.

West Lakes Blvd., W. Belarde Road and the surrounding road system is regularly utilized by school busses, passenger vehicles, four wheelers, dirt bikes, pedestrians, horse back riders, and other recreational activities. There are not adequate ditches or bike paths to allow any of these recreational users to avoid a possible collision with gravel trucks that are working and trying to "stay on schedule." Also the loose gravel on the roads created by this type of operation creates an additional safety hazard.

This property was purchased by the current owners in 2008 with no gravel permit or gravel operations in progress. If gravel extraction was the current owners intended activity, securing a gravel extraction permit from the MSB prior to the purchase of this property should have been a condition of the sale.

There is a reason that the MSB came up with the requirement for gravel extraction permits and this is a perfect example of why. I suggest that no permit be issued for gravel extraction, gravel screening or crushing for this property. Per MSB code, without a permit, any lot owner may remove up to 2,000 cubic yards annually from their property. This could still be 200- 10 yard gravel trucks per year without any permit.

Thank You,

Butch Moore
Cell: 907.242.7883
Office: 907.562.0224 Fax: 907.563.1993

IM16-076
OR16-049

DISCUSSION POINTS
BIG LAKE COMMERCIAL GRAVEL PIT APPLICATION
(Taken from MSB Staff Report 3/23/09)

I. Violation of Borough Code 17.30.060
   A. The intended request is NOT consistent with the Big Lake Comp Plan:
      1. The use will NOT preserve the value, spirit, character and integrity of the surrounding area
      2. Granting the permit WILL BE harmful to the public health, safety and general welfare
      3. Granting the CUP permit WILL NOT protect and enhance the quality, peace, quiet, and safety of Mat Su Borough neighborhoods

II. Big Lake Comp Plan (existing)
   A. Proposed development in the community WILL NOT be compatible with the maintenance and conservation of the natural environment
   B. Commercial gravel pits with "noxious or unpleasant characteristics" are NOT consistent with the Comp Plan
   C. To identify and discourage uses and activities that would be objectionable in residential areas
   D. That the use will preserve the value, spirit, character and integrity of the surrounding area

III. Violation of A.S. Statute 43.65 and MSB Code 17.30.055 (A) (1)
   A. A required mining license has NOT been provided as required

IV. Big Lake Road Service Area Meeting
   A. 30 members present unanimously REJECTED this proposal
      1. Lack of sight
      2. On school bus route
      3. Access from pit to road at a school bus stop and school bus turn around
      4. West Lakes Blvd. constructed with "dust control" money. Not constructed for commercial loads and volume
      5. 1000 trucks leaving and 1000 trucks returning each year for 14 years will destroy the road
      6. When it comes to RSA taxes for the next 14 years: ONE PERSON benefits at the expense of ALL of the neighbors

V. continued.....

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V. Violates MSB Code 17.28.060 (A) (4)

A. NO "BUFFER PLAN" has been submitted as required by code to protect all the homes immediately to the West of the proposed pit. These homes are within 300' of the proposed pit

B. "If mining is planned to be conducted within 300' of the property line, berms or other visual screening shall be a minimum of 10 feet in height"

VI. The Commercial Gravel Pit was REJECTED by the following:

A. RSA 21 Unanimously REJECTED by 30 members present

B. Horseshoe Lake FIREWISE Community (representing 190 private property owners on 4) lakes REJECTED the proposal without objection

C. The proposal was REJECTED by the Big Lake Community Council

D. The Mat Su Borough Staff recommends DENIAL of the proposal

IM16-076
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Granting the CUP Violates borough code 17.30.060

- The pit WILL BE harmful to the public health, safety, order, prosperity, and general welfare of the Mat-Su Borough
- The pit WILL devalue the extraction site and neighboring properties now and for the next 14 years
- The pit WILL NOT reduce the adverse impacts of land uses and development between and among properties
- The pit WILL NOT protect and enhance the quality, peace, quiet, and safety of the Mat-Su Borough neighborhoods
- The use will NOT preserve the value, spirit, character and integrity of the surrounding area
- The intended request is NOT consistent with the 1996 Big Lake Comp Plan;

1996 Big Lake Comp Plan states

- Commercial gravel pits with "noxious or unpleasant characteristics" and are NOT consistent (page 71)
- Proposed development in the community WILL NOT be compatible with the maintenance and conservation of the natural environment
- define the residential Goal: "To identify and discourage uses and activities that would be objectionable in residential areas and to control the noise levels within residential areas" (Page 67 and 68)

Conditional Use Permit was REJECTED by the following:

- Horseshoe Lake FIREWISE Community, representing 190 private property owners REJECTED the proposal without any objection
- Big Lake Community Council REJECTED the CUP
- Road Service Area 21, with 30 members present, Unanimously REJECTED the CUP
- The Mat Su Borough Staff report recommends DENIAL of the proposal.

Big Lake Road Service Area Meeting

- 30 members present and unanimously REJECTED this proposal due to
- Lack of sight
- On school bus route
- Access from pit to road at a school bus stop and school bus turn around
- West Lakes Blvd. was constructed with "dust control" money. Not constructed for commercial loads and volume
- 1000 trucks leaving and 1000 trucks returning each year for 14 years will destroy the road
- When it comes to RSA taxes for the next 14 years: ONE PERSON benefits at the expense of ALL the neighbors (expand on this!!!!)

Gravel Pits (Handout)

- At least 26 gravel pits are located within 20 miles of the proposed pit
- 21 commercial and 5 private pits
- Pits are located on better roads/better hwys
- At least 12 other commercial pits are located in the valley beyond the 20 mile radius.
- There are numerous gravel pits already in operation in close proximity with minimal impact to residential areas.
- If the need for gravel in the West Lakes area arises, haul it in.
- Notice on the handout: West Lakes Blvd is a very windy road, many "S" turns and limited visibility

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Emergency Services

- The West Lakes Blvd fire station is located about a half mile from the proposed gravel pit site.
- When responders act upon an emergency their precious time will be spent waiting for the heavy truck to come to a stop in a location where they can safely pass.
- NONE of West Lakes Blvd. has a passing lane due to curves and limited sight distance.

Residential/School buses/ 1000's trucks

The borough map handed out by Mr. Strong shows the residential make up of the area surrounding Mr. Heairet's proposed pit. Each black dot is a residence, and naturally residential areas have school children. West Lakes Blvd, which borders the proposed pit is an active school bus route. School buses and gravel trucks on narrow, winding roads are a "dangerous mix". West Lakes Blvd and Rogers Road, Horseshoe Lake Road and Belarde Blvd. and stops in between Belarde Blvd, is also where school buses turn around. This the exact location where 1000 gravel trucks per year for the next 14 years will be entering on to West Lakes Blvd. from Mr. Heairet's proposed gravel pit. Keep in mind that each of these 1000 trucks will be returning to the pit resulting in 2000 trucks per "lane mile" per year.

We are all aware that students are "off" during the summer. Nevertheless they go to school until the middle of May and return the middle of August. In other words, during a 24 week seasonal gravel operation students and bus drivers will only have to confront this "hazard" for two-thirds of the time, or 16 weeks each year for the next 14 years.

This matter has already been addressed by Borough Code; specifically the code states in 17.30.010 that issuance of a Conditional Use Permit for Commercial Gravel Extraction are intended to "protect and enhance the quality, peace, quiet, and SAFETY of Matanuska Susitna neighborhoods:. The proposed commercial gravel operation literally at the "turn around stop" for school buses" is NOT consistent with the borough code.

Hauling hazards:

- Big trucks don't stop at Belarde Blvd Stop sign even though a stop sign is present
- Blind hill to the left for oncoming traffic, blind sweeping corner to the right
- Particulate dust, noise pollution, increased traffic, decreased safety, and road debris
- fast moving trucks typically pushing the envelope of 45-60 mph
- uncovered loads creating projectiles

Hours of Operation

- Big Lake is a resort. There are those who are retired, slope workers, self employed, home schooled, teachers out for the summer, property owners with a home, owners without a home wanting to build within the next 14 years,
- Whatever the hours of operation the pit may have the 8-5 work schedule doesn't apply to this residential area.
- The residents spoke out with a 7 to 1 ratio against the gravel pit. These residents own their property to enjoy the peace and tranquility of the natural area surrounding this resort and residential area; NOT 40 to 80 hours of gravel operations at the peak of outdoor enjoyment, our summers, for the next 14 years.
- Again the pit **Violates borough code 17.30.060:** The pit WILL NOT protect and enhance the quality, peace, quiet, and safety of the Mat-Su Borough neighborhoods

IM16-076
OR16-049

Horseshoe Lake FIREWISE Community
Cathi Kramer Coordinator
P.O. Box 521783
Big Lake, AK
99652

Mr. Alex Strawn
Mat Su Borough
Planning and Land Use Dept.
350 E Dahlia Ave.
Palmer, AK 99645
February 28, 2009

RE: Gravel Pit CUP @ Belarde and West Lakes Blvd.

Dear Mr. Strawn,

The Horseshoe Lake Community includes Horseshoe Lake, West Lake, Hourglass Lake and Bottle Lake. This community consists of 126 homes or recreational cabins and / or 193 properties which are privately owned.

This entire community can only be accessed by one road, which is West Lakes Blvd. The gravel pit proposal submitted to the Borough for a CUP indicates that this commercial gravel operation is projected to generate up to 1000 gravel trucks per year leaving the pit and, of course, 1000 empty trucks returning for the next 14 years; all up and down West Lakes Blvd. This road is an active school bus route and the only way in or out of our residential community for "first responders".

We feel that a commercial gravel pit operation is clearly forbidden by the current Big Lake Comp Plan. Specifically the Plan recommends on page 71. "that ...heavy industrial activity with noxious or unpleasant characteristics (should be) prohibited." No one can argue that 1000 gravel trucks going and 1000 gravel trucks returning for the next 14 years would be anything less than "noxious or unpleasant".

The Horseshoe Lake community is a recreational / residential community with no exceptions. This commercial gravel operation would be but "a stones throw" from our homes. The current Comp Plan has a Residential Goal on pages 67 and 68 intended presumably to protect such distinctions. Specifically the Plan's recommendation to accommodate this goal is:

"To identify and discourage uses and activities that would be objectionable in residential areas" and

"To control the noise levels within residential areas".

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On Saturday February 28, 2009 the Horseshoe Lake Firewise Community met and voted to ask the Borough through this correspondence to uphold the present Big Lake Comp Plan and deny this CUP for a commercial gravel pit in a RESIDENTIAL AREA.

Sincerely.
Cathi Kramer

Cc:
Cindy Bettine. Assembly
Bill Breu. Planning Commission
Bill Gamble. Fire Chief
Susan Taylor. Mat Su borough Risk Management

IM16-076
OR16-0[illegible]

Mark Whisenhunt

From: MCALEAVEY, GERALD J GS-11 USAF PACAF 673 FSS/FSR <gerald.mcaleavey.1@us.af.mil>
Sent: Tuesday, February 09, 2016 1:49 PM
To: Mark Whisenhunt
Subject: Interim Materials District (IMD) 750,000 cubic yards
Attachments: McAleavey Response to IMD 750.0K Material Removal.pdf

Sir,

I am writing to you on this subject so you know we do NOT agree with this request. This operation is way too big for the location being proposed. This is an area made up of recreational lots where families come to enjoy the solitude of nature. This operation would eliminate all peace and quiet we currently enjoy with our family. I am also very concerned with the huge commercial vehicles that would be using the existing road system. These huge vehicles would cause great safety concerns and also destroy the roads. I appreciate it if you would ensure our concerns are brought to the attention of the people considering this request.

If you have any questions/concerns please give me a call at the phone number below or respond to this email.

Thanks,
Gerald "Mac" McAleavey
673 FSS Resource Advisor
(907) 552-4025/DSN 317-552-4025

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Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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GERALD + DIANA
McALEAVEY
18027 TONSINA CT
EAGLE RIVER, AK 99577

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~~CURREY KIRK WILLIAM~~
~~KEH. CAROLYN ANNE~~
~~2934 EMORY ST~~
~~ANCHORAGE AK 99508-4466~~

FIRST CLASS MAIL

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
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plication material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application aterial may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received ore ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review n. Please be advised that comments received from the public after that date will not be included in the staff lanning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

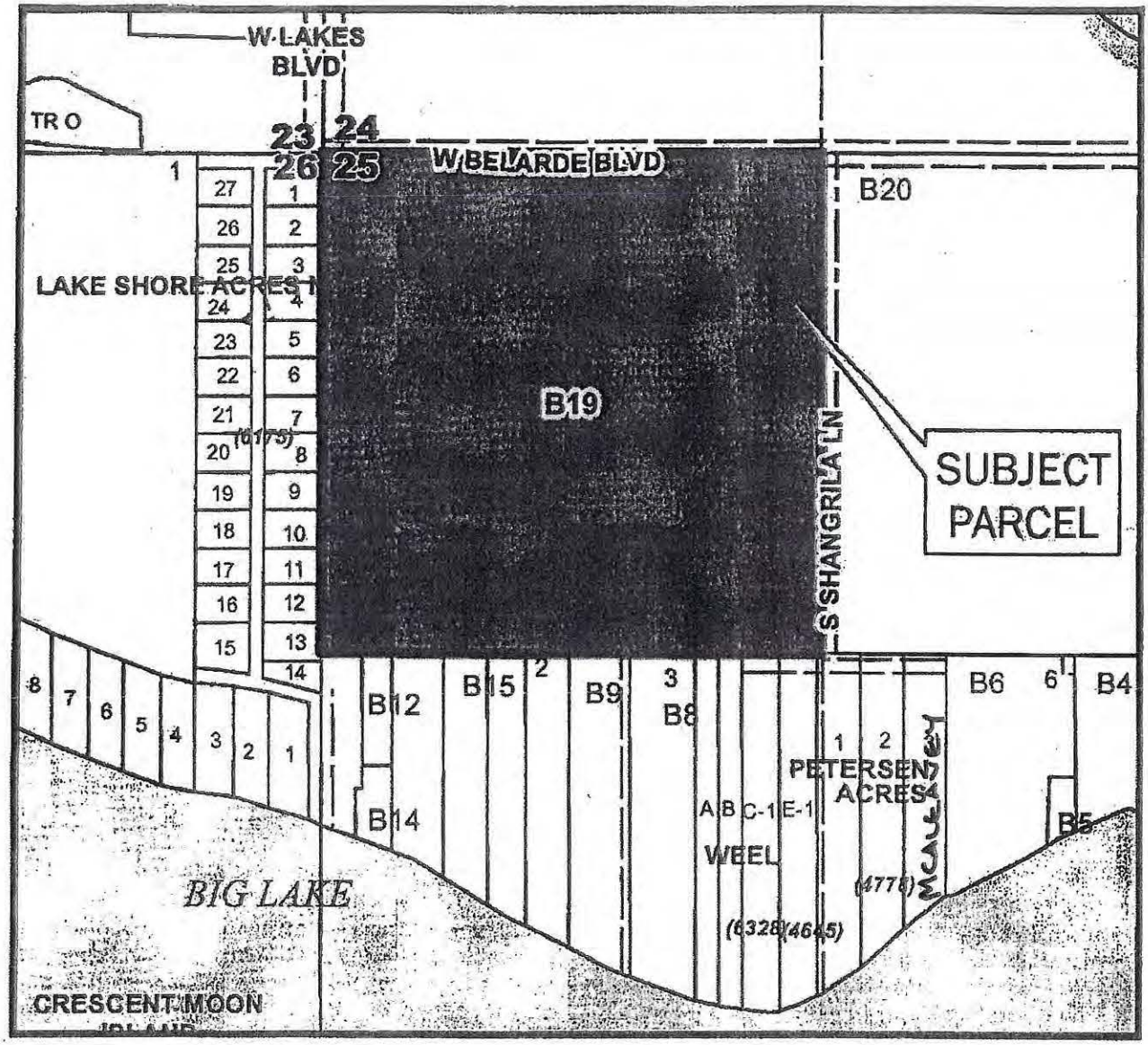
Name: GERALD + DIANA McALEAVEY ***Mailing Address:*** 18027 TONSINA CT EAGLE RIVER, AK 99577

Location/Legal Description of your property: PETERSEN ACRES #3

Comments: I OWN A RECREATIONAL LOT NOT FAR FROM WHERE THIS OPERATION WOULD BE OPERATING. I DID NOT PURCHASE THIS PROPERTY TO HEAR HEAVY EQUIPMENT OPERATING WHILE MY FAMILY TRIES TO ENJOY THE BEAUTY OF ALASKA. I AM ALSO CONCERNED WITH THE SAFETY ASPECT ASSOCIATED WITH LARGE COMMERCIAL VEHICLES OPERATING ON THE ROADS. THESE ROADS ARE NOT WIDE ENOUGH TO ENSURE SAFETY FOR PASSING VEHICLES. I WOULD ASSUME TOO THAT THESE VEHICLES HAULING GRAVEL WOULD DESTROY EXISTING ROAD AND INCREASE COSTS ASSOCIATED WITH MAINTENANCE. THIS REQUEST IS NOT A GOOD FIT FOR THE LOCATION PROPOSED

Note: Vicinity Map Located on Reverse Side

IM16-076
GR16-049



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MSB Information Technology/GIS
July 23, 2015

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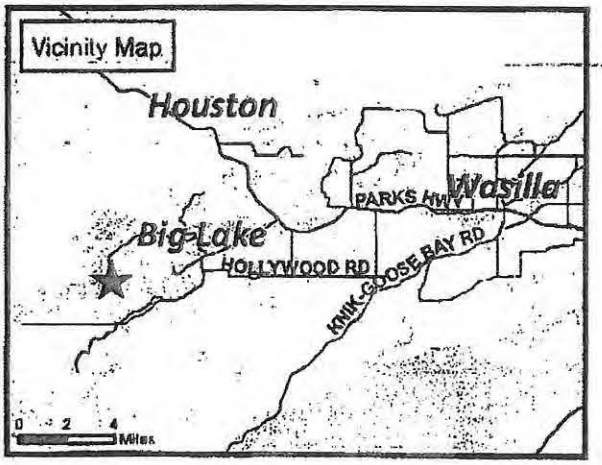

IM16-076
OR16-048

Mark Whisenhunt

From: Kirk Currey <k.currey@cmiak.com>
Sent: Monday, February 08, 2016 11:08 PM
To: Mark Whisenhunt; hrkane@gmail.com
Cc: dlada@peakneurology.com; sushores@gmail.com; John Brunton; whalenconstruction@gci.net; Finnigan,Theresa (tfinn@acsalaska.net)
Subject: 750,000 cubic yards Interim Materials District
Attachments: Bill heairet bck.PDF; Bill Heairet frt..PDF

Mrs. Carol G. Kane
Big Lake Community Council
Home Phone: (907) 892-7738
Cell: 907 355/2467
Email: hrkane@gmail.com
And
Mr. Mark Whisenhunt
Mat-Su Borough Planning & Land Use Department
Development Services Division
m whisenhunt

Re: Written Comment for Tuesday 2/9/17 at the Big Lake Community Council, 7:00 pm. Agenda item Application for an Interim Materials District (IMD). Public comment and/or written comment.
and
Comments for the Planning Commission Packet for the Commissioner's Review on March 21, 2016 Public Hearing.

Mark and Carol,

Please accept my wife and my comments on the Application for an Interim Materials District (IMD).
My wife and I own a parcel in close proximity to the project. 217N04W25B002

First I will admit it is good to have, and I have used the supply of the Local source of pit run, screened D1, 1.5" minus and Bone Rock which is currently supplied by Bill and Helen Heairet dba Lakeside Sand & Gravel
I will support that this is a positive for the local Lakes Boulevard. In the current size.
But I need to be clear LOCAL.

So then our input: At first look without greater knowledge….And I have not heard the from the Applicant…all one can surmise is:

IM16-076
OR16-049

The permit that is being applied for would by the shear numbers allow a very large commercial operation servicing a much larger area and WOULD be a heavy industrial, commercial operation, with scales, crushing and screening and volumes of trucks on the road.

Using just what little information on the application I received from the attached notice and averaging numbers:
My math is ....
750,000/ 40 years
=18,750 yd3/year mined in a 5 month summer
= 3,750 yd3/ mon/ 12 yd3 truck load
= 312 trucks per month...
Likely the End Dump Trucks would become much larger tractor trailer rigs not compatible in numbers on Belarde, Lakes, Beaver roads.

This could be accelerated to 20 years life which would obviously double the stress on the local area roads and residences.

The Mining/ Quarrying operation to build and pay back something to support this could run 6 - 12's per week.
High yield $ products made from crushing and Screening will be a part of this large of an operation.
Noise Noise Noise Crushing is very loud.
It is NOT what the local residences bought, own, pay taxes and occupy their single family dwelling in the area for.
I submit why they own here is to enjoy Peace and Quiet at their own pace.

I understand trying to get your highest commercial yield off of a piece of property.
Likely Bill and Helen will want to sell this property with a larger mining permit for a much increased price.
And if there is a sale do the current reclamation requirements transfer?
I do not believe Bill and Helen are planning on mining here for the next **40** years.

Belarde Road from their pit to Lakes Boulevard is currently not maintained by Lakeside Sand Gravel...the only business on the road. (only in the area).
On this note regards the current status of the subject property... One comment from another neighbor who hit the definition on the head " it is a distressed property now."
All around this subject property from Lakes Boulevard to Shangri-La there has been no effort to maintain, clean as you go or to reclaim, just to extract.
Nothing to beautify and make better.
Good Neighbor(s) lend a hand to neighbors to make the area a better place to live. What will happen in the future on a much larger permit?

Things that I hope are spoken and considered:
What is the current mining permit parameters?

IM16-076
OR16-049

Current mining permit Reclamation Requirements? Is this work monthly, yearly or at the end of the permit?
Current Hours of operation?
Current Noise ordinance?
What is the current mining permit volume per year?
What is the duration of the current mining permit?
Current Commitment to the community for betterment?
Current required Buffer zone?

Under the new permit applied for.. please make it known:
Yards per year allowed?
Mining Plan and Business Plan?
Products to be offered?
Reclamation plan? Is this work monthly, yearly or at the end of the permit. (40 years later)
Hours of operation
Noise ordinance.
Commitment to the community for betterment
Required Buffer zone. And what will it consist of?

I would appreciate information on and/or links to get directly to the info, or a packet assembled and sent via E-mail or mail by the borough to send out to the community.

Sometimes a planned approach is to apply for a large permit, in hopes to settle for a much larger permit from what they have now.
This is only a caution that has happened before.

Unless the applicant can tell we as a community, how the outcome/result of this much, much, expanded permit will bring about improvements to our single family residence community, I will submit I cannot see how it can be for the greater good of the community.

Foot Note: On another borough issue The Borough does not maintain Belarde Road either. There are many taxpayers on Belarde that get nothing for the taxes they pay. But that is another issue hopefully for a day soon.

Thank-you for allowing this input.

Thank-you,
Kirk Currey

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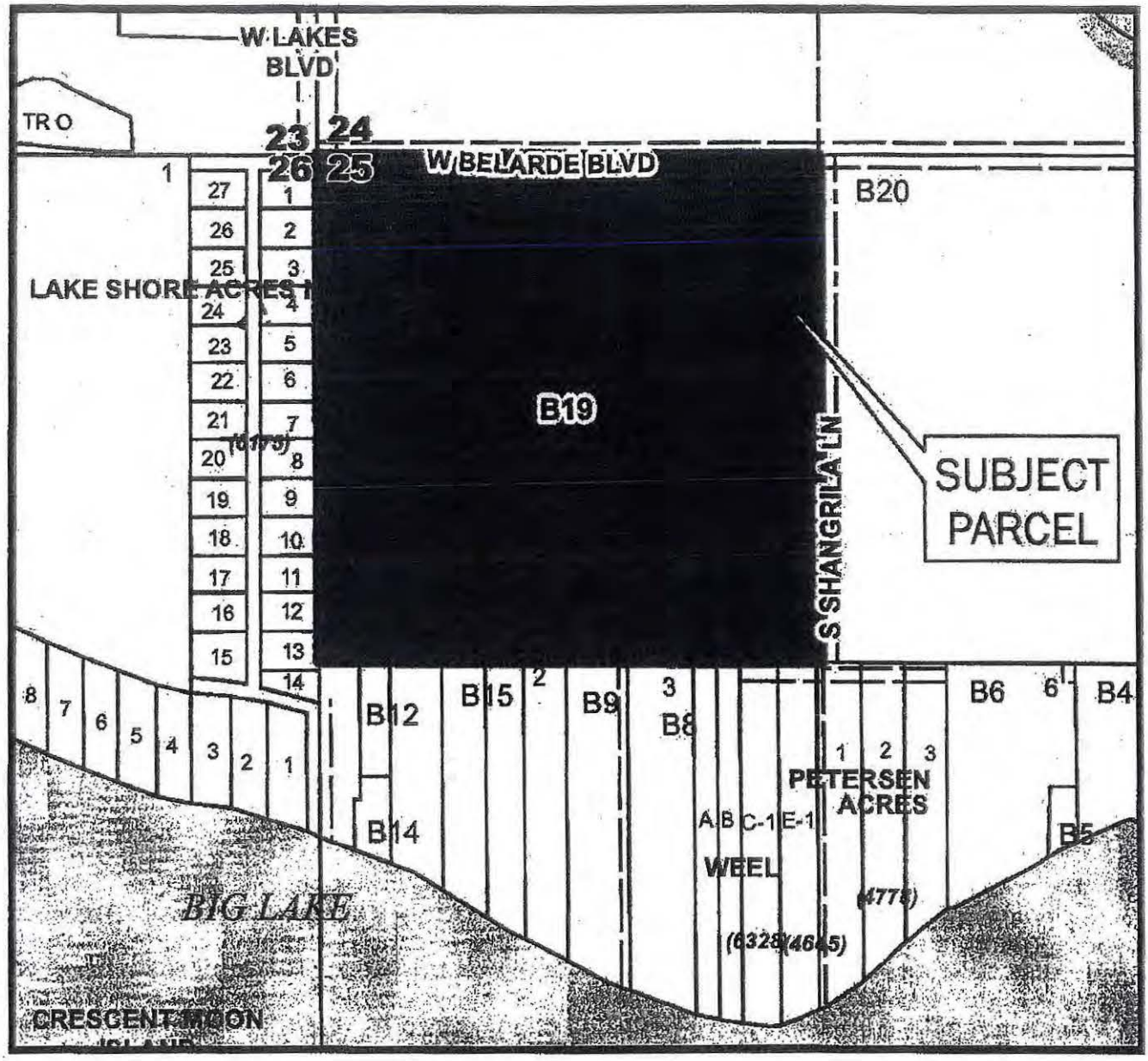
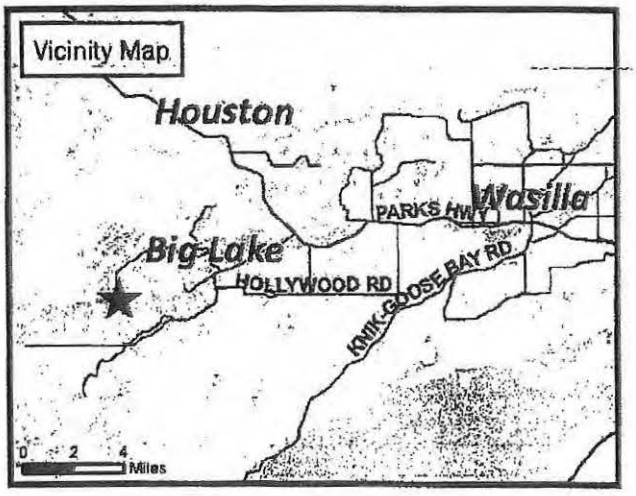
OR16-049



17N04W25B019



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N

MSB Information Technology/GIS
July 23, 2015

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Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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ANCHORAGE AK 99508-4466

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

plication material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application terial may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review n. Please be advised that comments received from the public after that date will not be included in the staff lanning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-049

Mark Whisenhunt

From: John Brunton <jb1brumag@hotmail.com>
Sent: Wednesday, February 03, 2016 7:53 AM
To: Mark Whisenhunt
Subject: Lakeside Sand and Gravel app for IMD

My wife and I own two parcels in close proximity to the project. It seems to us this is a do over by Bill and Helen. A similar request was made a few years ago and the local community rallied against it.
Bill withdrew his application minutes before the final hearing as a large group of neighbors who were opposed was planning on attending the hearing. We will be filing a comment in opposition to this project.

John Brunton
Lots 17N04W25A10 and 11.

IM16-076
OR16-049

Mark Whisenhunt

From: bobnpat <bobnpat@mtaonline.net>
Sent: Tuesday, February 02, 2016 2:41 PM
To: Mark Whisenhunt
Subject: Concerning MSB 17.28- Interim Materials District

Yes, this is Robert M. Jones Po Box 521016 Big Lake, Ak., Legal address is 19077 w Lakes Blvd. Mile 4.3. I wish to go on record supporting William & Helen in this endeavor. He has proven to be honest and reliable Business Man, and very helpful to Our Community. In my mind he is only trying to make an honest living and should not be restricted or hindered in any way on an operation this small. He has countless times donated materials and equipment to people starting "Their " Alaska Dream. Driveways, roads, drain fields etc. with very little compensation.. He is also a very considerate neighbor!! Bob & Pat Jones

IM16-076
OR16-049

Mark Whisenhunt

From: Helen Heairet <hlh@mtaonline.net>
Sent: Thursday, February 18, 2016 11:48 AM
To: Mark Whisenhunt
Subject: Copy of letter to B/Lake Residents

Bill and Helen Heairet
P. O. Box 521403
Big Lake, Alaska 99652
907-232-0398

February 11th, 2016

Dear Neighbor,

I am writing this letter to explain our intentions on the "Belarde Extraction Project" due to the "WILD" rumors of misinformed locals.

First of all, this site has been a gravel extraction site prior to our purchase of the land. At that time the MSB asked the previous owner if, in fact, he would like to "grandfather" his pit at which time he declined, of course that was several years ago, now regulations have gotten considerably more astringent at the local, state & federal level.

We would like to expand and improve our operation and product lines for the customers and residents of Big Lake.

At this time we, and all property owners, are allowed 2,000 yards of product per year by the MSB, as a result of this action we have seven extraction sites on W. Lakes Blvd. in operation which equals an allowance sites can extract of 14,000 cubic yards per year. With zero regulations these allowances can be extracted on their property any where along their property lines, down to ground water level, leaving a possible eye sore & truck traffic at random in all areas.

With approval of our permit we will be regulated by local, state, and federal jurisdiction for gravel extraction for the reclamation of the site in designated phases.

Addressing screening/crushing at the site: we have purchased a three product screening plant to accommodate septic rock sizes and driveway/road material. Noise created from this plant is minimal i.e. a rock rolling down a bank. The extraction site is encompassed by 25 foot high gravel walls and 10 foot berms along roadways which reduces noise. In regards to crushing we will not be investing in a crushing plant. We are looking at a minimum of $50,000.00 a week for the rental of the crushing plant. If demand warranted crushed material we would do this for one or two weeks in the Spring. The closest residence is approximately 800 feet from the Phase I proposed crushing site and the MSB code is a minimum of 300 feet. We will be well within the decimal allowance.

Being heavily invested in our Big Lake area our intention is to cut down costs for roadways and property owners by making the availability of product close.

We will be at the next meeting March 8th to hopefully answer any more questions from concerned residents.

Sincerely and Thank You, Bill & Helen Heairet

IM16-076
OR16-049

MATANUSKA-SUSITNA BOROUGH
Planning Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
www.matsugov.us

Date: 2/11/2016

RE: IMD Review – Belarde Blvd (sec esmts) - dba Lakeside Sand & Gravel

Reviewed By: Andy Dean ROW Coordinator A. D

Comments:

1. **The proposed driveway for access to the north side of the property seems to not have a driveway permit application on file. Please provide for an application for the driveway. The driveway permit will need to be signed off by a professional engineer for widths greater than 25 feet at the edge of the easement. We do have on file an approved for construction driveway application to the west of Sangri-La (private) that has expired, and was physically closed off with an earthen berm, and is shown as not used on the site maps provided.**

2. **<u>Continue</u> to maintain this section of Belarde Boulevard from the proposed driveway entrance back to Lakes Boulevard especially when heavy usage is expected. I.e. Watering for dust control, re-grading, filling of potholes, restoration of road bed when needed.**

3. **Make sure roadway is of sufficient design capacity for side-dump large truck usage before used in such a manner.(in the past it is understood that 18 wheeled vehicles have not been used) If Belarde Boulevard is used in such fashion, a construction permit to make upgrades is required before making any needed improvements for use by 18 wheel large truck side dumpers. Grade, stopping distance to intersection because of grade, and turn radius may be at issue for these larger vehicles at the intersection of Belarde and Lakes Boulevards. A stamped letter from a registered P.E. addressing these issues and recommending any needed design changes to the existing roadway for this type of traffic needs to be provided before this roadway is used by 18 wheel large truck side dumpers. The radius and width of the driveway needs to be stamped off by a registered P.E. with submission of the driveway permit for safety of the two way traffic on Belarde Boulevard and designed for the type of trucks making access.**

4. **The surface of the roadway of Belarde Boulevard between the driveway access and Lakes Boulevard needs to be <u>at minimum 20 feet</u> wide at all locations. This will accommodate two way traffic safely along this section of Belarde Boulevard and reduce lane conflicts because of the use by large vehicles, that includes end dumps.**

Matanuska Susitna Borough
Planning Department
Row Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

IM16-076
OR16-019

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
www.matsugov.us

RECEIVED
FEB 18 2016
PERMIT CENTER

MEMORANDUM

DATE: February 17, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Conditional Use Permit for Earth Materials Extraction**

TAX ID: 18N02E03B002 TAX MAP: PA 03

LOCATION: 8870 N. Buffalo Mine Moose Creek Road; within Township 18 North, Range 2 East, Section 3, Seward-Meridian

APPLICANT: Gary Robles (dba Moose Pit)

An application for a conditional use permit under MSB 17.30 – Conditional Use Permit for Earth Materials Extraction Activities has been submitted for the removal of 1,300,000 cubic yards of material, with extraction activities concluding in 2035. The Planning Commission will conduct a public hearing on this request on April 4, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

Distribution:

____ Borough Manager (info only)	____ Pre-Design Division
____ Collections	____ Community Development
____ Assessment	____ Public Works Director
____ Planning Division	X Right-of-Way Coordinator
____ Environmental Planning	____ Emergency Services Director
____ Platting Division	____ Code Compliance
	____ Cultural Resources

Comments: Return written comments by **March 14, 2016**. Thank you for your review.

No Comments A.R 2/18/16

IM16-076
OR16-049

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Cultural Resources Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM
DATE: 18 February 2016
TO: Mark Whisenhunt, Planner II
FROM: Sandra Cook, Architectural Historian
SUBJECT: Central Landfill, Interim Materials District
LEGAL: Section 1 and 12, T17N, R1E, SM
TAX MAP: WA09

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that
A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...
(3) If a person knowingly
(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

IM16-076
OR16-049

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department
Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

February 2, 2016

Mark Whisenhunt, Planner II
Matanuska-Susitna Borough
Planning and Land Use Department
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Request for an Interim Materials District – T17N R04W, Section 25, S.M.

Dear Mr. Whisenhunt:

ENSTAR Natural Gas Company has reviewed Request for an Interim Materials District in Township 17 North, Range 4 West, Section 25, Seward Meridian. ENSTAR Natural Gas Company has no comments or objections.

Please feel free to contact me at 907-334-7944 if you have any questions.

Sincerely,

Cassie Wohlgemuth

Cassie Wohlgemuth
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

IM16-076
OR16-049

PLANNING COMMISSION RESOLUTION

IM16-076
OR16-049

By: Mark Whisenhunt
Introduced: March 7, 2016
Public Hearing: March 21, 2016
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-08

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN INTERIM MATERIALS DISTRICT, KNOWN AS LAKESIDE SAND & GRAVEL; IN TOWNSHIP 17 NORTH, RANGE 4 WEST, SECTION 25, PARCEL# B19 (TAX ID# 17N04W25B019), SEWARD MERIDIAN.

WHEREAS, an application for an Interim Materials District (IMD) was submitted by William and Helen Heairet (dba Lakeside Sand & Gravel) to remove earth materials from 19116 West Belarde Boulevard, located within the northwest one-quarter of the northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

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

WHEREAS, the purpose of MSB 17.28 is to establish an Interim Materials District within the borough to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties; and

IM16-076
OR16-049

WHEREAS, it is the further purpose of MSB 17.28 to promote compatible and orderly development; and

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

WHEREAS, findings of fact and conclusions of law have been listed in the staff report; and

WHEREAS, the Planning Commission conducted a public hearing on March 21, 2016 regarding this IMD request; and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District is compatible with the goals and policies of the Big Lake Comprehensive Plan; and

WHEREAS, The Big Lake Community Council submitted comments on March 9, 2016, indicating the Council has no objection to the Interim Materials District request; and

WHEREAS, the applicant has met all of the requirements of MSB 17.28.050 and 17.28.060, and is in compliance with all local, State, and Federal laws; and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District, when in compliance with local, State, and Federal laws does not negatively affect public health, safety or general welfare.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does

meet the standards of MSB 17.28 and adopts the findings of fact and conclusions of law within the staff report and hereby recommends approval of the designation of Interim Materials District known as B&E Construction with the following conditions:

1. The operation shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Interim Materials District shall be required prior to any alteration or expansion of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015.
4. Prior to operating, the IMD boundary shown in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015, shall be located and marked on the property by a surveyor licensed to operate in the State of Alaska. Said markers shall be maintained in a visible condition to ensure extraction activities stay within the extraction area boundary.

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5. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.

6. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.

7. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.

8. Visual screening shall be achieved and maintained by using a combination of earthen berms 10-feet in height to north and south, and maintaining the topographical buffer as described in the application material.

9. A Matanuska-Susitna Borough Driveway Permit shall be obtained for access onto Belarde Boulevard prior to operating.

10. Large "side dump" vehicles or tandem end dumps shall not be used in conjunction with this use unless certification from a professional engineer has deemed access to and from the subject parcel and use of the intersection of Belarde Boulevard and West Lake Boulevard is safe for said vehicles and other motorists to use. If upgrading the intersection and/or Belarde Boulevard is necessary, a construction permit

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OR16-049

shall be obtained from the Matanuska-Susitna Borough prior to beginning any work in a public right-of-way.

11. 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.

12. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.

13. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm, Monday through Friday.

14. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.

15. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.

16. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will at a minimum be allowed on demand when activity is occurring and, 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 the Interim Materials District.

17. The operation shall comply with the reclamation standards of MSB 17.28.067.

18. If reclamation information is updated annually with the State of Alaska, Department of Natural Resources, the applicant shall provide a copy of the updated information to the MSB Planning Department.

19. An asphalt plant (aka hot mix or batch plant) shall not be operated at this site.

20. Dust control shall be achieved at the gravel pit, rock screener, crusher, and roads as necessary.

21. 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.

22. All activity shall be conducted in compliance with state or federal regulations governing the items listed in MSB 17.28.040(B)(1), 17.28.040(B)(2), and 17.28.040(B)(3).

23. Authorization for earth material extraction activities approved by this legislation shall expire on December 31, 2040.

24. The IMD must be approved by the Matanuska-Susitna Borough Assembly.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission recommends Assembly approval of the designation of Interim Materials District for the 40 acres within the property located at 19116 W. Belarde Boulevard.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

IM16-076
UR16-049

By: Mark Whisenhunt
Introduced: March 7, 2016
Public Hearing: March 21, 2016
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-16

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION MAKING A RECOMMENDATION AND PROVIDING FINDINGS OF FACT TO SUPPORT DENIAL OF RESOLUTION 16-08.

WHEREAS, Resolution 16-08 was for recommending Assembly approval of an Interim Materials District, known as Lakeside Sand & Gravel, located within the northwest one-quarter of the northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

Whereas, the planning commission conducted a public hearing on March 21, 2016 on this matter; and

Whereas, the Planning Commission's vote on the motion to approve the Interim Materials District failed to garner a majority vote on March 21, 2016; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission reports to the Assembly per MSB 17.28.080(c) and recommends denial of the request for Interim Materials District, known as Lakeside Sand & Gravel, based on the following findings of fact and conclusions of law:

1. While the applicant has met the standards applicable in MSB 17.28.050 and MSB 17.28.060, as proposed the

IM16-076
OR16-049

Interim Materials District would conflict with the Big Lake Comprehensive Plan.

2. The subject property is located within the boundary of the Big Lake Comprehensive Plan, updated and adopted in August, 2009.

3. The subject parcel is located within the *Dispersed Residential* land use district as identified in the Big Lake Comprehensive Plan.

4. According to the Big Lake Comprehensive Plan, *Dispersed Residential* is described as *"rural residential areas, where lots sizes are larger and the natural setting is more dominant. This is currently the most predominant land use density in the Big Lake area."*

5. The intent of the Comprehensive Plan is to identify and encourage a general pattern of development that best meets the community goals and to *"accommodate growth while holding onto characteristics that make Big Lake a good place to live and visit."*

6. Establishing an Interim Materials District at this location would conflict with the Land Use and Environment Goals section of the Big Lake Comprehensive Plan it states: *"The overarching goal of this plan is protect Big Lake's special character as a*

IM16-076
OR16-049

place to live and visit while accepting and even encouraging growth. Without guidance, as the area grows, the community risks losing these qualities that makes Big Lake a distinctive place - its undeveloped open spaces, good views, wildlife, and out-the-door access to recreation. At the same time, growth in the community can bring many benefits, providing new places for people to live, creating new opportunities for local employment, and generally leading to a more vital community."

7. Establishing an Interim Materials District at this location would conflict with the Land Use and Environment Goals section of the Big Lake Comprehensive Plan: "*Provide for Freedom to Enjoy our Properties – The plan supports a balance of freedom to use property as individuals chose up to that point where one person's use limits the rights of neighbors to enjoy their property. Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property*", as an Interim Materials District is not in harmony with the surrounding existing residential and recreational uses.

8. Establishing an Interim Materials District at this location would conflict with the Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4: *"Natural Vegetation/Site Disturbance - Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear cutting the entire parcel prior to selling or developing land is strongly discouraged."*

9. Establishing an Interim Materials District at this location would conflict with Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4: *"Commercial Uses/Home-based Businesses in Predominately Residential Areas - The plan supports a variety of home based businesses and residential-compatible commercial uses in predominately residential areas, but encourages these uses to be designed to not impact neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominately residential areas include: Discourage high-volume or high-traffic activities; businesses should not create nuisances of excessive people and vehicle traffic; Minimize the offsite evidence of*

business operation - noise, smells, litter, odors, and public safety calls; Use special screening and wider setbacks to reduce visual impacts of business operations on surrounding residences.; Screen dumpsters, service entries; Avoid using bright lights that wash onto adjoining properties; Use unobtrusive signage", as an Interim Materials District produce high-traffic activities in an existing residential area.

10. The proposed Interim Materials District known as Lakeside Sand & Gravel is not consistent with the Big Lake Comprehensive Plan, updated and adopted in August, 2009.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ____, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

Im16-076
OR16-049

Mark Whisenhunt

From: John Brunton <jb1brumag@hotmail.com>
Sent: Monday, March 28, 2016 9:56 AM
To: Barbara Doty
Cc: Randall Kowalke
Subject: MSB 17.28 IMD request for Lakeside Sand and Gravel
Attachments: letter to msb assembly.docx

Attached is a letter expressing our opposition to this proposal. Thank in advance for your consideration. We also want to thank Mr. Whisenhunt and his staff for recommending against allowing this development.

John and Jackie Brunton

IM16-076
OR16-049

March 25, 2016

Matanuska Borough Assembly

We are writing to express our opposition to the application for an Interim Materials District(IMD) submitted by William and Helen Heairet, dba Lakeside Sand and Gravel. We own two (2) parcels on the lake less than a mile away from the proposed pit (lots 17N04w25A10 and A11). Our permanent residence is on lot A11. We have owned this property since the early 1990s. Having recently retired we moved full time to Big Lake two years ago.

The Heairets have operated a small gravel pit for the last few years. We hear the backup alarms of the equipment while they are working. It is a nuisance but not significant as the activity is relatively short lived. Similarly, we hear Happy Trails Kennel at feeding time, again not a problem. The same cannot be said about the noise that will result from ten hours a day industrial sized gravel pit.

Frankly, we find it hard to believe this proposal is being considered. You will be alerted to a variety of conditions that weigh against this project. Limited road infrastructure, health, noise, personal and vehicular safety concerns. This is a residential area consisting of permanent housing and weekend recreational cabins and houses. The Big Lake Community Council spent a lot of time and effort to draft a comprehensive development program. Any reading of that document clearly shows this type of development should not be allowed. Granted, the Big Lake Community Council voted to allow this project to go forward. We are in the process of trying to determine their justification. It appears to us the applicants packed the meeting with supporters and prevailed. The Community Council by its structure disenfranchise a great many Big Lake property owners. As residents we intend to seek some changes in the charter.

It seems obvious that the vast majority of Big Lake property owners bought their parcels for the recreational, rural, and peaceful said property would provide. To be sure we certainly did. A commercial gravel pit almost sitting on the lake shore is not a reasonable use of this property. There is no shortage of gravel in the area, any supposed economic benefits are not substantiated with any study that we have seen. We think an argument could be made the property value of adjoining parcels would be adversely affected reducing tax receipts.

We also think the development would have a negative impact on existing wildlife in the area. There are nesting loons located in front of our property and moose use the area for calving grounds.

Again we urge you to vote against this proposed gravel pit as it is not in the best interest of the Big Lake area. Only the applicants and their business colleagues will benefit from a commercial gravel pit.

Thank you,

John and Jackie Brunton

PO Box 521918

Big Lake, AK. 99652

IM16-076
OR16-049

Mark Whisenhunt

From: John Brunton <jb1brumag@hotmail.com>
Sent: Friday, March 25, 2016 7:33 AM
To: kirk currey
Cc: Mark Whisenhunt
Attachments: Assembly Recruit for BL MSB IMD app. Sprdsht.xlsx

I noticed in Heairet IMD MSB 17.28 application package to MSB that only SOA Dept Natural Resouces paperwork was statement about land rehabilitation plan. Checked not needed as only 5 acres and 50,000 tons per year to be mined. Why then a 40 year, 750,000 mine request. Is this enough documentation from the DNR to move forward? Further if he plans on mining only 4 five acre parcels, why the request for 40 acres?

John Brunton

IM16-076
OR16-049

Team Defeat Devaluation of our Homes, Devaluation of our Recreational and Retirement Experience — Guilt Trip

#	Full name	Oppose the IMD for 750K yd3	Will allow our Borough Account number	Will write Letter to the Assmbly.	Will Attend Assembly Meeting # How many	Will speak at the assembly meeting	Will allow your Contact Number	Will allow your email to be seen on our mailers and to the Borough	Remove me	Will attend Organizing Meeting at Suzy Longacre Sat 23rd at 2:00 PM	Will bring something to share	Will contribute effort to the cause	Want the rest to do all the work and me to do none	It would be OK if this Industrial Dev. Was in my back yard	Entry Name for the (our) Opposition Group
1	Allen S														
2	Armstrong D	undecided													
3	Belarde	yes													
4	Barrett L														
5	Boltz J&L			Done											
6	Bruton J&J	yes	7n04w25a10,1	yes	no		2234328	rumag@hotmail.com		no		yes			
7	Capps R														
8	Cardwell K														
9	Cardwell														
10	Carlson G														
11	Christiansen	yes													
12	Christie Jim														
13	Currey K&C	yes	17N04W25B002	2	1	1	244.7154	k.currey@cmiak.com		2	Yes	Yes	No	No	Big Lake Industrial
14	Dinsmore	yes													
15	Dugdale B	yes										Yes			
16	Ellis M														
17	Fessler C														
18	Finnigan T&T	yes	6091000L010	2	2	2	317.0591	'tfinn@acsalaska.net'		2	Yes	Yes	No	No	Big Industrial Lake Lots (E
19	Fridley	yes													
20	Frawner J														
21	Grabbe K	yes			2		301.2369								
22	Hoefer	yes													
23	Hoey	yes													
24	Holben B	yes		Done											
25	Hoppe G	yes													
26	Ingrim, P														
27	Johnson	yes													
28	Johson M														
29	Kane	yes													
30	Kramer C														
31	Lada R&D	yes													
32	Lindeen														
33	Longacre D&S	yes	6091000L024A				345.0234								Save Big Lake
34	Mcaleavy	yes													
35	Mesick, G	yes													
36	Moore	yes													
37	Neel T	yes													
38	Norman R														
39	Puhr	yes													
40	Rehman R														
41	Ryan B														
42	Smith Ellis	yes													
43	Smith Eric														
44	Smith T														

IM16-076
AR16-049

45	Sordahl														
46	Strong G														
47	Tim Lamb														
48	Tryck	yes													
49	Wark	yes													
50	Whalen	yes													
51	White Jim														
52	Whitt S	yes													
53	Winter														
54	Woodbury G.	yes		Done											
55	Woodlan B														
56	Wright B														
57									ak_freerider@hotmail.com						
58									'daveca@icloud.com'						
59									'gcannelos@gmail.com'						
60									'djmann18@yahoo.com'						
61									'pwrfeb53@hotmail.com'						
62									'gordot@gci.net'						
63									'donohue@mtaonline.net'						
64									'woodside1969@gmail.com'						
65									arb@delaneywiles.com'						
66									'goldak49@gmail.com'						
67									'heldtodd@gmail.com'						
68									'skhanam@eathlink.com'						
69									'calio@gci.net'						
70									'roxannemsinz@gmail.com'						
71									skmoore@gci.net'						
72									'judydobson@gmail.com'						
73									'jmatkins71@yahoo.com'						
74									'mikewinter@mtaonline.net'						
75									'gaffeysgirl@gmail.com'						
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JM16-016
OR16-219

Mark Whisenhunt

From: Kirk Currey <k.currey@cmiak.com>
Sent: Thursday, March 24, 2016 10:07 PM
To: jimsykesdistrict1@gmail.com; Matthew Beck; George McKee; stevecolligan@mtaonline.net; Dan Mayfield; Barbara Doty; Randall Kowalke; Lonnie McKechnie; Mark Whisenhunt
Cc: Gordon Thompson
Subject: RE: pass on info to everyone...
Attachments: Big Lake Gravel Pit.pdf

Attn: Mat-Su Borough Assembly Members, Borough Clerk and Staff,

Please find the attached letter and note below from Gordon Thompson I am forwarding on his behalf.

17N04W26C006

From: Gordon Thompson [mailto:gordot@gci.net]
Sent: Thursday, March 24, 2016 9:52 PM
To: Kirk Currey <k.currey@cmiak.com>
Subject: RE: Info needed to help pass on info to everyone...

Hi Kirk.
Yes, feel free to circulate the letter if it will help, showing my email address is fine.
Since i'm not quite certain how to send to Assembly and Borough clerk please forward to them on my behalf if that works for you.

Gordon

From: Gordon Thompson [mailto:gordot@gci.net]
Sent: Thursday, March 24, 2016 2:19 PM
To: Kirk Currey <k.currey@cmiak.com>
Subject: RE: Info needed to help pass on info to everyone...

Hi Kirk.

Appreciate your efforts in trying to contain this trespass in our beautiful Big Lake recreation area.
My parents were one of the first to establish a cabin-site on the Lake, about the same time as the Hulen's.
Their original log cabin is still on the site and is in terrific shape, right next to Thompson (Ivy) Cove.
We built a small primitive log place east of Hulen's and use it regularly all summer; our eight grandkids love to visit and spend time at the lake, just as I have able to do since about 1947.

I've attached a letter stating our opposition to the proposed gravel pit...feel free to circulate as you need to help the cause.
I sent an email to the P&Z Commission in opposition some time ago, prior to their hearings, but have not sent this note.
Again, thanks for your help!

Gordon Thompson
360-0795

IM16-076
OR16-049

This email has been checked for viruses by Avast antivirus software.
www.avast.com

IM16-076
OR16-049

Gordon Thompson Architect

711 M STREET, SUITE 101 ANCHORAGE, ALASKA 99501
TELEPHONE (907) 279-2554 FAX (907) 279-2556
gordot@gci.net

24 March 2016

To: Whom it May Concern
Re: Lakeside Sand & Gravel RSA21

This letter is to express our strong opposition to the Big Lake gravel extraction operation as proposed by Lakeside Sand & Gravel.

We are opposed because this operation would create unacceptable levels of noise and dust pollution and would be a visible eyesore within the established Big Lake recreation area.

Equipment used for gravel extraction is noisy stuff; conveyors, shaker screens, and rock extractors to name a few. I suggest it is worth a look at on-line videos to understand how loud these operations are.

Wheeled and tracked vehicles such as loaders, trucks and dozers are loud of course.....we are all aware of the constant beeping when running in reverse, and the exhaust sound from large diesel engines.

Our two acre property is 0.65 miles SW of the site and adjacent to the east side of Hulen Point. Our view is directly toward the site, over open water, so we and our shoreline neighbors would certainly and easily hear and see their noisy and dusty operations for years to come.

We agree with our Lake neighbors that this proposed use is a terrible idea and not a suitable or compatible use within the Big Lake recreation and residence area.

Gordon & Diane Thompson
17N04W26C006

IM16-076
OR16-049

2/23/16

Matanuska - Susitna Borough
Development Services
MAR 08 2016
Received

To: Mat Su Borough/ Big Lake Community Council

Re: Gravel pit off Belarde Rd. Big Lake Ak.99652

Hello.

I live close to where the proposed gravel pit will be located.

I think a gravel pit is a needed natural resource in this area. Currently, I live without a road to my home. We do have the option of putting in a legal road, along a route listed in the Big Lake future road plan, and a gravel pit close by will be instrumental in any road upgrade in this area.

This pit would lower the costs of neighborhood road expansion by huge amounts due to the proximity of the pit to this area. (Big Lake, Horseshoe Lake, Beaver Lakes).

Bottom line, this gravel pit is needed to expand the road system along the North Shore, per Big Lake's future comprehensive road plan, approved by the Big Lake Community Council and its close proximity to this area will greatly reduce costs for road improvements.

I trust the owners will run this pit in a very responsible manner that will have very little impact on the neighborhood and will operate within the limits set by the MSB.

Thanks.

Jeff Ross

232-0321

IM16-076
OR16-049

Mark Whisenhunt

From: Bill Woodland <bill@snowwhitelinen.com>
Sent: Tuesday, March 22, 2016 4:25 PM
To: jimsykesdistrict1@gmail.com; Matthew Beck; George McKee; stevecolligan@mtaonline.net; Dan Mayfield; Barbara Doty; Randall Kowalke
Cc: Mark Whisenhunt; Dan Mayfield
Subject: No Gravel Pit on Big Lake

Dear Elected Members of Mat-Su Borough Assembly:

Just visualize this operating in your back yard for the next 25 years. We don't live or want to live in an industrial zone. All those that have never been around an operating open pit mine, its time to get the right picture. All 750,000 cubic yards of material are ripped from earth and will never be returned.

Take a close look at the picture. Looks like familiar terrain; doesn't it. You don't scrape off the top of 25 acres and get the materials that make your open pit mine profitable. You always have to dig a big, deep hole that will never be reclaimed.

I don't want this in my back yard and neither would you. Ask the voters if this is the picture of a beautiful recreation area more matter where they live in the valley.

Please give your most sincere consideration before you make a decision without recourse.

Sincerely,
Bill Woodland
Judy Woodland
and the entire Woodland Family committed to Big Lake for a lifetime

IM16-076
OR16-046

Mark Whisenhunt

From: Carol G. Kane <hrkane@gmail.com>
Sent: Friday, March 11, 2016 2:28 PM
To: Mark Whisenhunt
Subject: Big Lake Community Council Letter and Request
Attachments: 3.11.16.BLCC.Borough.Whisenhunt.Heairet.Decision.pdf

Good afternoon Mark,

The Big Lake Community Council Board is requesting the attached letter be printed and inserted into the Borough Planning Commission Public Hearing packets prior to the meeting on 3/21/16.

Your consideration of this request would be greatly appreciated.

Sincerely,

Carol

--
Carol G. Kane
PO Box 520502
Big Lake, AK 99652-0502
Cell: (907) 355-2467

"Coming together is a beginning;
Keeping together is progress;
Working together is success."
Henry Ford

IM16-076
ORD16-049

Big Lake Community Council
PO Box 520931
Big Lake AK, 99652-0931
www.biglakecommunitycouncil.com
Big Lake Lions Rec Center

To: Mark Whisenhunt, CFM
Planner II
Matanuska Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, AK 99645

At the Big Lake Community Council Meeting, held 2/9/16, Agenda Item 16. Correspondence, discussed was the 1/27/16 correspondence from you regarding William and Helen Heairet (dba Lakeside Sand and Gravel) Interim Materials District (IMD) application. Because the Heairet's were out of state and not able to present at the 2/9/16 Big Lake Community Council meeting, the Big Lake Community Council Board decided to provide the Heairet's application and the process as a specific agenda item at the 3/8/16 monthly Big Lake Community Council meeting. The meeting agenda was posted on the Big Lake Community Council web site as well as the various designated community display boards to comply with the necessary public notification requirements.

The Big Lake Community Council's 3/8/16, meeting was very well attended and a vigorous public discussion and debate ensued on the issue - Agenda Item 7. Presentation/Discussion - Application submitted by William and Helen Heairet (dba Lakeside Sand and Gravel) Interim Materials District (IMD). At the conclusion of the agenda item # 7, the Big Lake Community Council overwhelming voted and passed the motion, which supported the application by William and Helen Heairet (dba Lakeside Sand and Gravel) Interim Materials District (IMD).

The Big Lake Community Council is asking copies would be made of this correspondence and inserted into the Borough Planning Commission Public Hearing packets prior to the meeting on 3/21/16 at 6:00 P.M. in the Borough Assembly Chambers.

Your prompt and continued assistance is greatly appreciated. If you have any questions, please do not hesitate to contact me at hrkane@gmail.com or 907- 355-2467.

Respectfully,
Carol G Kane
Carol G Kane
President, Big Lake Community Council

Big Lake Community Council Purpose:
To provide a direct and continuing means of citizen participation in government and local affairs; to provide a method by which they can work together for expression and discussion of their opinions, needs and desires in a manner that will have an impact on our community's development and service; to provide to governmental agencies a method for receiving opinions, needs, desires and recommendations of residents and groups, and to give local governing bodies an improved basis for decision-making and assignment of priorities for all capital improvements and governmental programs affecting community development and individual well-being.

IM16-076
OR16-049

Mark Whisenhunt

From: Carol G. Kane <hrkane@gmail.com>
Sent: Tuesday, March 22, 2016 9:05 AM
To: Mark Whisenhunt
Subject: Follow-up requested Planning Commission Meeting/Action 3/21/16
Attachments: 3.11.16.BLCC.Borough.Whisenhunt.Heairet.Decision.pdf

Good morning Mark,

Please accept my sincere appreciation for all the efforts and work you have conducted to provide information regarding the Heairet IMD application process.

Please find attached the 3/11/16 - *Big Lake Community Council Letter and Request*. As you will note, it does not have *draft* on this document I am sending. Please replace the *3/11/16 BLCC Borough.Whisenhunt Heariet Decision,* instead of the "draft" document you shared with me at last night's meeting. I am trying to "back track" how the *3.11.16 Big Lake Community Council Letter and Request* draft was sent to you. The "draft" copy, was the emailed copy I sent to the BLCC Board for final review and approval prior to sending on to you the attached memo.

I know the Planning Commission meeting 3/21/16 was very long and complex. Because I am having a BLCC Board meeting on 3/29/16, if you could provide me data to share with the Board to discuss the data to inform the decision making process by the Planning Commission that would be very helpful.

Clearly, there are many questions to be asked and answered regarding the data such as:

How many letters, personal testimony and emails were received indicating....

1) Letters to Approve the Application for the formulation of the Resolution to the Borough Assembly
2) Letters to Deny the Application for the formulation of the Resolution to the Borough Assembly
3) Community Council Vote to approve
4) How many testified to Approve the Application
5) How many testified to Deny the Application
6) Why did Planning Commission summary comments/vote regarding the 2009 Comp Plan as clearly stated in your Development Services Staff Report pgs. 3 of 19 - 6 of 19 not merit the conclusion as stated in the Comp Plan *Team members have emphasized the need for a Comprehensive Plan that serves the needs of all residents.* pg. 1- 2 Introduction.
7) Where can the decision be found for the 2009 - 2014 complaint cases and the response written to establish a violation did not occur?

Do you have any idea, when this might be on the Borough Assembly agenda? I have been asked to make sure specific information with sufficient notice for property owners who live out of the Big Lake area or are out of state, can either submit written responses and/or attend this very important meeting.

Again, your timely and informative assistance throughout this process is highly valued.

Carol

--
Carol G. Kane
PO Box 520502
Big Lake, AK 99652-0502
Cell: (907) 355-2467

IM16-076
OR16-049

Mark Whisenhunt

From: Carrie Currey <akcurrey@mtaonline.net>
Sent: Sunday, March 20, 2016 6:07 PM
To: Mark Whisenhunt; lonniemckechnie@matsugov.us
Cc: jimsykesdistrict1@gmail.com; Matthew Beck; George McKee; stevecolligan@mtaonline.net; Dan Mayfield; Barbara Doty; Randall Kowalke
Subject: Big Lake Gravel Pit Application from William and Heairet

March 20, 2016

To Planning Director of the Matanuska-Susitna Borough and Assembly Members,

Regarding: MSB Bode Section: MSB 17.28- Interim Materials Dsitrict
Application/Property Owners: William & Helen Heairet (DBA Lakeside Sand and Gravel)
Location: 19116 W. Belarde BLVD: MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Applicant Request: An application for the Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre Parcel.

I am very concerned about the proposal to super size the already existing Gravel Pit owned by William and Helen Heairet. A larger commercial Gravel Pit will harm our community at Big Lake and is not conducive for a recreational area:

Negative Effect Noise Pollution:
Negative impact with constant noise.
The noise from a crusher is louder than a chain saw and almost as loud as the most obnoxious boat on the lake.

Negatively affect wildlife: This noise and commercial business of a gravel pit will be disruptive for wild life, birds, moose, and other various species. Invasive to moose migration paths in the area.

Health and Safety issues and Negative Impact:
* Dust Pollution and quality of air in the overall area
* On trails along the road it may cause increased vulnerability for walkers, 3 wheelers, dog teams and automobile travel will be comprised by on coming commercial trucks.

Negative effect on our roads and access to our property:
This Super Sized Gravel Pit will compromise our roads and access to our homes and cabins by Commercial Sand and Gravel trucks and other heavy equipment. Belly and side dumps on the W. Lakes Blvd and Beaver Lake Rd. will not be safe and will beat up the road.

Negative impact on the devaluation of our property
The bottom line is altering the quality of life in a recreational community, interfering with wild life, creating wear and tear on roads, devaluing property and creating health hazards is not a good plan. The only one that profits from this is the Heariet's.
Please do not allow a entire community to be negatively affected by this self serving act by Super sizing a commercial gravel pit in a recreational area just for a financial gain for one family.

Owner, Carolyn Keil
Real Property Detail for Account: 17N04W25B002
From Account #17N04W25B002, Parcel ED 28967
Township 17N Range 4W Section 25 lot B2

IM16-076
OR16-049

You may contact me at 970-360-7577 or mail to
Carolyn Keil
2934 Emory Street Anchorage, AK 99507

IM16-076
OR16-049

Mark Whisenhunt

From: Lori Boltz <Lori@boltzfamily.net>
Sent: Sunday, March 20, 2016 4:58 PM
To: Lonnie McKechnie; Mark Whisenhunt
Subject: Big Lake Gravel Pit

Thank you for taking the time to read and give consideration to this email. As property owners on Big Lake, we are very concerned about the proposed gravel pit by William and Helen Heairet (dba Lakeside Sand & Gravel). Our concerns are noise and air pollution; safety for residents (school children, pedestrians, and homeowners); increased traffic/truck activity putting wear and tear on the borough's roads; the devaluation of Big Lake property values; disturbing and harassing wildlife; and that this IMD would operate in a prime recreational area during the summer being located only a block from Big Lake itself.

Big Lake has worked hard to achieve the reputation of being the recreational playground of the Mat-Su area and south-central Alaska, and having another enlarged gravel pit is not a move that would enhance this status.

Furthermore, the wording in the Mat-Su Borough (MSB)(Code (17.28.010) under "intent and purpose" for an IMD states that the MSB accomplish its purposes by: "recognizing and preserving traditional uses of land within the MSB and by protecting and enhancing the quality, leave, quiet, and safety of the MSB neighborhoods. This IMD permit would not help preserve the traditional use of this land which is recreational. Lakeside Sand and Gravel operating under an IMD definitely will not protect the quality, peace, quiet and safety of the properties in this area of Big Lake.

Other proposed projects that would have less impact on the community and the lake (the rifle range located off S. Big Lake Road) have been turned down. This gravel pit would have more negative impact.

Again, thank you for your time, and please determine that this proposed IMD is not necessary.

Respectfully submitted,
Jim and Lori Boltz
907-892-6464
15379 W Anderson Point Way
Wasilla, AK 99623
Physical Address:
15379 W Anderson Point Way
Big Lake, AK

Sent from my iPad

IM16-076
OR16-049

Mark Whisenhunt

From: Joyce Hoefer <jahoefer@gmail.com>
Sent: Friday, March 18, 2016 4:17 PM
To: Mark Whisenhunt
Subject: Comment Permit # 172820150004

Comment on Permit # 172820150004

Approval of this Gravel Pit goes against the very reason most of us (property owners) bought property in this place. For recreation and some full time residence, and PEACE and QUIET.

24 years of daily hauling of gravel affects the value of our property, the very reason for buying in Big Lake(recreation) and my health.

My health requires a peaceful place. I have Multiple Sclerosis and am adversely affected by noise & air quality. I'm at the lake to keep the quality of life I have and this gravel pit will take away what I have left.

Thank you for considering all of us negatively affected by this.

Joyce Hoefer
333-7969
Davis Subdivision Lot 8

Mailing address
4331 Tikishla Street
Anchorage, AK 99504

IM16-076
OR16-048

Mark Whisenhunt

From: Gmail Personal <estobuckeye49@gmail.com>
Sent: Friday, March 18, 2016 3:57 PM
To: Mark Whisenhunt
Cc: Lonnie McKechnie
Subject: Proposed gravel pit in Biglake

To whom it may concern,
I would like to express my opposition to the proposed commercial gravel pit by Mr Heairet on 19116 Belarde Rd in Big Lake.
The presence of a large industrial complex in the midst of a residential district goes against the Big Lake long term plan. It surprises me that as Big Lake is attempting to establish itself as a unique community that the council would even consider such a development for little in the way of short term gains.A similar proposal was previously rejected and the current gravel pit permit has not followed its original stipulations. I suspect that continued disregard for what is being proposed should be expected.
The effect of noise pollution can not be understated and the estimated decibels will extend well beyond those family's adjacent to the property and will effect those across the lake and into Horseshoe Lake. It is not clear if those individuals within a mile radius have even been notified about the noise they will be subjected to should this be permitted.
Other concerns that have not been addressed include the dust and particulate matter that will effect everyone down wind from this location. Those with underlying health issues will be subjected to unknown risks.
The effect that the truck traffic will have on the road system is significant and an added burden on the local tax payer.
I would ask that these concerns are addressed in a comprehensive fashion and that the well being of our community anc our health is considered.

Rob Lada
3850 Shangrila Ln
Big Lake Alaska

IM16-076
UR16-016

Mark Whisenhunt

From: Lada, Diane <Diane.Lada@providence.org>
Sent: Friday, March 18, 2016 3:04 PM
To: Mark Whisenhunt
Subject: Time to clean up Big Lake No to Commercial gravel pit

Dear Mark--please consider the following letter shared with other council and concerned neighbors of beautiful Big Lake. We stand in objection to the proposed IMD for a commercial gravel pit at 19116 West Belarde (Heairet property). Being in healthcare and the daughter of a father who died from lung cancer:

Evaluations by the EPA notes one of the largest contributor to those rankings in today's toxins in air pollution, but more specifically the multiple consequences of mining operations, like ubiquitous mining dust from the common gravel pits. Gravel pit dust not only contributes to lakeside air pollution, but also contains unique toxins. Soil analysis in common areas reveal significant contamination with heavy metals, especially uranium and arsenic. Water and wells close-by are often effected in the mining process. Not to mention nearby wetlands and spawning beds. Crystalline silica is ubiquitous in the dust and chronic exposure is well known to cause destruction of lung tissue and function, and can lead to lung cancer and increased vulnerability to tuberculosis (common in Alaska). While concerns regarding chronic silicosis are usually limited to those occupationally exposed, nearby residents can be exposed 24/7 rather than merely during work hours, and the exposed residential populations include children and pregnant women, wildlife, along with water and habitat contamination risks; all these greatly magnifying the public health consequences.

Currently, communities near gravel pits are simply not being protected. The Borough will need to impose controls on dust exposure and blasting measures legally safe for this desired, recreational, residential, child-friendly area, estimating whether a certain tonnage of dust has been exceeded annually and whether the dust in the air at the property line creates a visual opacity of greater than 10 percent. Pit operators routinely have not been required to suspend operations in high winds, common in the Big Lake area. The health hazards/environmental impact of aggregate extraction from the proposed Lakeside gravel pit will be subjected to site specific monitoring, and will need to ensure nearby residents be protected from these unique hazards, which has not been the case up to this point. Vegetation destruction has been obvious without repair in good faith from the pit owner up to date, and why would the Borough believe other threats be minimized as this proposal benefits one man. The legal ramifications would be endless.

It's time to clean up crime and waste in Big Lake. This proposed commercial application for one man's gravel pit represents both.

Please stand in the gap for those families that want to improve our community.

Sincerely concerned,

Diane and Dr. Robert Lada & family.

3850 ShangriLa

Big Lake AK

99652

IM16-076
OR16-048

Exhibit 9

March 12th, 2016

WE THE UNDERSIGNED ARE IN SUPPORT OF THE IMD PETITION FOR "LAKESIDE SAND & GRAVEL" AND ITS EXISTING EXTRACTION SITE AS THERE IS A NEEDED GRAVEL SITE IN THE BIG LAKE NORTH SHORE AREA.

PRINTED NAME	SIGNATURE	ADDRESS
VERNG MONETTE		20596 WEST LAKE BLVD
Richard S Amy		Lt, L2 Davis 20575 West Lake Blvd
CHRIS STEINMAN		2720 Crystal Bay Circle Anchorage AK
Chris Elder		19664 W. Lakes
ROBERT Neumann		Horseshoe Lake 4 1/2 acres
Koss Clement	Koss Clement	9102 Horseshoe Lk Rd.. Hour Glass Lake,
Mary Sims	M. Sims	4436 Horseshoe Lk Rd POBox 521752, Biglake
MARK INGRAHAM		4436 HORSESHOE LK RD BIG LAKE, AK 99652
Chuck Holbrook		Davis Island Big Lake AK. 99652
Barbara Holbrook		DAVIS ISLAND Big LAKE AK. 99652
Thomas KNOX		46 Our Road Big Lake AK 99652
Juanita C KNOX	Juanita C. Knox	46 Our Road Big Lake AK 99652
Bill Bishop		P.O. Box 521701 Big Lake, AK 99652
Mike Kish		P.O. Box 521885 Big LAKE AK 99652

IM 16-076
OR16-049

March 12th, 2016

WE THE UNDERSIGNED ARE IN SUPPORT OF THE IMD PETITION FOR "LAKESIDE SAND & GRAVEL" AND ITS EXISTING EXTRACTION SITE AS THERE IS A NEEDED GRAVEL SITE IN THE BIG LAKE NORTH SHORE AREA.

PRINTED NAME	SIGNATURE	ADDRESS
		Big Lake 99652
Tonya Kish	Tonya Kish	P.O. Box 521885
Jim Jackson	Jim Jackson	16453 Mills Park Ct. Eagle River AK 99577
Terry Livengood	Terry Livengood	PO Box 520999 Big Lake AK 99652
Kevin Conrad		P.O. Box 521143 Big Lake AK 99652
Tyler Pereira		PO Box 521157 Big Lake AK 99650
Leon. Hartman		PO Box 521162 Big Lake, AK 99652
Deano Alvord	Deano Alvord	2921 S. Horseshoe lk Rd. Wasilla AK, 99623
Mike Fritz		2681 S Horseshoe Lake Rd Big Lake, AK 99652
Carol Fritz	Carol Fritz	2681 – S. Horseshoe Lake Big Lake AK 99652
Kevin Berg		2780 S. Horseshoe Lake Rd. Big Lake, AK
Russell Whitfield		PO 320882 Big Lake AK
Janet Whitfield		PO Box 520882 Big Lake, AK 99652
Phil Richter		303 Horseshoe Lake

IM16-076
UR16-048

March 12th, 2016

WE THE UNDERSIGNED ARE IN SUPPORT OF THE IMD PETITION FOR "LAKESIDE SAND & GRAVEL" AND ITS EXISTING EXTRACTION SITE AS THERE IS A NEEDED GRAVEL SITE IN THE BIG LAKE NORTH SHORE AREA.

PRINTED NAME	SIGNATURE	ADDRESS
Craig Green		Lot 20 Davis Sub. Spencer
Linda Taylor	Linda Taylor	20297 W. Lakes Big Lake - AK
Lee Renfrew	Lee Renfrew	4748 S Horseshoe Lake Rd
Alan Nicoll		19069 W Lakes BLVD
Kyle Nicoll		19069 W lakes Blvd
Amanda Nicoll	Amanda Nicoll	19069 W. Lakes Blvd
Valerie Arrington		20172 W. Lakes Blvd
Saygen Boehmer		Stewart Sub Lots 1 & 2

IM16-076
CR16-049

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue □Palmer, AK 99645
Phone (907) 861-7822 □Fax (907) 861-7876
www.matsugov.us

MEMORANDUM

DATE: January 27, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Request for an Interim Materials District**

TAX ID: 17N04W25B019 TAX MAP: LS 16

LOCATION: Township 17 North, Range 4 West, Section 25, Seward Meridian

APPLICANT: William & Helen Heairet (dba Lakeside Sand and Gravel)

An application for an Interim Materials District (IMD) has been submitted to extract up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel. The Planning Commission will conduct a public hearing on this request on March 21, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

Distribution:

___ Borough Manager (info only)
___ Collections
___ Assessment
___ Planning Division
___ Environmental Planning
___ Platting Division
___ Transportation Planning
___ Community Development
___ Public Works Director
___ Right-of-Way Coordinator
___ Emergency Services Director
___ Code Compliance
___ Cultural Resources

RSA #21 Big Lake Board of Supervisors made a proper motion and unanimously approved to support the above application for an Interim Materials Extraction Permit. The RSA #21 Board believes that having a local gravel source as defined in petitioners application would be advantageous for our local road construction and maintenance needs.

William L. Kramer

Primary Supervisor, RSA #21

IM16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

FIRST CLASS MAIL

The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

Application material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us comments concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received on or before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: Thomas H Knox, DMD ***Mailing Address:*** PO Box 521855, Big Lake, AK 99652

Location/Legal Description of your property: Township 17N Range 4W section 26, lot B(

Comments: Mr and Mrs Heairet are extremely responsible and conscientious people. The gravel operation will remain in the 40 acre area, a place so rugged as to be useless for any other purpose.

~~The Heairets have helped many people reclaim useless land and make it a taxable property.~~ Approval of this project will allow the Heairets to invest in better equipment to make the operation better.

As the area grows in population there is going to be a real need for their services.

Mr Heairet takes great pride in maintaining his excavation equipment and his gravel equipment.

~~Bill and Helen Heiaret are able and honest people with a desire to keep our area as clean and livable~~ as possible. Approve the project please.

Note: Vicinity Map Located on Reverse Side

IM16-076
OR16-077

Mark Whisenhunt

From: Thomas H Knox, DMD <tknox2013@gmail.com>
Sent: Saturday, March 05, 2016 3:53 PM
To: Mark Whisenhunt
Subject: Sorry addressed wrong first time
Attachments: Heairet IMD - Mailing Notice copy.pdf

IM16-076
OR16-048

Mark Whisenhunt

From: Ellen Bielawski <eebielawski@gmail.com>
Sent: Friday, March 04, 2016 3:39 PM
To: Mark Whisenhunt
Cc: Marybeth Bielawski-DeLeo
Subject: proposed Lakeside Sand and Gravel at Big Lake North

Dear MWhisenhunt,

I co-own a property on the north shore of Big Lake with my sister, Marybeth Bielawski-Deleo of 6827 N. Olin Drive, Portland, Oregon, 97203. She has advised me that she received documents addressed to both of us concerning a proposed gravel pit development northeast of our Big Lake property.

Please place me on your mailing list at this address:

Ellen Bielawski
7 Vimy Place
Whitehorse, Yukon
Canada Y1A 6B1.

Mail to Canada is impossibly slow. I would very much appreciate it if you can email information, notices, maps, documents, whatever is necessary, to me directly at this address: eebielawski@gmail.com.
My phone and text is 867 336 4864.

I look forward to receiving more information on this project.

FYI, I hold the MEA account for the cabin on our property, and they mail their bills and information directly to me.

Thank-you for your attention.

Sincerely,

Ellen Bielawski

IM16-076
DR16-049

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
www.matsugov.us

RECEIVED
FEB 18 2016
PERMIT CENTER

MEMORANDUM

DATE: February 17, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Conditional Use Permit for Earth Materials Extraction**

TAX ID: 18N02E03B002 TAX MAP: PA 03

LOCATION: 8870 N. Buffalo Mine Moose Creek Road; within Township 18 North, Range 2 East, Section 3, Seward-Meridian

APPLICANT: Gary Robles (dba Moose Pit)

An application for a conditional use permit under MSB 17.30 – Conditional Use Permit for Earth Materials Extraction Activities has been submitted for the removal of 1,300,000 cubic yards of material, with extraction activities concluding in 2035. The Planning Commission will conduct a public hearing on this request on April 4, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

Distribution:

____ Borough Manager (info only)	____ Pre-Design Division
____ Collections	____ Community Development
____ Assessment	____ Public Works Director
____ Planning Division	X Right-of-Way Coordinator
____ Environmental Planning	____ Emergency Services Director
____ Platting Division	____ Code Compliance
	____ Cultural Resources

Comments: Return written comments by **March 14, 2016**. Thank you for your review.

No Comments A.R 2/18/16

Im16-076
OR16-049

Matanuska-Susitna Borough
Planning & Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Matanuska - Susitna Borough
Development Services

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Received

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SWITZERLAND 99999

FIRST CLASS MAIL

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The Planning Director of the Matanuska-Susitna Borough will consider the following:

Application:	*Application for an Interim Materials District (IMD)*
MSB Code Section:	MSB 17.28 – Interim Materials District
Applicant/Property Owner:	William & Helen Heairet (dba Lakeside Sand and Gravel)
Location:	19116 W. Belarde BLVD; MSB Tax ID# 17N04W25B019; within Township 17 North, Range 4 West, Section 25, Seward Meridian
Request:	An application for an Interim Materials District (IMD) has been submitted for the extraction of up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel.

The Planning Commission will conduct a public hearing in the Borough Assembly chambers, Palmer, Alaska, on this item on ***March 21, 2016.*** The meeting begins at 6:00 p.m. This may be the only presentation of this item before the Planning Commission and you are invited to attend.

\pplication material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application aterial may also be reviewed in the Borough Permit Center. If you have any questions or would like to send us mments concerning the proposed action, this form may be used for your convenience by filling in the information below nd mailing it to the Matanuska-Susitna Borough, Development Services Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to mwhisenhunt@matsugov.us. For more information, please contact Mark Whisenhunt at 861-8527. Comments received on or before ***February 22, 2016*** will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report t ning Commission. If there is not enough room below, please attach this sheet to another piece of paper.

Name: Samuel Gugger ***Mailing Address:*** Po. Box 521016 Big Lake AK

Location/Legal Description of your property: 19071 West Lakes Blud. Big Lake

Comments: I fully support Lake Side Sand & Grave IN This Application IMD.

Note: Vicinity Map Located on Reverse Side

IM16-076
UR16-04[illegible]

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue □Palmer, AK 99645
Phone (907) 861-7822 □Fax (907) 861-7876
www.matsugov.us

MEMORANDUM

DATE: January 27, 2016

FROM: Mark Whisenhunt, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: **Request for an Interim Materials District**

TAX ID: 17N04W25B019 TAX MAP: LS 16

LOCATION: Township 17 North, Range 4 West, Section 25, Seward Meridian

APPLICANT: William & Helen Heairet (dba Lakeside Sand and Gravel)

An application for an Interim Materials District (IMD) has been submitted to extract up to 750,000 cubic yards of material until the year 2040 within a 40 acre parcel. The Planning Commission will conduct a public hearing on this request on March 21, 2016. If we do not receive comments from you we will assume you have no objections to the proposed project.

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____ Borough Manager (info only)
____ Collections
____ Assessment
____ Planning Division
____ Environmental Planning
____ Platting Division
____ Transportation Planning
____ Community Development
____ Public Works Director
____ Right-of-Way Coordinator
____ Emergency Services Director
____ Code Compliance
____ Cultural Resources

RSA #21 Big Lake Board of Supervisors made a proper motion and unanimously approved to support the above application for an Interim Materials Extraction Permit. The RSA #21 Board believes that having a local gravel source as defined in petitioners application would be advantageous for our local road construction and maintenance needs.

William L. Kramer

Primary Supervisor, RSA #21

IM16-076
UR16-049

607
PAGE 483

Big Lake Community Council
PO Box 520931
Big Lake AK, 99652-0931
www.biglakecommunitycouncil.com
Big Lake Lions Rec Center

30 FOR Supported
2 AGAINST

To: Mark Whisenhunt, CFM
Planner II
Matanuska Susitna Borough
Planning & Land Development Services Division
350 East Dahlia Avenue
Palmer, AK 99645 Use Development

At the Big Lake Community Council Meeting, held 2/9/16, Agenda Item 16. Correspondence, discussed was the 1/27/16 correspondence from you regarding William and Helen Heairet (dba Lakeside Sand and Gravel) Interim Materials District (IMD) application. Because the Heairet's were out of state and not able to present at the 2/9/16 Big Lake Community Council meeting, the Big Lake Community Council Board decided to provide the Heairet's application and the process as a specific agenda item at the 3/8/16 monthly Big Lake Community Council meeting. The meeting agenda was posted on the Big Lake Community Council web site as well as the various designated community display boards to comply with the necessary public notification requirements.

The Big Lake Community Council's 3/8/16, meeting was very well attended and a vigorous public discussion and debate ensued on the issue - Agenda Item 7. Presentation/Discussion - Application submitted by William and Heairet (dba Lakeside Sand and Gravel) Interim Materials District (IMD). At the conclusion of the agenda item # 7, the Big Lake Community Council overwhelming voted and passed the motion, which supported the application by William and Heairet (dba Lakeside Sand and Gravel) Interim Materials District (IMD).

The Big Lake Community Council is asking copies would be made of this correspondence and inserted into the Borough Planning Commission Public Hearing packets prior to the meeting on 3/21/16 at 6:00 P.M. in the Borough Assembly Chambers.

Your prompt and continued assistance is greatly appreciated. If you have any questions, please do not hesitate to contact me at hrkane@gmail.com or 907- 355-2467.

Respectfully,
Carol G Kane
Carol G Kane
President, Big Lake Community Council

Big Lake Community Council Purpose:
To provide a direct and continuing means of citizen participation in government and local affairs; to provide a method by which they can work together for expression and discussion of their opinions, needs and desires in a manner that will have an impact on our community's development and service; to provide to governmental agencies a method for receiving opinions, needs, desires and recommendations of residents and groups, and to give local governing bodies an improved basis for decision-making and assignment of priorities for all capital improvements and governmental programs affecting community development and individual well-being.

Im16-076
OR16-049

Mark Whisenhunt

From: Helen Heairet <hlh@mtaonline.net>
Sent: Thursday, February 18, 2016 11:48 AM
To: Mark Whisenhunt
Subject: Copy of letter to B/Lake Residents

Bill and Helen Heairet
P. O. Box 521403
Big Lake, Alaska 99652
907-232-0398

February 11th, 2016

Dear Neighbor,

I am writing this letter to explain our intentions on the "Belarde Extraction Project" due to the "WILD" rumors of misinformed locals.

First of all, this site has been a gravel extraction site prior to our purchase of the land. At that time the MSB asked the previous owner if, in fact, he would like to "grandfather" his pit at which time he declined, of course that was several years ago, now regulations have gotten considerably more astringent at the local, state & federal level.

We would like to expand and improve our operation and product lines for the customers and residents of Big Lake.

At this time we, and all property owners, are allowed 2,000 yards of product per year by the MSB, as a result of this action we have seven extraction sites on W. Lakes Blvd. in operation which equals an allowance sites can extract of 14,000 cubic yards per year. With zero regulations these allowances can be extracted on their property any where along their property lines, down to ground water level, leaving a possible eye sore & truck traffic at random in all areas.

With approval of our permit we will be regulated by local, state, and federal jurisdiction for gravel extraction for the reclamation of the site in designated phases.

Addressing screening/crushing at the site: we have purchased a three product screening plant to accommodate septic rock sizes and driveway/road material. Noise created from this plant is minimal i.e. a rock rolling down a bank. The extraction site is encompassed by 25 foot high gravel walls and 10 foot berms along roadways which reduces noise. In regards to crushing we will not be investing in a crushing plant. We are looking at a minimum of $50,000.00 a week for the rental of the crushing plant. If demand warranted crushed material we would do this for one or two weeks in the Spring. The closest residence is approximately 800 feet from the Phase I proposed crushing site and the MSB code is a minimum of 300 feet. We will be well within the decimal allowance.

Being heavily invested in our Big Lake area our intention is to cut down costs for roadways and property owners by making the availability of product close.

We will be at the next meeting March 8th to hopefully answer any more questions from concerned residents.

Sincerely and Thank You, Bill & Helen Heairet

JM16-076
OR16-048

Mark Whisenhunt

From: Helen Heairet <hlh@mtaonline.net>
Sent: Thursday, February 18, 2016 11:41 AM
To: Mark Whisenhunt
Subject: Letter of intention

WILLIAM A. & HELEN L. HEAIRET
P. O. Box 521403
Big Lake, Alaska 99652
(Cell) 907-232-2531

February 18th, 2016

MATANUSKA -SUSITNA BOROUGH
350 East Dahlia Avenue
Palmer, Alaska 99645

Attention: Mark Whisenhunt, CFM

In Re: End usage for the proposed gravel extraction site:
Location: 19166 W. Belarde Blvd: ID 17N04W25B019

Mr. Whisenhunt,

In answer to your question on the end usage of the proposed extraction site, we plan on the property becoming a nice subdivision with a park on the Northwest corner. This is the reason we have the grade of the extraction area at forty feet above Big Lake level.

Regards,

William A. Heairet

WH:hh

IM16-076
OR16-049

Results - Case File Abstract

Summary

File: LAS 30763

Customer: 000030793 HEAIRET, WILLIAM A
PO BOX 521403
WASILLA AK 99652

Case Type: 940 NONSTATE LAND RECLAMATION **DNR Unit:** 200 LAND MANAGEMENT
File Location: SCDOLD SCDO LAND SECTION
Case Status: 50 ACTIVE **Status Date:** 01/19/2016
Total Acres: 5.000 **Date Initiated:** 01/19/2016
Office of Primary Responsibility: LSC LAND-SOUTHCNTRL REG
Last Transaction Date: 01/19/2016 **Case Subtype:** 9402 LETTER OF INTENT
Last Transaction: RPACPTD RECLAMATION PLAN ACCEPTED

Land Records

Meridian: S **Township:** 017N **Range:** 004W **Section:** 25 **Section Acres:** 5

Case Actions

01-19-2016	**MULTIPLE CUSTOMERS FROM CASE INITIATION**		
	RELATION CODE A	10	OWNER
	CUSTOMER NUMBER A	000030793	HEAIRET,WILLIAM A
01-19-2016	**RECLAMATION PLAN ACCEPTED**		
	REC PLAN RECD DATE:	11-03-2015	
	ACREAGE TO BE MINED:	5	
	ESTIMATED TOTAL VOLUME:	10000	
	TYPE OF MATERIAL:	GRAVEL	GRAVEL
	MINED AREA TO BE FUTURE HOUSING SUBDIVISION		

Legal Description

No legal description found

Im16-076
OR16-049

PUBLIC HEARINGS

Exhibit A

William A. and Helen L. Heairet
P. O. Box 521403
Big Lake, Alaska 99652
907-892-5023 or 232-0398

RECEIVED
MAR 17 2016
Matanuska - Susitna Borough
Planning Dept Administration

September 3rd, 2009

Original to Mark

TO: Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Attention: Code Compliance, Agent Ness

Ms. Ness,

In response to your letter dated August 19th, 2009, and received by me, September 2nd, 2009, with reference to our gravel extraction operations at 19116 West Belarde Boulevard in Big Lake Alaska, I will try to address the pertinent Issues you have noted:

1. Our pit according to the previous owner, Mike Stephens, started extracting gravel in 1999, so that would be ten years ago.
2. Yes, we put our telephone number over and at the bottom of Mr. Stephens original signage after the purchase of his 40 acres.
3. NO!! Absolutely not, we did not and have not ever advertised on the Internet or anywhere else for truck drivers. Myself, wife, Mother, and nephew are the only drivers of our dump trucks.
4. Our Mat-Su Borough License is for construction, i.e., house sites, driveways, septic systems, waterlines, foundation excavation, parking lots, land leveling, clearing, so yes, I consider all of the above referenced to be construction which includes supplying the material to the projects.
5. Yes, we have an Alaska State Business License.
6. Yes, we have an Alaska Mining License.
7. Yes, we did supply the material to Horseshoe Lake Road improvement, through a private contractor out of Anchorage working for the MSVB.
8. Yes, we were contacted by at least four contractors to supply the material for the West Lakes Emergency Access project.

IM16-076
OR16-049

9. Yes, I did say that Tews hauled over a 100 loads because at that time, interpreted to me by Robert Guertin from the code, I was under the impression that, "Any material given away, at no profit or Barter, would not be counted toward the 2,000 yards", as we discussed in our meeting on August 11th, 2009 with Guertin, Ness and assistant Mgr.
10. Yes, Tews Excavation hauled 1,460 yards of pit run to Jim Protzmans' job site. This was paid to Tews by Protzman for hauling and spreading the material. We did not receive any compensation.
11. Yes, I kept track on an Orbit gum wrapper because I wanted to keep track of the amount of material that went to that location.
12. We only provided 405 yards of pit run to Horseshoe Lake Road Project NOT 550 yards as was misquoted to Disher in the Frontiersman.

To address how we feel about this letter and it's findings:

1. I was told by your Chief, Robert Guertin, that as long as we were not in any monetary gain or Barter we could give away all of the material we wanted, so we gave it to Mr. Protzman. (We lost approximately $7,000 in material costs, plus another $7,500 in hauling that Tews received. We obviously could have done this job in its entirety on our own; now I ask you in all reality why would we have done this if it was explained in a different scenario? I had other jobs for classified materials that would have yielded more per yard than pit run. Therefore, I do not feel the 1,460 yards should count toward the 2,000 yards and should be credited back to "B" and "H" to sell in its entirety. After all, in our above referenced meeting three of you folks could not agree on interpretation.)
2. Myself, and other contractors have hauled into two locations on this 40 Acre site to the tune of three to five thousand yards of material, (Exact amount could be determined by an engineer.) and we feel this should be credited to our gravel account as well, beings we put material back on the job site to replace the gravel extraction, and the material was hauled in from other sites in the Big Lake area. This is according to federal regulations, "One load out equals one load in."

In conclusion, we feel that we have been unfairly singled out for this project, there are similar jobs going on in the Borough all the time, in fact while Mike Stephens owned this parcel we screened approximately 6,000 yards of sewer rock and ¾ minus, and Gregg Strong used thousands of yards to build access to his cabin, "Shan-gra-la Drive" and there were thousands more yards used by Pat McGhan and Charlie Hewitt to construct a one lane roadway across Stewart Lake, West of West Lakes Boulevard. So this property has been a major extraction location in this particular area for years.

Since you stopped my work in this site I have had calls for pit run, 65 loads of sewer rock, and 8 loads of ¾" minus all of which I cannot sell or haul within a five to six mile radius from my extraction site. (Not including the materials for the MSVB emergency

IM16-076
OR16-049

Access boat launch.) Also, money lost from Mr. Protzmans job to the tune of $15,000.00. In this particular economy, at present and who knows for how long, this situation really hurts, it would be like you taking a large cut in pay.

As far as being a commercial area, we have had our equipment shop at the end of "Our Road" for the past eleven years, this is on a five acre parcel. Twelve years ago to date there has not been zoning in the
Big Lake area.

I most humbly apologize for such a lengthy draft and do appreciate your time in reading it in its entirety.

Thanking you in advance, I remain,

Sincerely,

_____
William A. Heairet

Enclosure: Three (3) Pages

HH:WH

IM160076
OR16-049

Exhibit B

RON WEBB PAVING, INC.
P. O. Box 230228
Anchorage, Alaska 99529
(907)349-3724

March 7th, 2016

Re: Bill and Helen Heairet IMD Application

To Whom It May Concern,

Our company would like to voice our support for a local gravel supplier in the Big Lake area for state spec material. We are most interested in State Spec D-1 for local road maintenance and to be used as a leveling course for prepping asphalt projects. At this present time, D-1 has to be hauled from the Palmer area costing project owners excessive costs in additional travel time in Big Lake and the surrounding areas.

We are also property owners in Big Lake with the North Shore Big Lake Condominium Association. Our association has gravel roads which need to be maintained year round. There are numerous other associations with the same needs n the area. Having a local source for clean Spec. D-1 would give us all of us a tremendous amount of money and free up funds for owner needed projects. Dust is also a great concern with gravel roads. Clean D-1 is extremely helpful with the dust problem.

Please consider approving the above application. It will be a great benefit for all construction projects in the Big Lake and surrounding areas.

Sincerely,

Trudy Webb

Vice President

COPY

Original fax machine was out of ink.....

IM16-076
UR16-049

Exhibit C

William L. Kramer
P.O. Box 521783
991 S. Horseshoe Lake Road
Big Lake, AK 99652

March 10, 2016

Matanuska Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Re: Lakeside Sand and Gravel Interim Materials District,
Permit No. 172820150004

Subject: ***Letter of Support***

To whom it may concern,

I write this letter in support of the above referenced permit application based on the overall application that has been submitted to the Matanuska Susitna Borough and its residents for review and comment.

I believe the applicants have done proper due diligence with regards to mitigating potential conflicts with surrounding property owners and have also proven a need for the gravel products they will be producing will be an overall benefit to the local community.

Respectfully submitted,

William L. Kramer

IM16-076
OR16-049

Exhibit 1B

Helen Heairet

From: "bobnpat" <bobnpat@mtaonline.net>
Date: Wednesday, February 10, 2016 8:37 AM
To: <hlh@mtaonline.net>
Subject: Bob's Message

In Bob Jones word, " First of all Hap, is ***NOT*** some Lex Luther type of character setting out to destroy anything. He an honest Business Man who pays his dues, and is only trying to make a living. He has a needed commodity and a market. Virtually every driveway in the entire valley has hauled in gravel, and the cost is a burden to homesteaders trying to carve out of the "wilderness" a home for themselves. I know there are some in our community that want to stop progress, but they should also ask themselves how they would get to their "once" remote property if it wasn't for people like Hap." Will try to be at that meeting, we don't leave until the 9th. Thanks Bob

IM16-076
OR16-049
3/3/2016

Exhibit E

7 March, 2016

Re: Bill Heairet Gravel Operation

To whom it may concern,

As a property owner on Horseshoe Lake, I have no objection to Bill Heairet's proposed gravel operation on his property on the north side of Big Lake. I believe having access to quality gravel in the area is very beneficial for anyone in the area who wants to make improvements to their property which require gravel, including the Borough for local road improvements and future road construction projects.

Over the course of the last 10+ years I have purchased pit run material from both Bill Heairet and Martin Buser. The cost savings have been huge due to low trucking costs. The material is also of very high quality. In my opinion, Bill has always been easy to work with and as a member of the community I believe he will work with neighbors and the Borough as far as pit operation times and crusher activities go.

Tyrell C. Amberg

467 South Horseshoe Lake Road

IM16-076
OR16-049

Bill Heairet

EXHIBIT G

From: "Wayne Stackhouse" <akserv@gci.net>
To: <happy@mtaonline.net>
Sent: Monday, March 14, 2016 9:02 PM
Subject: Interim Materials District

William & Helen Heairet,

Please be advised that after both considerable thought and serious discussion with other community members and neighbors, it is my position with respect to the application by Lakeside Sand and Gravel for an Interim Materials District located at 19116 W. Belarde BLVD that I offer no objection.

Regards,

Wayne Stackhouse

Sent from my iPad

IM16-076
UR16-049

To whom it may concern. Exhibit H

Matanuska Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

In Regard: Lakeside Sand & Gravel Extraction of Materials Permit

Subject: Letter of Support

I am writing this letter in support of the above referenced application based on the overall application that has been submitted to the Matanuska-Susitna Borough and its residents for review and comment.

The applicants have done proper due diligence with regards to mitigating potential conflicts with surrounding property owners and have proven a need for the products they will be producing, this will be a definite benefit to the local community.

Respectfully submitted,

Robert W. Ormberg
Owner
426 North Beaver Lodge Road

Owner
7741 Cox Drive
Anchorage AK
99516

I am traveling out of state till March 23rd, If you would like to discuss this with me via phone my cell is (907) 360-2614

Exhibit I

March 15, 2016

To: Whom it may concern

My name is Brian Minster and own a 4 acre lot located at 555 South Horseshoe Lake Road. For the last four years I have been improving the property and would like to build a nice home in the next couple of years as we will be re-locating there from Anchorage.

I am writing this letter in support of B&H Investments, Inc. to allow the extraction of material from their gravel pit located on West Lakes Blvd in Big Lake in excess of the annual limit of 2,000 yards.

B&H can providing me with the necessary gravel at an affordable price due to the proximity of the gravel pit in relation to my property. I anticipate that I will be needing at least 1,000 yards of gravel to start my housing project this year.

If you have any questions please to not hesitate to e-mail or call me directly.

Respectfully,

Brian Minster
(907) 227-9093
bminster@gmail.com

IM16-076
OR16-048

WEST LAKES FIRE DEPT.

FIRE ~ RESCUE

EXHIBIT J

PO BOX 520869 Big Lake, AK 99652

MARCH 15, 2016

TO WHOM IT MAY CONCERN,

IN REGARDS TO THE IMD PETITION OF LAKESIDE SAND AND GRAVEL;

WEST LAKES FIRE DEPARTMENT INSPECTED THE AREA FOR GRAVEL EXTRACTION ON BELARDE BLVD. WE HAVE NO OBJECTION TO THE IMD PETITION.

THE GRAVEL OPERATION OF LAKESIDE SAND AND GRAVEL NEXT TO BELARDE BLVD. WILL NOT AFFECT THE CURRENT OR FUTURE ACCESS FOR THE FIRE DEPARTMENT TO THE AREAS NEEDED FOR FIRE AND MEDICAL RESPONSE WITHIN OUR FIRE SERVICE AREA.

ANY QUESTIONS CONCERNING THIS PETITION CONTACT STATION 81 IN BIG LAKE.

John Fairchild

West Lakes District Fire Chief

Office: 907-861-8084

Cell: 907-414-9393

Email: john.fairchild@matsugov.us

IM16-076
OR16-049

EXTRACTION Site

19166 Belarde Blvd.

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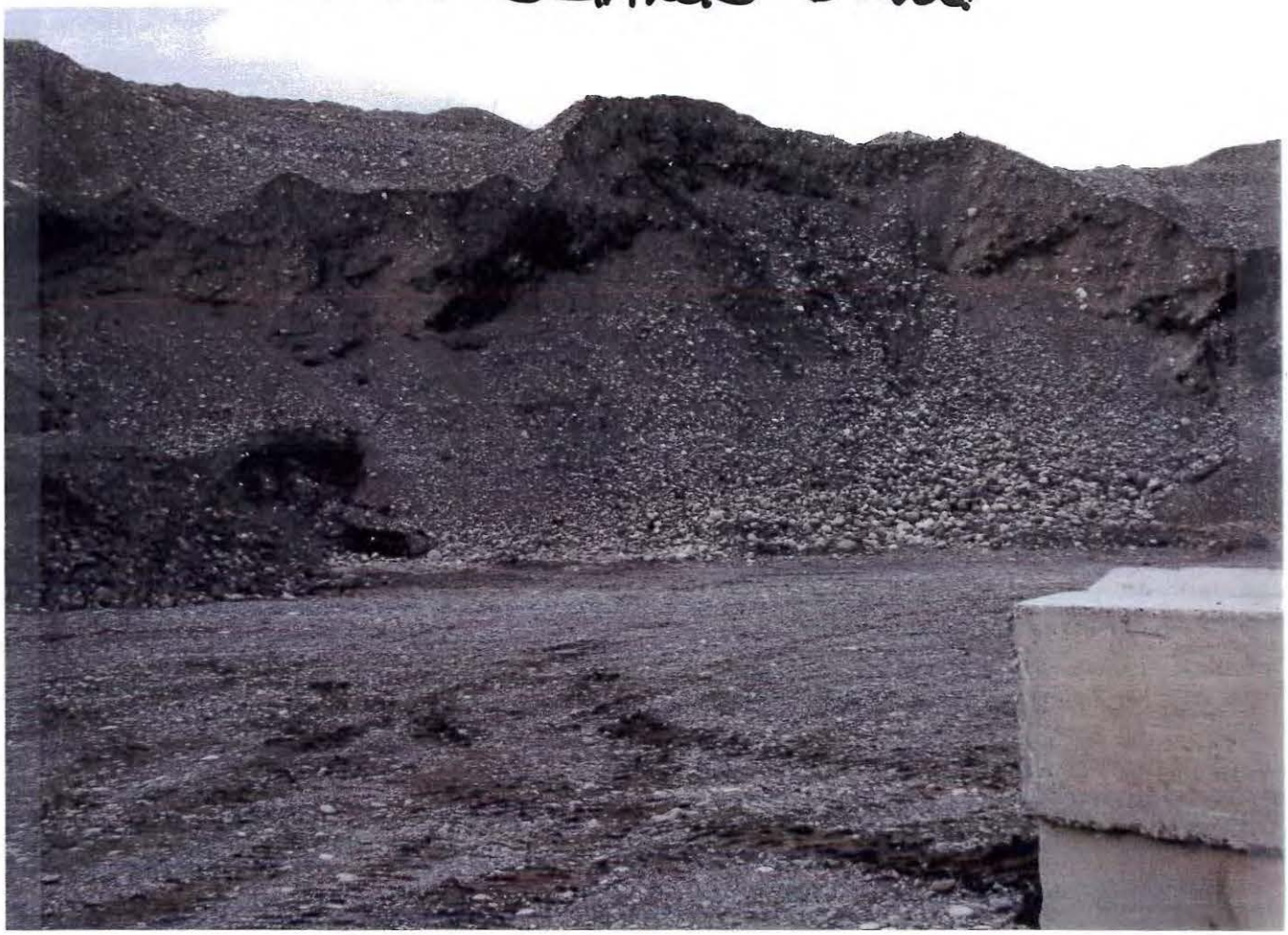
OR16-049

EXTRACTION SITE

19166 Belarde Blvd.



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EXTRACTION SITE

19166 BELARDE BLVD.

IM16-076
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SW CORNER DAY LIGHTS OUT AT 19166 BELARDE BLVD.

IM16-076
OR16-049

BUFFER HILL STANDS BETWEEN EXTRACTION SITE & LAKE SIDE RESIDENTS.

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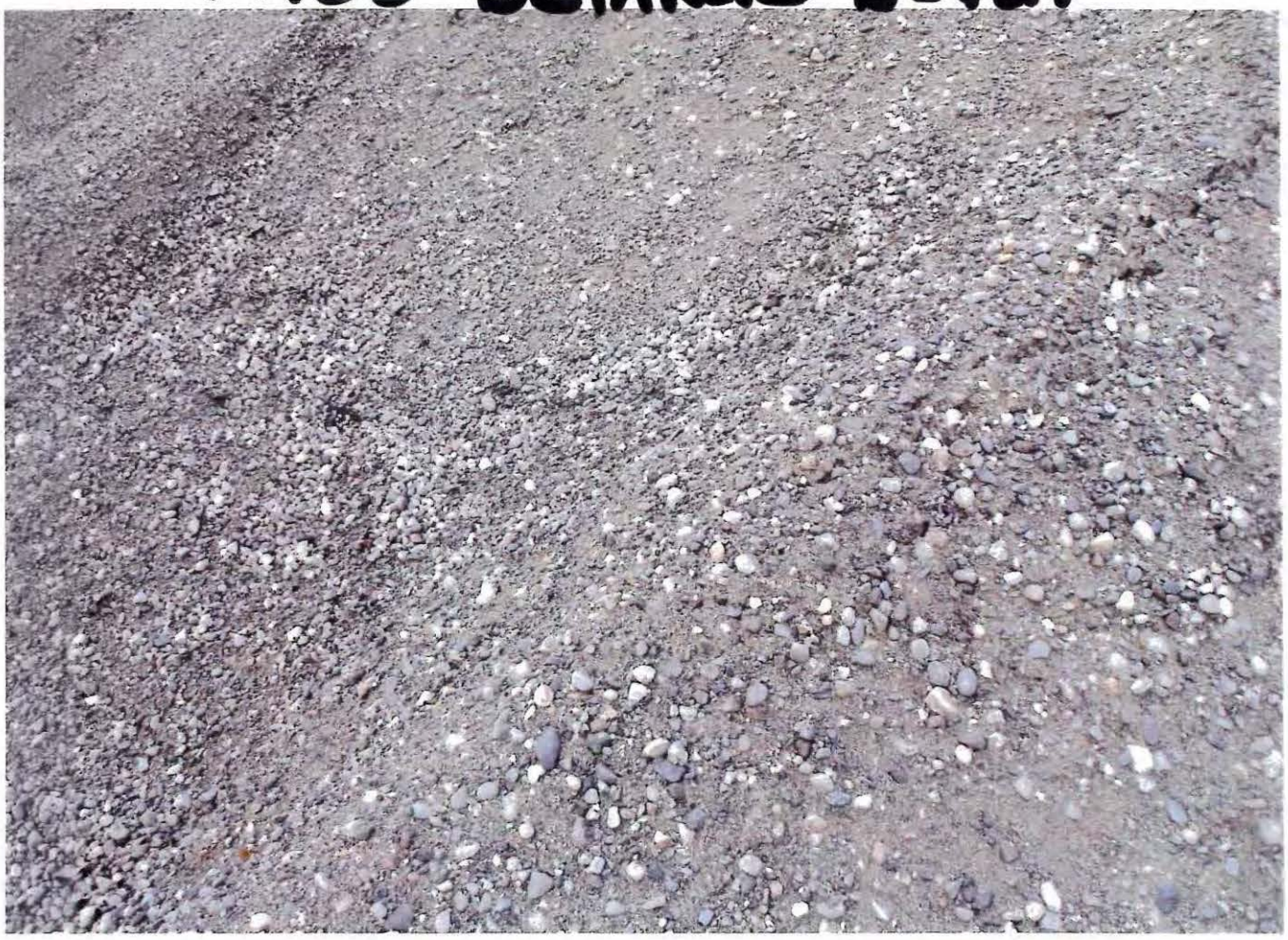
OR16-049

Screened 7/8 Minus
19166 Belarde Blvd.



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OR16-049

3" MINUS SEWER ROCK
19166 BELARDE BLVD.

Im16-076
OR16-049

OTHER PIT IN LOCAL AREA
W. LAKES Blvd.

Im16-076
OR16-049

OTHER PIT IN LOCAL AREA

W. LAKES BLVD.

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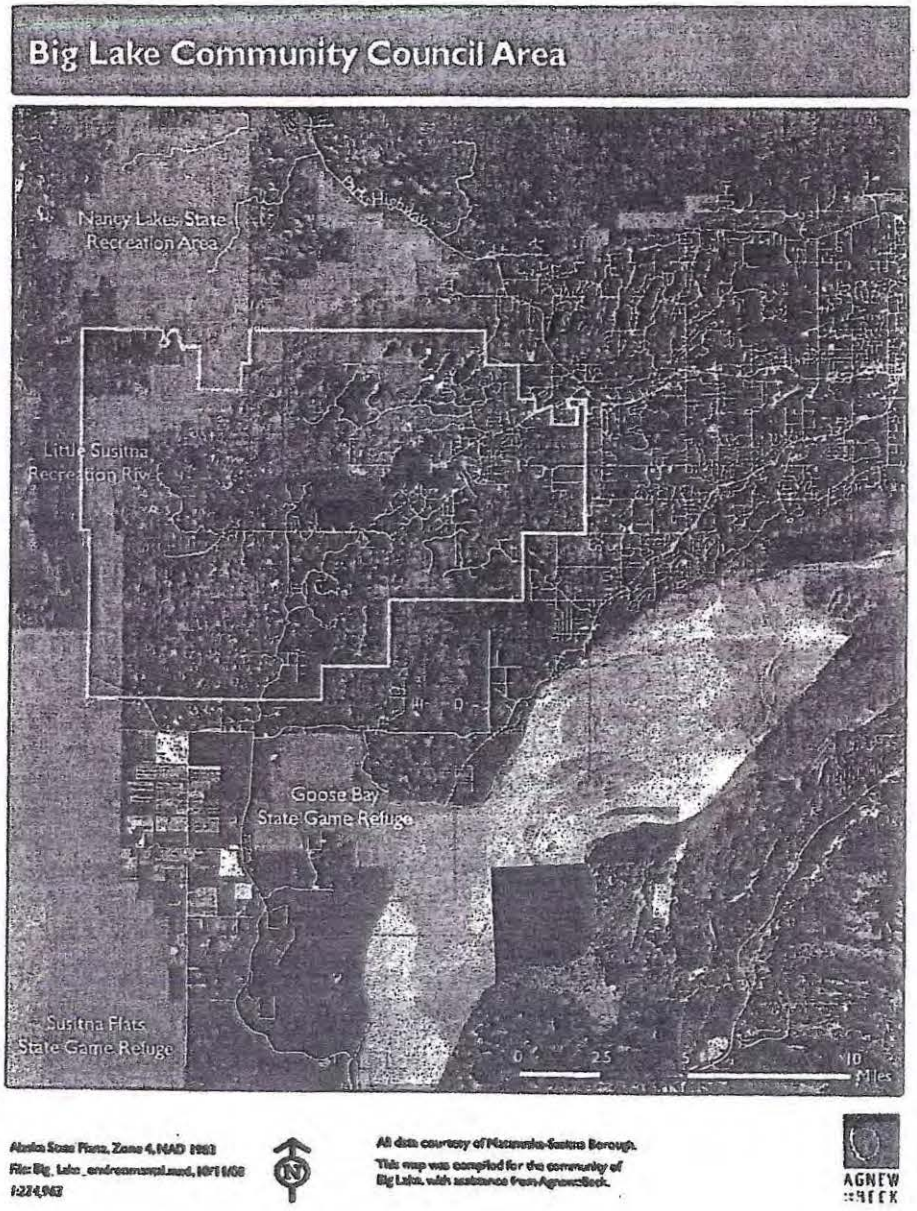
OTHER PIT IN LOCAL AREA
W. LAKES BLVd.

IM16-076
OR16-049

relatively wealthy and one relatively poor." Team members have emphasized the need for a Comprehensive Plan that serves the needs of all residents.

One of the biggest challenges for this plan will be to find ways to create a more stable, prosperous community. For example, by finding resources to upgrade community facilities and social programs; by attracting new, year-round middle class residents; and by encouraging economic development that helps raise incomes for local residents.

Map 1. Big Lake Community Council Area



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The Purpose of This Plan

The purpose of comprehensive planning is to promote the type of environment that a community desires. In 1996, the Comprehensive Plan for Big Lake was created. The objective of the new plan is to update the 1996 Plan, re-visit the topics identified in 1996 in light of development over the last decade and consider current community issues and goals. Through this process, the plan can respond to new opportunities and challenges focus on current community priorities and continue to guide future development.

Key components of this plan include a broad, long-term vision for Big Lake's future; policies to guide land use, growth, and development; priorities to improve public facilities and services; and policies to promote economic development, retain community character and protect the natural environment.

In Alaska, Title 29 of the Alaska State Statutes mandates all organized municipalities to develop comprehensive plans. The key elements of the statutes (Sec. 29.40.030) are summarized below:

> The comprehensive plan is a compilation of policy statements, goals, standards and maps. They are intended to guide the physical, social, and economic development, both private and public, of the municipality. These may include, but are not limited to, the following:
>
> - Land use plan;
> - Community facilities plan;
> - Transportation plan; and,
> - Recommendations for implementing a comprehensive plan.

To be effective, this Comprehensive Plan must not only be adopted but must be used to make informed decisions on Big Lake's future growth and development. The first step in creating an effective plan will be to gain the approval of the Big Lake Community Council, followed by approval by the Matanuska-Susitna Planning Commission and then adoption by the Borough Assembly. After adoption, Big Lake will need to take actions to achieve the general goals established by the plan.

Plan Time Frame and Plan Authority

The plan takes a long-term view, establishing broad goals and policies intended to guide growth over the next 10 to 20 years. At the same time, the document recognizes the need to allow flexibility to respond to unexpected challenges and opportunities. To respond to inevitable changes in conditions, the community and the Matanuska-Susitna Borough will need to revisit and update the plan every five years. In addition, the community, working with the Mat-Su Borough, may amend the plan on an ongoing basis through a formal revision process.

A comprehensive plan is a legally recognized document, with the authority to guide decisions on land use, public facilities and services, transportation and other issues. At the same time, comprehensive plans are intended to set broad goals that will remain relevant over multiple years. Consequently, by design, this plan does not set out precise binding rules on development, such as might be established in a Special Use District. Nor does it make final decisions on the specific locations of new roads or public facilities. What it does do is present general goals on the type of place the community wants to be in the future and then outline general strategies on how to reach these goals.

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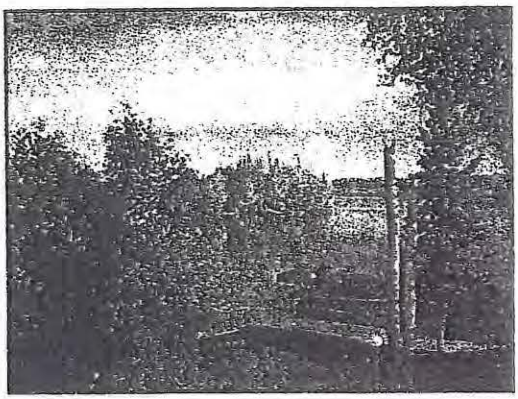
Housing Characteristics

Table 5 below shows the number of housing units for Big Lake and the MSB in 1990 and 2000. Housing units increased by three percent annually in the MSB between 1990 and 2000, growing from 20,953 housing units in 1990, to 27,329 housing units in 2000, while the number of housing units in Big Lake increased much less quickly – growing by just under one percent annually. Housing in Big Lake grew from 1,933 housing units in 1990 to 2,122 units in 2000. Many Big Lake area homes were destroyed in the 1996 fire, and not immediately rebuilt. This is likely one reason for this relatively slower growth rate.

The rapid growth of the MSB has been driven by two factors. First, the Borough's low land prices combined with proximity to Anchorage has spurred growth by residents who commute to jobs in Anchorage. Second, in the last decade, the Borough has reached a population threshold where it is large enough to support local services previously only available in Anchorage, including stores, entertainment and a major new hospital. Big Lake's relatively small growth in housing stock and modest increase in population could be explained by the large drop in the vacancy rate as people turned vacation/recreation homes into permanent residences.



More recently, the Borough-wide real estate market has showed signs of slowing. The Matanuska Electric Association reports that the number of new residential hookups for the first quarter of 2007 was down by over 50 percent when compared to the same period in 2006 (Alaska Economic Trends, June 2007). This change parallels national trends.

Table 5. Number of Housing Units in the Affected Area

	MSB		Big Lake	
	1990	2000	1990	2000
Total Housing Units	20,953	27,329	1,933	2,122
Average Annual Percent Change		3.0%		1.0%
Number of Vacant Units	7,559	6,773	1,385	1,151
Vacancy Rate	36.1%	24.8%	71.7%	54.2%

Source: U.S. Census Bureau, 2008.

Compared to typical communities, both the Borough and Big Lake have very high housing vacancy rates. The Census Bureau describes vacancy status by units that are available for rent, for sale, used for a recreation, seasonal or occasional home, for migrant workers or other. These categories also provide insight into housing uses. Table 6 shows the reasons for the vacancy status above. Two notable points are visible in this table: first, the rate of vacant homes in Big Lake fell notably between 1990 and 2000. The second point is that among vacant housing units almost 90 percent of those are vacant for seasonal, recreational or occasional use. This is greater than the borough-wide figure of 81 percent in 2000.

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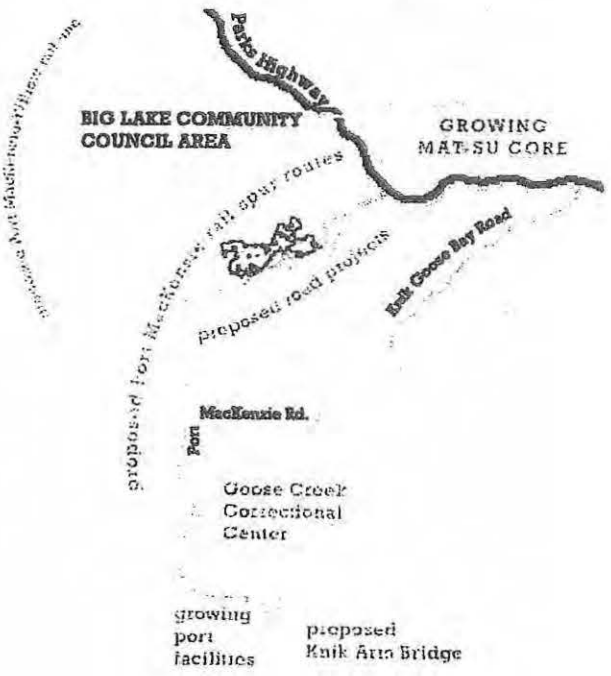
Additionally, several large projects may bring important near- and long-term changes to the Big Lake community (see Figure 4). The largest of these is the construction of the Goose Bay Correctional Center at Point MacKenzie. A joint project between the State of Alaska and the Mat-Su Borough, the Center is expected to cost an estimated 20 million dollars to build, providing 1,536 beds and will employ approximately 500 people. The construction process will bring many job seekers to the area, which in turn will look for local housing and Big Lake would be the community closest to this project. The second, less definitive project, is the construction of the Knik Arm Bridge, directly connecting Anchorage and the Borough. A third related project is a planned new road, connecting the Pt Mackenzie area to the Parks Highway, travelling directly through the Big Lake community. The last project is the proposed construction of a rail spur, which has several route alignments travelling through or near the Big Lake community.

Each of these projects will bring increased traffic, both people and vehicles, through the Big Lake area. Planning for these projects can greatly increase benefits for the developing community.

Taken together, the set of facts presented in this chapter and their impact on area growth support the conclusions below:

Figure 4. Potential projects in Big Lake area



- Big Lake's demographics are changing. Many retirees and older workers are coming to Big Lake, changing land prices and expectations about public services and facilities.
- The natural environment is important to Big Lake's economy and way of life. The community clearly desires to maintain the natural environment. New strategies will be needed to protect this environment as the community grows.
- Meeting water quality standards in a community with so many small and substandard lots will be a significant challenge, both to the owners of these parcels, and to the community as a whole.
- While Big Lake has experienced an influx of relatively wealthy year round residents and retirees, the community remains home to many low income families. The plan must consider the needs of this segment of the community, for example, by encouraging development of new job opportunities and construction of moderate priced housing.
- Increased job prospects in and near the Big Lake area will increase both the challenges and opportunities available. Thinking about these trends now will help to maintain and develop a local economy that builds on the community's strengths and character.

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LAND USE AND ENVIRONMENT III

"These days, no place stays special by accident"

Introduction

This purpose of this chapter is to present intentions on land use and environmental issues in the Big Lake area, including the conservation of natural resources and development of the built environment. Goals and strategies on these topics are listed below and discussed in the remainder of the chapter. Unlike other plan chapters, strategies here are tied to more than one goal. For each strategy there is a brief history of overall issues, as well as specific steps for implementing a strategy. Because this is a comprehensive plan, these goals and strategies are presented in broad terms, to provide general direction on big issues, rather than diving into details or establishing specific regulations.

Comprehensive Plan Update Priority Goals

1. Coordinate the planning of land use and community services and facilities
2. Strengthen the Big Lake economy
3. Protect the natural environment
4. Provide for freedom to enjoy our properties
5. Protect Big Lake for future generations

Strategies to Achieve Land Use Goals

1. Develop a land use "roadmap" setting out general intentions for the location and intensity of future development, to provide for growth, protect Big Lake's environment and rural character, encourage concentrated commercial development, and allow for the efficient provision of community infrastructure
2. Create a Big Lake town center, an attractive, walkable, concentrated center for Big Lake commercial, civic, recreational and social activities
3. Protect the natural environment, including water quality, air quality, and natural beauty of the area
4. Establish community-wide development guidelines to guide the character of future development
5. Investigate and address the issue of small lots and water quality
6. Improve awareness of and enforcement of existing land use guidelines

Background: the Big Lake Environment

The qualities that give Big Lake its unique character come from both the area's natural environment and from people – their current and past actions, and their buildings, yards, roads and trails. The second chapter of this plan describes the character of the Big Lake built and natural setting. This section briefly summarizes the character and current health of the Big Lake natural environment.

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- **Protect Big Lake for Future Generations** – The community supports the concept that we are not only owners of our property for a period of time but that we have certain obligations as "caretakers" of that property for the benefit of future "owners" and obligations to the overall health of our natural and social environment.

Strategies to Achieve Land Use Goals

The remainder of this chapter presents six strategies to achieve these broad goals. In many instances one strategy (e.g. creating a town center) serves multiple goals (e.g. improving quality of life, protecting the natural environment, and strengthening the economy).

Strategy 1: Develop a land use "roadmap" setting out general intentions for the location and intensity of development – to provide for growth, protect Big Lake's environment and rural character, encourage concentrated commercial development, and allow for the efficient provision of community infrastructure

Several facts provide the background for considering this issue:

- The large majority of the Big Lake community council area is currently vacant and undeveloped.
- Significant portions of the area (about 45%) are in public ownership – state or borough lands. The state has adopted a plan for these properties (see Map 3 in Chapter 2); some are identified for sale, some for retention in public ownership. Decisions on the future use of borough lands can be affected through this community plan.
- Large portions of the Big Lake area are wetlands where development is costly and risks harm to area's water quality and habitats.
- Development in the southern Mat-Su Borough continues to increase, leading to increasing pressures for development in the Big Lake area. This includes the steady expansion of employment in the Wasilla and Big Lake area, the Pt MacKenzie Port and ferry, and significantly, the construction of the new Goose Bay prison just south of Big Lake. This project will produce the single largest building in Alaska and provide for 500 new full time, year round jobs (400 day/100 night).
- Big Lake is likely to be crossed by several major regional transportation corridors in the future, including a railroad and a major road passing north through Big Lake from Point Mackenzie. These transportation corridors will accelerate change in the area.

Perhaps the most important point on this topic is that the community can influence the future pattern of future development. There are many different ways these pressures, and others unanticipated, could play out. Through this plan the community is establishing a generalized, flexible development "roadmap" that respects individual property rights but encourages a pattern of development that protects Big Lake's environment and rural character, encourages clustering of commercial development, and allows for the efficient extension of community infrastructure.

Map 6 on page 8 and the information below presents this "roadmap" for development. Because this is a comprehensive plan, the intent is not to establish restrictions on land owners, but to identify and begin encouraging a general pattern of development that best meets community goals. By establishing this map, the community has a reference point for encouraging the location and kind of growth it wants for the future. This in turn can help identify road routes and other public services and facilities needed to serve expected growth, and help retain natural areas the protect Big Lake's special character.

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Gravel Sales	• Hollywood Sand + Gravel & BIG LAKE LANDSCAPING	CLOSEST ACCEPTED MATERIAL
Greenhouses	• Lakesway Greenhouse • McGuire's Greenhouse	
Grocery + General Supplies Stores	• Steve's Food Boy	• Anchor store of East Lake Mall – full service grocery, meat, produce, bakery, floral
Helicopter Services	• Northern Pioneer Helicopters	
Insurance	• Integra Insurance Services	
Laundromats	• Doc Rockers • Bob's Mini Mart	• Doc Rocker's-built in 2007 • Bob's-Laundry and some groceries
Liquor Stores	• Big Lake Liquor • Big Lake Moonshine Shop	
Lodging Association	• Alaska's Mat-Su B & B Association	
Original Art	• Trail Doc in Alaska	
Outdoor Safety	• North American Outdoor Institute	
Phone Advertising	• PDC – Phone Directories Company	
Plastering	• Northwest Plastering & Stone	
Radio Stations	• KMBQ Radio Broadcast Company	
Railroad	• Alaska Railroad Corporation	
Realtors	• Apollo, Inc. • Century 21 North Homes Big Lake	

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OR16-049

Economic Development Priority Goals

1. Keep the natural environment clean and green.
2. Improve access to area lakes.
3. Advocate for improved public facilities and services that support tourism and economic development activities.
4. Market Big Lake – Attract visitors to our community.
5. Create an attractive town center.
6. Capitalize on airport as center for economic activity.
7. Develop commercial lands around certain business/industry types.
8. Support economic growth and decrease overall dependence on outside funding.
9. Build Local Capacity.

GOAL 1: Keep the Natural Environment Clean and Green

It is arguable that Big Lake's most important economic resource is its natural setting – its lakes, streams, views and open space. These are the features that attract and hold many year round and seasonal residents, as well as short term visitors. The community has identified several strategies that will both maintain the natural character of the Big Lake region while enhancing the economic vitality of the community. These include the following:

Strategy 1: Establish a Big Lake Volunteer Committee

Strategy 2: Organize cleanup efforts, organizations and groups

- Increase opportunities for clean-up efforts (once or twice a year)

Strategy 3: Obtain more trash receptacles for high use areas

- Work with local park manager to erect more signs at lake access areas that clearly state fines for littering at recreational sites

Strategy 4: Create and/or enforce existing laws preventing dumping of sewage, trash, liquids and pollutants

Strategy 5: Create new business ventures that address environmental issues

See more on this topic in the Land Use Chapter

GOAL 2: Improve Access to Area Lakes

Improved lake access is one key part of the effort to expand recreational use of the Big Lake area, and in turn, to increase spending by out of town visitors at local businesses. The Parks, Recreation & Open Space chapter provides detailed information on important issues and potential strategies for improving access to area lakes. In this chapter, the community has identified several strategies for enhancing the visibility, operations and use of recreational sites in the area as a means for drawing more local and out of town visitors to local businesses.

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GOAL 8: Support Economic Growth and Decrease Overall Dependence on Outside Funding

The community recognizes the need for more Big Lake public facilities and services that cannot all be supported by outside funding. One route to this goal would be to encourage more local growth and to then find a way to funnel more of the tax revenues from these activities back into community needs. Currently, there are an estimated 150 full-time jobs in Big Lake. These are mostly in the construction, fuel and mechanical sectors. Most year-round residents work in Anchorage, Palmer, Wasilla or on the North Slope. Successful and sustained expansion of the private sector in the community could also set the stage for improvements in Big Lake public services, such as upgrades to the school, improved trails and recreation facilities, and improved road maintenance. Potential strategies for addressing Big Lake's need for economic diversity and independence follow:

Strategy 1: Develop a comprehensive business plan – for business recruitment and to increase job opportunities.

- Plan for diverse economy that doesn't have dependence on one sector
  - Telecommuters – IT, engineers, accountants
  - Medical facilities
  - Retreat facilities

Strategy 2: Plan for infrastructure that will support different job opportunities

Strategy 3: Take advantage of job opportunities that arise from Borough development projects. For example, proposed new prison will have 1,000-2,000 prisoners with no facilities for guards. Big Lake could be home to guards and other prison staff.

Strategy 4: Establish local improvement districts, e.g., for trails and parks and/or for roads, so new businesses help to pay for needed public services and facilities

See more on this topic in the Implementation Chapter

GOAL 9: Build Local Capacity

The success of current and future economic development endeavors in Big Lake relies in part on the ability of the community to grow and maintain a trained and dedicated workforce. To do this, Big Lake must invest time and resources in the community and surrounding area schools, libraries and training programs that prepare current and future workers. The community has developed several strategies that will help address these concerns and will better prepare community members for current and future job opportunities. They are as follows:

Strategy 1: Support efforts to build Community Center (*See more on this topic in the Public Facilities Chapter*)

Strategy 2: Work with the Mat-Su Borough, Mat-Su School District and other entities to create after school and after hours education and recreational programs for youth and adults

Strategy 3: Support efforts to make capital improvements to Big Lake Elementary School

IM16-076
OR16-049

FISHER'S FUEL, INC

10160 W. Parks Hwy
PO Box 520209, Big Lake, AK 99652
Phone: 907-892-6706
Fax: 907-892-6703
www.fishersfuel.net

RECEIVED
APR 05 2016
PERMIT CENTER

April 1, 2016

Matanuska Susitna Borough Assembly

RE: William Heairet Gravel Pit Request

To Whom It May Concern:

I signed up to speak at the public meeting, but many of my current fuel customers were in attendance. Because this is a potentially volatile issue, I did not want to appear to be taking sides, which could have an adverse effect on Fisher's Fuel.

Big Lake has a shortage of clean (silt free) pit run. I have 2 pits, both of which are very silty, and will be mined out in a few years. The pit across from the Big Lake Elementary is silty as well. Big Lake Landscaping is located on West Susitna and has clean gravel. Having a pit with clean gravel located on West Lakes Blvd. would probably create less trucking in general on the Big Lake area road system, instead of more, as is one of the big concerns.

Both Big Lake Landscaping and B&H Investments are geographically located in areas that would only serve local residents and Mat Su Borough projects. The likelihood of large gravel transportation out of the Big Lake community would be slim with so many large pits already located on the Parks Highway.

When a customer contacts us needing gravel product in an area that we know has a pit closer to them that can serve their needs, we refer them to that pit. This is done as a good faith action that not only saves the customer money on hauling, but also reduces truck traffic for the entire community.

Thank you for your time.

Sincerely,

Brad Fisher

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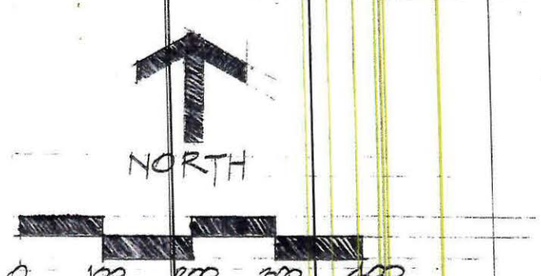
OR16-044

SITE PLAN



IM16-016
ORD16-049

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-049

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN INTERIM MATERIALS DISTRICT KNOWN AS LAKESIDE SAND & GRAVEL, LOCATED WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 04 WEST, SEWARD MERIDIAN.

WHEREAS, an application for an Interim Materials District (IMD) 40 acres in size, was submitted by William & Helen Heairet (dba Lakeside Sand & Gravel) to remove earth materials from 19116 W Belarde Boulevard, located within the Northwest one-quarter of the Northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

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

WHEREAS, the purpose of MSB 17.28 is to establish an Interim Materials District within the borough to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties; and

WHEREAS, it is the further purpose of MSB 17.28 to promote compatible and orderly development; and

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

WHEREAS, the Planning Commission conducted a public hearing on March 21, 2016 regarding this IMD request; and

WHEREAS, the applicant has met all of the requirements of MSB 17.28.050 and 17.28.060; and

WHEREAS, the Matanuska-Susitna Borough Assembly finds that the proposed Interim Materials District, when in compliance with local, State, and Federal laws does not negatively affect public health, safety or general welfare; and

WHEREAS, the Matanuska-Susitna Borough Assembly hereby finds this application does meet the standards of MSB 17.28 and adopts the findings of fact and conclusions of law within the staff report and hereby approves of the designation of the Interim Materials District known as Lakeside Sand & Gravel with conditions;

BE IT ENACTED:

Section 1. Classification. Sections 1, 3, and 4, are non-code, Section 2 of this ordinance is of a general and permanent nature and shall become part of the Borough Code.

Section 2. Amendment of section. MSB 17.28.090(A) is hereby amended as follows:

(12) Lakeside Sand & Gravel, within Township 17 North, Range 4 West, Section 25, Seward Meridian, and more specifically described as:

The Northwest one-quarter of the Northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska.

Section 3. Special Conditions. The approved Interim Materials District shall be subject to the following conditions:

1. The operation shall comply with all other applicable federal, state, and local regulations.

2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the Interim Materials District shall be required prior to any alteration or expansion of the material extraction operation.

3. Material extraction shall be limited to the areas identified in the applicant's site plan with the Matanuska-Susitna Borough "Received" date stamp of October 28, 2015.

4. Prior to operating, the IMD boundary shown in the applicant's site plan with the Matanuska-Susitna Borough

"Received" date stamp of October 28, 2015, shall be located and marked on the property by a surveyor licensed to operate in the State of Alaska. Said markers shall be maintained in a visible condition to ensure extraction activities stay within the extraction area boundary.

5. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.

6. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.

7. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.

8. Visual screening shall be achieved and maintained by using a combination of earthen berms 10-feet in height to north and south, and maintaining the topographical buffer as described in the application material.

9. A Matanuska-Susitna Borough Driveway Permit shall be obtained for access onto Belarde Boulevard prior to operating.

10. Large "side dump" vehicles or tandem end dumps shall not be used in conjunction with this use unless certification from a professional engineer has deemed access to

and from the subject parcel and use of the intersection of Belarde Boulevard and West Lake Boulevard is safe for said vehicles and other motorists to use. If upgrading the intersection and/or Belarde Boulevard is necessary, a construction permit shall be obtained from the Matanuska-Susitna Borough prior to beginning any work in a public right-of-way.

11. 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.

12. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.

13. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm, Monday through Friday.

14. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.

15. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.

16. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will at a minimum be allowed on demand when activity is occurring and, 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 the Interim Materials District.

17. The operation shall comply with the reclamation standards of MSB 17.28.067.

18. If reclamation information is updated annually with the State of Alaska, Department of Natural Resources, the applicant shall provide a copy of the updated information to the MSB Planning Department.

19. An asphalt plant (aka hot mix plant) shall not be operated at this site.

20. Dust control shall be achieved at the gravel pit, rock screener, crusher, and roads as necessary.

21. 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.

22. All activity shall be conducted in compliance with state or federal regulations governing the items listed in MSB 17.28.040(B)(1), 17.28.040(B)(2), and 17.28.040(B)(3).

23. Authorization for earth material extraction activities approved by this legislation shall expire on December 31, 2040.

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-049 (SUB)

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING REASONS FOR DENIAL OF A PROPOSED INTERIM MATERIALS DISTRICT KNOWN AS LAKESIDE SAND & GRAVEL, LOCATED WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 04 WEST, SEWARD MERIDIAN.

WHEREAS, the rationale and intent of this ordinance are found in IM 16-076 and the staff report which accompanies this ordinance; and

WHEREAS, an application for an Interim Materials District (IMD) 40 acres in size, was submitted by William & Helen Heairet (dba Lakeside Sand & Gravel) to remove earth materials from 19116 W Belarde Boulevard, located within the Northwest one-quarter of the Northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

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

WHEREAS, the purpose of MSB 17.28 is to establish an Interim Materials District within the Borough to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the borough through regulation of land use to reduce the

adverse impacts of land uses and development between and among properties; and

WHEREAS, it is the further purpose of MSB 17.28 to promote compatible and orderly development; and

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

WHEREAS, the Planning Commission conducted a public hearing on March 21, 2016 on this IMD request; and

WHEREAS, the Planning Commission adopted Planning Commission Resolution 16-18 recommending denial of the proposed Interim Materials District known as Lakeside Sand & Gravel; and

WHEREAS, the subject property is located within the boundary of the Big Lake Comprehensive Plan planning area; and

WHEREAS, the subject property is in the land use district designated as *Dispersed Residential Area by the Big Lake Comprehensive Plan*; and

WHEREAS, according to the Big Lake Comprehensive Plan, *Dispersed Residential* is described as *"rural residential areas, where lots sizes are larger and the natural setting is more dominant. This is currently the most predominant land use density in the Big Lake area."*; and

WHEREAS, the intent of the Big Lake Comprehensive Plan is to identify and encourage a general pattern of development that best meets the community goals and to *"accommodate growth while*

holding onto characteristics that make Big Lake a good place to live and visit."; and

WHEREAS, in the Land Use and Environment Goals section of the Big Lake Comprehensive Plan it states: *"The overarching goal of this plan is protect Big Lake's special character as a place to live and visit while accepting and even encouraging growth. Without guidance, as the area grows, the community risks losing these qualities that makes Big Lake a distinctive place - its undeveloped open spaces, good views, wildlife, and out-the-door access to recreation. At the same time, growth in the community can bring many benefits, providing new places for people to live, creating new opportunities for local employment, and generally leading to a more vital community."*; and

WHEREAS, in the Land Use and Environment Goals section of the Big Lake Comprehensive Plan it states: *"Provide for Freedom to Enjoy our Properties - The plan supports a balance of freedom to use property as individuals chose up to that point where one person's use limits the rights of neighbors to enjoy their property. Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property."*; and

WHEREAS, in the Strategies to Achieve Land Use Goals section, Strategy 1 states: *"Develop a land use "roadmap" setting out general intentions for the location and intensity of development - to provide for growth, protect Big Lake's environment and rural character, encourage concentrated*

commercial development, and allow for the efficient provision of community infrastructure."; and

WHEREAS, in the Strategies to Achieve Land Use Goals section, Residential Areas it states: *"Four types of residential areas are identified. In all four of these areas, the predominate character is encouraged to remain residential, as it is today; however home-based businesses and other commercial uses are acceptable. If and when such non-residential occurs, such uses are encouraged be developed in a manner that is compatible with the predominately residential character of these areas."*; and

WHEREAS, in the Strategies to Achieve Land Use Goals section, Strategy 3 it states: *"The Big Lake natural environment is at the heart of the community's quality of life and economy. Over the course of the meetings to prepare this plan, the public was clear on what they value about the Big Lake natural environment: Clean water - keep lakes, streams, wetlands, etc. free from septic pollution, hydrocarbons, non-point source pollution such as nitrates & fertilizers, etc.; Clean air - keep it clean; discourage air polluting industries; Natural beauty - retain the landscape that reflects the natural beauty of the land; Dark night skies - minimize light pollution; "Natural quiet" - minimize noise pollution"*; and

WHEREAS, in the Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4, it states: *"Natural Vegetation/Site Disturbance - Encourage retention of existing natural vegetation and replant disturbed*

areas. Grading and clear cutting the entire parcel prior to selling or developing land is strongly discouraged."; and

WHEREAS, in the Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4, it states: "*Commercial Uses/Home-based Businesses in Predominately Residential Areas - The plan supports a variety of home based businesses and residential-compatible commercial uses in predominately residential areas, but encourages these uses to be designed to not impact neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominately residential areas include: Discourage high-volume or high-traffic activities; businesses should not create nuisances of excessive people and vehicle traffic; Minimize the offsite evidence of business operation - noise, smells, litter, odors, and public safety calls; Use special screening and wider setbacks to reduce visual impacts of business operations on surrounding residences.; Screen dumpsters, service entries; Avoid using bright lights that wash onto adjoining properties; Use unobtrusive signage.*"; and

WHEREAS, while the applicant has met the applicable standards in MSB 17.28.050 Site Development Plan Required and MSB 17.28.060 Site Development Standards, as proposed the Assembly finds the proposed Interim Materials District is inconsistent with the Big Lake Comprehensive Plan; and

WHEREAS, the Matanuska-Susitna Borough Assembly denies this request.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Assembly Action. The Assembly hereby adopts each and every reason outlined in the above statements, and the reasons included in the Planning Commission Resolution 16-18, explicitly incorporated herein. As a result, the Assembly hereby rejects the proposed Interim Materials District, known as Lakeside Sand & Gravel and there will be no amendment to Title 17.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-077

SUBJECT: Accept and appropriate Matanuska Telephone Association's E-rate funds in the amount of $ 13.003.20 to fund 440, project 20323, for upgrading and enhancing the telecommunications and information services within the Matanuska-Susitna Library Network.

AGENDA OF: April 19, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Community Development Director		
2	Finance Director		4/07/16
3	Borough Attorney		
4	Borough Clerk		4/11/16

ATTACHMENT(S): Fiscal Note: Yes X No ____
Ordinance Serial No. 16-050 (2 pp)

SUMMARY STATEMENT:
On May 7, 1997, the Federal Communications Commission (FCC) adopted a Universal Service Order implementing the Telecommunications Act of 1996. The Order ensures that all eligible schools and libraries have affordable access to modern telecommunications and information services. Up to $2.25 billion annually is available to provide eligible schools and public libraries with discounts, often referred to as the "E-rate," for authorized services.

These discounts range from 20 to 90 percent, depending on economic need and location (urban or rural). The level of discount is based upon the percentage of students eligible for participation in the federal free and reduced price school lunch program. The borough's public libraries will use the discount percentage of their local school district. The discount percentage for fiscal year 2015 was seventy percent (70%).

The intent of the FCC is for the businesses to use their discounted funds and reimbursements to purchase equipment that would enhance and/or upgrade their telecommunications and information services.

RECOMMENDATION OF ADMINISTRATION:

The administration recommends accepting and appropriating Matanuska Telephone Association's E-rate funds in the amount of $ 13,003.20 to fund 440, project 20323, for upgrading and enhancing the telecommunications and information services within the Matanuska-Susitna Library Network.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: April 19, 2016

ORIGINATOR: Community Development

SUBJECT: Accept and appropriate Matanuska Telephone Association's E-rate funds in the amount of $13,003.20 to fund 440, project 20323, for upgrading and enhancing the telecommunications and information services within the Matanuska-Susitna Library Network.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? (YES) NO
AMOUNT REQUESTED $ 13,003.20	FUNDING SOURCE MTA E Rate Check
FROM ACCOUNT #	PROJECT #
TO ACCOUNT # 440.000.000 3XX.XXX	PROJECT # 20323
VERIFIED BY:	CERTIFIED BY:
DATE: 4-7-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	13					

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds						
Other	13					
TOTAL	13					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ Phone: _____
DEPARTMENT: _____ Date: _____
APPROVED BY: _____ Date: 4/7/16

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-050

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING $13,003.20 FROM MATANUSKA TELEPHONE ASSOCIATION TO FUND 440, PROJECT 20323, FOR UPGRADING AND ENHANCING THE TELECOMMUNICATIONS AND INFORMATION SERVICES WITHIN THE MATANUSKA-SUSITNA LIBRARY NETWORK.

WHEREAS, on May 7, 1997, the Federal Communications Commission (FCC) adopted a Universal Service Order implementing the Telecommunications Act of 1996; and

WHEREAS, the Order ensures that all eligible schools and public libraries have affordable access to modern telecommunications and information services; and

WHEREAS, up to $2.2 billion annually is available to provide eligible schools and public libraries with discounts, often referred to as the "E-rate" for authorized services; and

WHEREAS, discounts can be applied to commercially available telecommunications services, Internet access and internal connections; and

WHEREAS, the borough libraries received from the Matanuska Telephone Association $13,003.20 as a portion of the E-rate discount for the 2015 fiscal year; and

WHEREAS, these funds are to be used for upgrading and enhancing the telecommunications information services within the

Matanuska-Susitna Library Network by purchasing hardware and or software.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Acceptance and appropriation source. The Matanuska-Susitna Borough Assembly hereby accepts a portion of the libraries E-rate discount and appropriates the amount of $ 13,003.20 to fund 440, project 20323, for upgrading and enhancing the telecommunications and information services within the Matanuska-Susitna Library Network.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-078

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ESTABLISHING A TEMPORARY MORATORIUM ON MARIJUANA ESTABLISHMENTS TO EXPIRE ON OCTOBER 19, 2016.

AGENDA OF: April 19, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for George John Moosey

Route To:	Department/Individual	Initials	Remarks
	Originator	NS	For R. Kowalke
	Planning and Land Use Director	EP	
	Borough Attorney	NS	
	Borough Clerk	[illegible]	4/11/16

ATTACHMENT(S): Fiscal Note: YES ____ NO X
Ordinance Serial No. 16-046 (3 pp)

SUMMARY STATEMENT: This ordinance is being brought forward at the request of Assemblymember Kowalke.

The moratorium will give the Matanuska-Susitna Borough more time to carefully consider the rules and standards to apply to marijuana establishment permits. In addition, at upcoming October 4, 2016 regular Borough election there is a voter sponsored initiative related to marijuana. This voter initiative will ask whether marijuana establishments should be prohibited in the Borough (outside the cities) except for industrial hemp.

This moratorium will prohibit: 1) the processing of applications for approval of marijuana establishments; and 2) operation of marijuana establishments. "Marijuana establishment" is defined as per AS 17.38.900 and further includes all forms of commercial marijuana activity and marijuana clubs whatever their nature.

RECOMMENDATION OF ADMINISTRATION: Adoption of legislation.

NON-CODE ORDINANCE

Sponsored By: Assemblymembers Kowalke and Sykes
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-046

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ESTABLISHING A TEMPORARY MORATORIUM ON MARIJUANA ESTABLISHMENTS TO EXPIRE ON OCTOBER 19, 2016.

WHEREAS, AS 17.38.900 defines "marijuana establishment" to include marijuana cultivation facilities, marijuana testing facilities, marijuana product manufacturing facilities, and marijuana retail stores; and

WHEREAS, the Marijuana Control Board has also addressed marijuana clubs which allow consumption of marijuana on premises and which the Matanuska-Susitna Borough considered included in the definition of marijuana establishments; and

WHEREAS, AS 17.38.110 allows municipalities to limit or prohibit operation of marijuana establishments; and

WHEREAS, at the October 4, 2106 regular election, Matanuska-Susitna Borough voters will decide whether to prohibit all marijuana establishments except industrial hemp; and

WHEREAS, the Matanuska-Susitna Borough has not yet established local rules regarding the operations of marijuana establishments; and

WHEREAS, it is in the public interest that the Matanuska-Susitna Borough Assembly thoughtfully consider and adopt rules and regulations that ensure the orderly development and regulation of marijuana establishments; and

WHEREAS, implementation of State of Alaska licensing rules is still unknown and public concern has been raised about enacting Borough regulations prior to consideration of a marijuana ballot initiative on October 4, 2016, and

WHEREAS, it is also in the best interest of the Matanuska-Susitna Borough to establish a moratorium until issues regarding locations of businesses and residential areas is more fully addressed; and

WHEREAS, state law on licensing requires background checks but the Alaska Legislature still needs to pass a bill allowing the State Marijuana Control Board to perform those checks; and

WHEREAS, no matter how voters decide the October 4, 2016, ballot question on marijuana, local rules will still be needed to regulate marijuana establishments; and

WHEREAS, nothing in this ordinance infringes on the personal use rights guaranteed by AS 17.38; and

WHEREAS, this moratorium is temporary in nature and expires the day after the certification date for the results of the October 4, 2016, regular borough election.

BE IT ENACTED:

Section 1. Classification and Applicability. This Ordinance is a non-code ordinance and applies to all areas of the Matanuska-Susitna Borough outside the incorporated cities of Palmer, Wasilla and Houston.

Section 2. Moratorium. As per the authority granted by AS 17.38.110, the Matanuska-Susitna Borough establishes a moratorium and prohibits: 1) the processing of applications for approval of marijuana establishments; and 2) operation of marijuana establishments.

Section 3. Definitions. In this ordinance, "marijuana establishment" is defined as per AS 17.38.900 and further includes all forms of commercial marijuana activity and marijuana clubs whatever their nature.

Section 4. Effective Date. This ordinance shall take effect upon adoption.

Section 5. Sunset Clause. This ordinance shall expire October 19, 2016.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk
(SEAL)

SUBJECT: Approval of change order no. 3 to D&S Road Services in the amount of $4,890.00 adding additional crack sealant in Road Service Area 15 as part of the Crack Sealing Services, Project No. 30038, 30039, 30041, 30044, 30046, 30048.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	HK	4/12/16
	Public Works Director		18 APR 16
	Purchasing Officer		
	Finance Director		4/19/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes X No ____

SUMMARY STATEMENT: On April 21, 2015, D&S Road Services was awarded Bid no. 15-110B, in the amount of $250,425 for the Crack Sealing Services, with multiple projects numbers.

On October 12, 2015 change order no. 1 was approved extending the period of performance for an additional year, without increasing the contract amount.

On March 1, 2016 change order no. 2 to D&S Road Services was approved in the amount of $204,491. This added additional crack sealant as part of the Crack Sealing Services, Project No. 30039, 30041, 30044, 30046, 30048.

The Public Works Department is requesting approval of change no. 3 to D&S Road Services in the amount of $4,890.00 adding additional crack sealant in Road Service Area 15, Project No. 30038

RECOMMENDATION OF ADMINISTRATION: Approval of change order no. 3 to D&S Road Services in the amount of $4,890.00 adding additional crack sealant in Road Service Area 15 as part of the Crack Sealing Services, Project No. 30038, 30039, 30041, 30044, 30046, 30048.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016
SUBJECT: Approval of change order no. 3 to D&S Road Services in the amount of $4,890.00 adding additional crack sealant in Road Service Area 15 as part of the Crack Sealing Services, Project No. 30038, 30039, 30041, 30044, 30046, 30048.

ORIGINATOR: Dept of Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $4890	FUNDING SOURCE Fund 410 RSA
FROM ACCOUNT # 410.000.000.4XX.XXX	PROJECT # 30038
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Jaungarts	CERTIFIED BY:
DATE: 4/19/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	4.9					

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	4.9					
TOTAL	4.9					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 4/19/16

AM No. 16-030

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM AM No. 16-031

SUBJECT: Award of Bid No. 16-111B, Wasilla Creek at Crabb Circle Flood Conveyance and Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of $219,105.00.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: for George Edwards

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director		20 APR 16
	Finance Director	BB for TC	4/22/16
	Borough Attorney	AS	
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes X No ____
Advertisement (1p)
Analysis Sheet (2pp)

SUMMARY STATEMENT: On April 4, 2016, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to provide labor, equipment and material for repair, increase hydraulic capacity and improve fish passage at the Wasilla Creek crossing of Crabb Circle north west of Palmer, Alaska. The project will replacing the existing corrugated steel arch on concrete footings designed for 10 year recurrent flood capacity with an Owner provided box culvert and multi CSP installation design for fish passage and conveyance of the 100 year flood event. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, seven (7) bids were received.

Award recommendation is being made to Western Construction & Equipment, LLC with their bid being responsive and responsible for all line items. The Contractor shall complete the work by July 31, 2016.

RECOMMENDATION OF ADMINISTRATION: Award of **BID NO. 16-111B, WASILLA CREEK AT CRABB CIRCLE FLOOD CONVEYANCE AND FISH PASSAGE IMPROVEMENT PROJECT** to **WESTERN CONSTRUCTION & EQUIPMENT, LLC** for the contract amount of **TWO HUNDRED NINETEEN THOUSAND ONE HUNDRED FIVE AND NO/100 DOLLARS ($219,105.00).**

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 3, 2016

SUBJECT: Award of Bid No. 16-111B, Wasilla Creek at Crabb Circle Flood Conveyance and Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of $219,105.00.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $219,105*	FUNDING SOURCE USFWS grant
FROM ACCOUNT # 410.000.000.4XX.XXX	PROJECT # 30114
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Saumgartner	CERTIFIED BY:
DATE: 4/21/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	219					

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	219					
Other						
TOTAL	219					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Funding availability is dependent on approval of IM16-089

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Saumgartner for Tammy Clayton DATE: 4/22/16

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	April 2, 2016
Frontiersman		CONTRACT	April 5, 2016
TYPE OF AD:	( ) Display	(X) Classified	( ) Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #16-111B
Wasilla Creek at Crabb Circle
Flood Conveyance & Fish Passage Improvement Project

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to provide labor, equipment and material for repair, increase hydraulic capacity and improve fish passage at the Wasilla Creek crossing of Crabb Circle north west of Palmer, Alaska. The project will replacing the existing corrugated steel arch on concrete footings designed for 10 year recurrent flood capacity with an Owner provided box culvert and multi CSP installation design for fish passage and conveyance of the 100 year flood event.

Bid documents are available **April 4, 2016** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of $10.00 will be charged for materials picked-up and $15.00 for materials mailed.

Pre-bid: **April 12, 2016 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 20, 2016 @ 1PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: **Signature on File**	Approved by: **Signature on File**

DEPARTMENT ACCOUNT NO.:

AM16-031

BID TABULATION
BID #16-111B
April 20, 2016 @ 1PM

	BIDDER			Hybrid Construction		K & H Civil Constructors		Alaska Earthworks		Valley General Construction		Tutka, LLC		Western Construction	
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(3B)	Clearing And Grubbing	LS	ALL REQUIRED		$4,146.00		$7,500.00		$14,500.00		$3,800.00		$2,600.00		$5,000.00
202(4)	Removal Of Culvert Pipe	LF	52	$137.00	$7,124.00	$200.00	$10,400.00	$9.00	$468.00	$160.00	$8,320.00	$175.00	$9,100.00	$40.00	$2,080.00
203(3)	Unclassified Excavation	CY	1040	$12.30	$12,792.00	$10.00	$10,400.00	$22.00	$22,880.00	$8.00	$8,320.00	$10.00	$10,400.00	$7.00	$7,280.00
203(5B)	Borrow, Type B	CY	300	$7.25	$2,175.00	$20.00	$6,000.00	$25.00	$7,500.00	$18.50	$5,550.00	$15.00	$4,500.00	$13.00	$3,900.00
203(5IIA)	Borrow, Type II-A	CY	1,500	$21.37	$32,055.00	$32.00	$48,000.00	$29.00	$43,500.00	$20.50	$30,750.00	$26.00	$39,000.00	$17.00	$25,500.00
203(5F)	Borrow, Type F	CY	300	$34.65	$10,395.00	$40.00	$12,000.00	$29.00	$8,700.00	$26.00	$7,800.00	$46.00	$13,800.00	$19.00	$5,700.00
301(4)	Aggregate Surface Course, Grading E-1	CY	200	$53.50	$10,700.00	$70.00	$14,000.00	$63.00	$12,600.00	$28.00	$5,600.00	$35.00	$7,000.00	$23.00	$4,600.00
501(1)	Class A Concrete	LS	ALL REQUIRED		$8,850.00		$6,000.00		$10,000.00		$7,000.00		$12,000.00		$14,000.00
602(4)	Structural Plate Aluminum Box Culvert, 19' 10" Span, 7'-8" Rise, 2 Gage, Solid Invert	LS	ALL REQUIRED		$24,475.00		$27,000.00		$45,000.00		$26,500.00		$19,000.00		$21,000.00
603(1)	48 Inch Csp	LF	102	$84.00	$8,568.00	$100.00	$10,200.00	$100.00	$10,200.00	$150.00	$15,300.00	$92.50	$9,435.00	$85.00	$8,670.00
603(1)	24 Inch Csp	LF	76	$70.00	$5,320.00	$80.00	$6,080.00	$51.00	$3,876.00	$53.00	$4,028.00	$78.00	$5,928.00	$75.00	$5,700.00
611(3)	Collar Armor	CY	100	$59.00	$5,900.00	$120.00	$12,000.00	$105.00	$10,500.00	$128.00	$12,800.00	$76.50	$7,650.00	$85.00	$8,500.00
611(4)	Road Armor	CY	250	$74.00	$18,500.00	$75.00	$18,750.00	$105.00	$26,250.00	$135.00	$33,750.00	$76.50	$19,125.00	$85.00	$21,250.00
615(2)	Remove And Relocate Existing Sign	EA	1	$480.00	$480.00	$150.00	$150.00	$200.00	$200.00	$100.00	$100.00	$800.00	$800.00	$150.00	$150.00
618(2)	Seeding (Natural Seed Mix)	LB	16	$350.00	$5,600.00	$275.00	$4,400.00	$455.00	$7,280.00	$108.00	$1,728.00	$500.00	$8,000.00	$150.00	$2,400.00
620(1)	Topsoil (4-Inch Depth)	SY	3,200	$3.25	$10,400.00	$2.50	$8,000.00	$3.65	$11,680.00	$2.60	$8,320.00	$1.25	$4,000.00	$2.00	$6,400.00
621(5)	Vegetative Mat Salvage And Replanting	LS	ALL REQUIRED		$3,500.00		$3,000.00		$7,400.00		$8,000.00		$13,000.00		$2,000.00
633(1)	Silt Fence	LF	450	$6.00	$2,700.00	$5.00	$2,250.00	$6.50	$2,925.00	$2.50	$1,125.00	$3.00	$1,350.00	$2.50	$1,125.00
640(1)	Mobilization And Demobilization	LS	ALL REQUIRED		$21,000.00		$29,000.00		$26,000.00		$6,500.00		$18,000.00		$12,000.00
641(1)	Erosion And Pollution Control Administration	LS	ALL REQUIRED		$3,800.00		$3,500.00		$4,500.00		$500.00		$3,000.00		$1,000.00
641(3)	Temporary Erosion And Pollution Control	LS	ALL REQUIRED		$4,800.00		$7,000.00		$15,000.00		$2,000.00		$6,000.00		$500.00
642(1)	Construction Surveying	LS	ALL REQUIRED		$7,000.00		$13,500.00		$11,800.00		$10,000.00		$8,500.00		$6,000.00
643(2)	Traffic Maintenance	LS	ALL REQUIRED		$3,900.00		$10,000.00		$4,500.00		$1,500.00		$7,500.00		$3,000.00
671(1)	Root Wad Installation	LF	110	$159.00	$17,490.00	$75.00	$8,250.00	$79.00	$8,690.00	$60.00	$6,600.00	$271.00	$29,810.00	$75.00	$8,250.00
671(2)	Live Willow Staking (2' On Center)	SY	130	$12.00	$1,560.00	$22.00	$2,860.00	$91.00	$11,830.00	$22.00	$2,860.00	$36.00	$4,680.00	$20.00	$2,600.00
671(3)	Stream Armor	CY	100	$22.50	$2,250.00	$40.00	$4,000.00	$105.00	$10,500.00	$100.00	$10,000.00	$98.00	$9,800.00	$60.00	$6,000.00
672(1)	Stream Diversion And Dewatering	LS	ALL REQUIRED		$16,700.00		$40,000.00		$14,000.00		$16,000.00		$25,000.00		$7,500.00
800(1)	Interim Work Authorization	CS	ALL REQUIRED		$27,000.00		$27,000.00		$27,000.00		$27,000.00		$27,000.00		$27,000.00
	TOTAL BASE BID				$279,180.00		$351,240.00		$379,279.00		$271,751.00		$325,978.00		$219,105.00

AM16-031

BID TABULATION

BID #16-111B

Pay Item Number	Pay Item Description	Pay Unit	Quantity	BIDDER: Alaska Excating, LLC											
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(3B)	Clearing And Grubbing	LS	ALL REQUIRED		$20,000.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
202(4)	Removal Of Culvert Pipe	LF	52	$15.00	$780.00		$0.00		$0.00		$0.00		$0.00		$0.00
203(3)	Unclassified Excavation	CY	1040	$12.00	$12,480.00		$0.00		$0.00		$0.00		$0.00		$0.00
203(5B)	Borrow, Type B	CY	300	$23.00	$6,900.00		$0.00		$0.00		$0.00		$0.00		$0.00
203(5IIA)	Borrow, Type II-A	CY	1,500	$25.70	$38,550.00		$0.00		$0.00		$0.00		$0.00		$0.00
203(5F)	Borrow, Type F	CY	300	$29.00	$8,700.00		$0.00		$0.00		$0.00		$0.00		$0.00
301(4)	Aggregate Surface Course, Grading E-1	CY	200	$39.00	$7,800.00		$0.00		$0.00		$0.00		$0.00		$0.00
501(1)	Class A Concrete	LS	ALL REQUIRED		$16,500.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
602(4)	Structural Plate Aluminum Box Culvert, 19' 10" Span, 7'-8" Rise, 2 Gage, Solid Invert	LS	ALL REQUIRED		$45,000.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
603(1)	48 Inch Csp	LF	102	$125.00	$12,750.00		$0.00		$0.00		$0.00		$0.00		$0.00
603(1)	24 Inch Csp	LF	76	$85.00	$6,460.00		$0.00		$0.00		$0.00		$0.00		$0.00
611(3)	Collar Armor	CY	100	$92.00	$9,200.00		$0.00		$0.00		$0.00		$0.00		$0.00
611(4)	Road Armor	CY	250	$90.00	$22,500.00		$0.00		$0.00		$0.00		$0.00		$0.00
615(2)	Remove And Relocate Existing Sign	EA	1	$350.00	$350.00		$0.00		$0.00		$0.00		$0.00		$0.00
618(2)	Seeding (Natural Seed Mix)	LB	16	$75.00	$1,200.00		$0.00		$0.00		$0.00		$0.00		$0.00
620(1)	Topsoil (4-Inch Depth)	SY	3,200	$3.50	$11,200.00		$0.00		$0.00		$0.00		$0.00		$0.00
621(5)	Vegetative Mat Salvage And Replanting	LS	ALL REQUIRED		$6,500.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
633(1)	Silt Fence	LF	450	$2.50	$1,125.00		$0.00		$0.00		$0.00		$0.00		$0.00
640(1)	Mobilization And Demobilization	LS	ALL REQUIRED		$15,000.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
641(1)	Erosion And Pollution Control Administration	LS	ALL REQUIRED		$4,200.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
641(3)	Temporary Erosion And Pollution Control	LS	ALL REQUIRED		$7,300.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
642(1)	Construction Surveying	LS	ALL REQUIRED		$14,000.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
643(2)	Traffic Maintenance	LS	ALL REQUIRED		$9,800.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
671(1)	Root Wad Installation	LF	110	$60.00	$6,600.00		$0.00		$0.00		$0.00		$0.00		$0.00
671(2)	Live Willow Staking (2' On Center)	SY	130	$315.00	$40,950.00		$0.00		$0.00		$0.00		$0.00		$0.00
671(3)	Stream Armor	CY	100	$39.00	$3,900.00		$0.00		$0.00		$0.00		$0.00		$0.00
672(1)	Stream Diversion And Dewatering	LS	ALL REQUIRED		$30,000.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!
800(1)	Interim Work Authorization	CS	ALL REQUIRED		$27,000.00		$27,000.00		$27,000.00		$27,000.00		$27,000.00		$27,000.00
	TOTAL BASE BID				$386,745.00		#VALUE!		#VALUE!		#VALUE!		#VALUE!		#VALUE!

AM16-031

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM AM No. 16-032

SUBJECT: Award of Bid No. 16-112B, Cottonwood Creek at Riverdell Drive Flood Conveyance and Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of $196,940.00.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY BOROUGH MANAGER: for George Ashley

Route To:	Department/Individual	Initials	Remarks
	Purchasing		
	Public Works Director		20 APR 16
	Finance Director	BB for TC	4/22/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes X No ____
Advertisement (1p)
Analysis Sheet (1p)

SUMMARY STATEMENT: On April 4, 2016, the Matanuska-Susitna Borough issued a solicitation requesting bids from qualified contractors to provide labor, equipment and material to repair, increase hydraulic capacity and improve fish passage at the Cottonwood Creek crossing of Riverdell Drive south of Wasilla, Alaska. The project will replace the existing twin CSP culverts under Riverdell Drive with a new owner provided box culvert and 120 inch CSP. The project will also replace, raise and widen the existing roadway pursuant to bid documents. The Public Works Department, Operation and Maintenance Division will be administering the contract. In response to the advertisement, eight (8) bids were received.

Award recommendation is being made to Western Construction & Equipment, LLC with their bid being responsive and responsible for all line items. The Contractor shall complete the work by July 31, 2016.

RECOMMENDATION OF ADMINISTRATION: Award of **BID NO. 16-112B, COTTONWOOD CREEK AT RIVERDELL DRIVE FLOOD CONVEYANCE AND FISH PASSAGE IMPROVEMENT PROJECT** to **WESTERN CONSTRUCTION & EQUIPMENT, LLC** for the contract amount of **ONE HUNDRED NINETY SIX THOUSAND NINE HUNDRED FORTY AND NO/100 DOLLARS ($196,940.00).**

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: May 3, 2016

SUBJECT: Award of Bid No. 16-112B, Cottonwood Creek at Riverdell Drive Flood Conveyance and Fish Passage Improvement Project to Western Construction & Equipment, LLC for the contract amount of $196.940.00.

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $196,940 *	FUNDING SOURCE Fed USFWS Grant
FROM ACCOUNT # 410.000.000.4XX.XXX	PROJECT # 30114
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Saengerhausen	CERTIFIED BY:
DATE: 4-21-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	196.9					

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	196.9					
Other						
TOTAL	196.9					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Fund availability is dependent on approval of IM-16-089

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Saengerhausen for Tammy Clayton DATE: 4/22/16

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	April 2, 2016
Frontiersman		CONTRACT	April 5, 2016
TYPE OF AD:	( ) Display	(X) Classified	( ) Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

MATANUSKA-SUSITNA BOROUGH
BID #16-112B
Cottonwood Creek at Riverdell Drive Flood Conveyance and Fish Passage Improvement Project

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to provide labor, equipment and material to repair, increase hydraulic capacity and improve fish passage at the Cottonwood Creek crossing of Riverdell Drive south of Wasilla, Alaska. The project will replace the existing twin CSP culverts under Riverdell Drive with a new owner provided box culvert and 120 inch CSP. The project will also replace, raise and widen the existing roadway pursuant to bid documents.

Bid documents are available **April 4, 2016** in the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer, AK 99645. For Information: (907) 861-8601, Facsimile: (907) 861-8617, e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of $10.00 will be charged for materials picked-up and $15.00 for materials mailed.

Pre-bid: **April 12, 2016 @ 10AM in Purchasing Division P2 Conference Room**

Bids open: **April 20, 2016 @ 1:30PM in the Purchasing Division**

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The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Page 1 of 1	Requested by: **Signature on File**	Approved by: **Signature on File**

DEPARTMENT ACCOUNT NO.:

AM16-032

BID TABULATION
BID #16-112B
April 20, 2016 @ 1:30PM

	BIDDER			K & H Civil Constructors		Hybrid Construction		Western Construction		Valley General Construction		Tutka, LLC		Alaska Earthworks		Scoggin Excavating	
Pay Item Number	Pay Item Description	Pay Unit	Quantity	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
201(3B)	Clearing And Grubbing	LS	ALL REQUIRED		$10,000.00		$8,155.00		$5,000.00		$6,600.00		$2,200.00		$14,000.00		$2,452.50
202(2)	Removal Of Pavement	SY	350	$5.00	$1,750.00	$20.00	$7,000.00	$3.00	$1,050.00	$2.80	$980.00	$4.50	$1,575.00	$2.00	$700.00	$5.80	$2,030.00
202(4)	Removal Of Culvert Pipe	LF	100	$20.00	$2,000.00	$49.86	$4,986.00	$10.00	$1,000.00	$63.00	$6,300.00	$29.00	$2,900.00	$9.00	$900.00	$29.25	$2,925.00
203(3)	Unclassified Excavation	CY	1,100	$12.00	$13,200.00	$20.63	$22,693.00	$7.00	$7,700.00	$9.50	$10,450.00	$9.00	$9,900.00	$22.00	$24,200.00	$12.25	$13,475.00
203(5F)	Borrow, Type F	CY	400	$40.00	$16,000.00	$31.54	$12,616.00	$20.00	$8,000.00	$30.00	$12,000.00	$53.25	$21,300.00	$42.00	$16,800.00	$43.00	$17,200.00
203(5IIA)	Borrow, Type II-A	CY	100	$60.00	$6,000.00	$42.61	$4,261.00	$20.00	$2,000.00	$30.00	$3,000.00	$46.00	$4,600.00	$37.00	$3,700.00	$29.00	$2,900.00
301(2)	Aggregate Base Course, Grading D-1	CY	50	$120.00	$6,000.00	$47.12	$2,356.00	$50.00	$2,500.00	$100.00	$5,000.00	$65.00	$3,250.00	$62.00	$3,100.00	$46.25	$2,312.50
301(4)	Aggregate Surface Course, Grading E-1	CY	15	$160.00	$2,400.00	$100.60	$1,509.00	$25.00	$375.00	$35.00	$525.00	$49.00	$735.00	$62.00	$930.00	$46.25	$693.75
401(1A)	Hot Mix Asphalt, Type II; Class A	TON	45	$185.00	$8,325.00	$178.00	$8,010.00	$165.00	$7,425.00	$180.00	$8,100.00	$225.00	$10,125.00	$185.00	$8,325.00	$185.00	$8,325.00
501(1)	Class A Concrete	LS	ALL REQUIRED		$5,000.00		$8,624.00		$14,000.00		$7,500.00		$11,000.00		$9,000.00		$12,037.50
602(4)	Structural Plate 5.5" By 15" Corrugated Steel Box Culvert 18'-10" Span, 7'-0" Rise	LS	ALL REQUIRED		$25,000.00		$18,814.00		$23,000.00		$33,000.00		$20,000.00		$52,000.00		$48,525.00
603(1)	120 Inch Csp, 12 Gage	LS	ALL REQUIRED		$12,000.00		$10,845.00		$5,000.00		$15,800.00		$10,500.00		$24,000.00		$11,837.00
611(3)	Collar Armor	CY	110	$90.00	$9,900.00	$82.00	$9,020.00	$90.00	$9,900.00	$125.00	$13,750.00	$80.00	$8,800.00	$105.00	$11,550.00	$98.00	$10,780.00
616(2)	1/2 Inch Diameter Thaw Pipe	EA	2	$1,500.00	$3,000.00	$1,164.00	$2,328.00	$900.00	$1,800.00	$1,800.00	$3,600.00	$1,650.00	$3,300.00	$1,850.00	$3,700.00	$1,500.00	$3,000.00
618(2)	Seeding (Natural Seed Mix)	LB	18	$300.00	$5,400.00	$144.00	$2,592.00	$150.00	$2,700.00	$141.00	$2,538.00	$200.00	$3,600.00	$455.00	$8,190.00	$375.00	$6,750.00
620(1)	Topsoil (4-Inch Depth)	SY	390	$5.00	$1,950.00	$12.00	$4,680.00	$6.00	$2,340.00	$3.00	$1,170.00	$8.75	$3,412.50	$3.75	$1,462.50	$7.50	$2,925.00
621(5)	Vegetative Mat Salvage And Replanting	LS	ALL REQUIRED		$3,000.00		$1,063.00		$2,000.00		$6,000.00		$10,000.00		$7,500.00		$3,140.00
633(1)	Silt Fence	LF	400	$5.00	$2,000.00	$3.52	$1,408.00	$2.50	$1,000.00	$2.40	$960.00	$3.00	$1,200.00	$6.50	$2,600.00	$8.00	$3,200.00
634(1)	Geogrid, Type Biaxial	SY	125	$4.00	$500.00	$10.00	$1,250.00	$2.00	$250.00	$9.20	$1,150.00	$7.00	$875.00	$7.50	$937.50	$8.75	$1,093.75
639(1)	Residence Driveway	EA	1	$250.00	$250.00	$1,638.00	$1,638.00	$250.00	$250.00	$250.00	$250.00	$750.00	$750.00	$250.00	$250.00	$625.00	$625.00
640(1)	Mobilization And Demobilization	LS	ALL REQUIRED		$2,000.00		$13,440.00		$30,000.00		$10,600.00		$15,000.00		$26,500.00		$23,375.00
641(1)	Erosion And Pollution Control Administration	LS	ALL REQUIRED		$3,500.00		$575.00		$1,000.00		$1,500.00		$3,000.00		$4,500.00		$3,500.00
641(3)	Temporary Erosion And Pollution Control	LS	ALL REQUIRED		$5,000.00		$4,071.00		$500.00		$4,200.00		$3,200.00		$15,000.00		$3,500.00
642(1)	Construction Surveying	LS	ALL REQUIRED		$10,000.00		$6,281.00		$6,000.00		$10,000.00		$9,000.00		$9,200.00		$11,500.00
643(2)	Traffic Maintenance	LS	ALL REQUIRED		$6,000.00		$2,300.00		$5,000.00		$2,400.00		$5,000.00		$1,500.00		$3,125.00
670(1)	Painted Traffic Markings	LS	ALL REQUIRED		$500.00		$2,760.00		$2,000.00		$600.00		$5,000.00		$1,650.00		$2,100.00
671(1)	Root Wad Installation	LF	30	$65.00	$1,950.00	$526.00	$15,780.00	$75.00	$2,250.00	$65.00	$1,950.00	$260.00	$7,800.00	$80.00	$2,400.00	$228.00	$6,840.00
671(2)	Live Willow Staking (2' On Center)	SY	35	$25.00	$875.00	$77.00	$2,695.00	$20.00	$700.00	$20.00	$700.00	$80.00	$2,800.00	$90.00	$3,150.00	$50.00	$1,750.00
671(3)	Coir Log And Brush Layering	LF	70	$40.00	$2,800.00	$49.00	$3,430.00	$65.00	$4,550.00	$48.00	$3,360.00	$141.00	$9,870.00	$50.00	$3,500.00	$71.00	$4,970.00
671(4)	Stream Armor	CY	175	$45.00	$7,875.00	$17.60	$3,080.00	$80.00	$14,000.00	$135.00	$23,625.00	$64.50	$11,287.50	$105.00	$18,375.00	$60.50	$10,587.50
671(5)	Stream Substrate	CY	70	$90.00	$6,300.00	$20.20	$1,414.00	$45.00	$3,150.00	$50.00	$3,500.00	$105.00	$7,350.00	$105.00	$7,350.00	$202.00	$14,140.00
671(6)	Large Wood Debris	EA	1	$750.00	$750.00	$1,102.00	$1,102.00	$500.00	$500.00	$300.00	$300.00	$850.00	$850.00	$455.00	$455.00	$500.00	$500.00
671(7)	Random Rock Features	EA	50	$50.00	$2,500.00	$12.26	$613.00	$20.00	$1,000.00	$68.00	$3,400.00	$113.00	$5,650.00	$50.00	$2,500.00	$147.25	$7,362.50
672(1)	Stream Diversion And Dewatering	LS	ALL REQUIRED		$20,000.00		$21,868.00		$5,000.00		$22,000.00		$25,000.00		$14,000.00		$17,668.75
800(1)	Interim Work Authorization	CS	ALL REQUIRED		$24,000.00		$24,000.00		$24,000.00		$24,000.00		$24,000.00		$24,000.00		$24,000.00
	TOTAL BASE BID				$227,725.00		$237,257.00		$196,940.00		$250,808.00		$264,830.00		$327,925.00		$291,145.75

AM 16-032

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-046

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO ADOPT THE FY17 SCHEDULE OF RATES AND FEES EFFECTIVE JULY 1, 2016 IN ORDER TO HAVE A SINGLE DOCUMENT FOR ALL FEES IN THE MATANUSKA-SUSITNA BOROUGH.

AGENDA OF: MARCH 15, 2016

Assembly Action:
RS 16-023 Was amended & adopted Without Objection 3/15/16

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director		
	Public Works Director		26 Feb 16
	Planning and Land Use Director	for EP	
	Community Development Director	EP	
	Emergency Services Director		26Feb16
	Finance Director		
	Borough Attorney		
	Borough Clerk		2/7/16

ATTACHMENT(S): Fiscal Note: YES ____ NO x
Resolution Serial No. 16-023 (pp)
FY17 Schedule of Rates and Fees 30 (pp)

SUMMARY STATEMENT: The Matanuska-Susitna Borough is in need of an all-encompassing, easy to read rates and fees schedule for the public. This schedule covers all rates and fees in the Matanuska-Susitna Borough and will be reviewed for changes and/or increases on an annual basis.

Matanuska-Susitna Borough

FY17 Schedule of Rates and Fees

(As adopted by Resolution No. 16-023)

Cover Page

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FY17 Schedule of Rates and Fees

1. Administration
   a) Public Record Requests
2. Animal Care & Regulation
3. Community Development
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   b) Borough Gymnasium
   c) Brett Memorial Ice Arena
   d) Commercial Concessionaire Permit
   e) Community Enrichment Classes
   f) Field Use Permits
   g) Fish Creek Park
   h) Land Management
   i) Libraries
   j) Parks
   k) Pavilions
   l) Pools
   m) Trail Use Permits
   n) Talkeetna Band Shell
4. Department of Emergency Services
   a) Fire Service Fees
   b) Forestry Equip. Rental Rates
   c) Rescue Service Fees
   d) Station Rental
5. Elections
6. Finance
   a) Business Licensing
7. Information Technology (IT)
   a) Global Information Systems (GIS)
8. Planning Department
   a) Administrative Fees
   b) Code Compliance Fines for Infractions
   c) Health & Welfare Permits
   d) Platting Fees
   e) Use Permit Fees
9. Port MacKenzie
10. Public Works
    a) Solid Waste
    b) Talkeetna Sewer & Water
11. Quasi-Judicial Fees
    a) Board of Adjustments and Appeals (BOAA)

FY17 Schedule of Fines

Fines are a punishment for breaking the Law. See MSB Code/Title 1 for Code Compliance fines and Title 24 for Animal Care Fines

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FY17 Schedule of Rates and Fees

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
2	Administration	Public Record Requests			
3	Administration		Labor(first 5 hours per requestor per calendar month is free	At Employees Burden Rate	At Employees Burden Rate
4	Administration		CD/DVD/DVD-R	$7.50	$7.50
5	Administration		Thumb Drive - 8GB	$0.00	$10.00
6	Administration		Thumb Drive - 16GB	$0.00	$15.00
7	Administration		Thumb Drive - 32GB	$0.00	$20.00
8	Administration		Thumb Drive - over 32 GB	$0.00	$25.00
9	Administration		B/W Copies (reg)	$0.20	$0.20
10	Administration		B/W Copies (large)	$0.25	$0.25
11	Administration		Color Copies (reg)	$1.00	$1.00
12	Administration		Color Copies (large)	$1.75	$1.75
13	Administration		B/W, Plats	$5.00	$5.00
14	Administration		B/W Oversized maps (11 x 17)	$8.00	$8.00
15	Administration		Color Oversized Maps (11 x 17)	$15.00	$15.00
16	Administration		Printing	Misc	$10.00
17	Administration		Mailing	Misc	$0.00
18	Administration		GIS LIDAR Imagery	$150.00	$150.00
19	Administration		Certified Tax Roll	$75.00	$75.00
20	Administration		Fire Report	$5.00	$5.00
21	Animal Care & Regulation				
22	AC&R		Animal Care Services for Wasilla	$20,298.00	$20,298.00
23	AC&R		Animal Care Services for Palmer	$20,298.00	$20,298.00
24	AC&R		Compliance Inspection Fee	$100.00	$100.00
25	AC&R		Mushing Facility License	$150.00	$150.00
26	AC&R		3-year Animal License for a surgically altered cat or dog	$15.00	$15.00
27	AC&R		3-year Animal License for an un-altered cat or dog	$30.00	$30.00
28	AC&R		Lifetime license for a surgically altered, microchipped cat or dog	$30.00	$30.00
29	AC&R		Lifetime license for an un-altered, microchipped cat or dog	$60.00	$60.00
30	AC&R		3-year kennel or cattery license	$75.00	$75.00
31	AC&R		Annual inspection fee for animals classified Level 3 or 4	$100.00	$100.00

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FY17 Schedule of Rates and Fees

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
32	AC&R		Application fee for Removal, Reduction, or Modification of Classification	$35.00	$35.00
33	AC&R		Filing fee to appeal a classification determination with the Animal Care Board	$100.00	$100.00
34	AC&R		Adoptions (range $27-$145)	$50.00	$50.00
35	Office of the Clerk	Elections			
36	Office of the Clerk		Election Recount/per precinct and absentee/question	$100.00	$150.00
37	Office of the Clerk		Candidate Filing	$25.00	$25.00
38	Community Development	Big Lake Boat Launch			
39	Comm Dev		Annual Pass - Includes Parking - Per Vehicle	$100.00	$100.00
40	Comm Dev		Day Use Pass - Includes Parking - Per Vehicle	$15.00	$15.00
41	Comm Dev	Borough Gymnasium			
42	Comm Dev		Hourly Rental	$27.50	$27.50
43	Comm Dev	Brett Memorial Ice Arena			
44	Comm Dev		Public Skating-General	$5.00	$5.00
45	Comm Dev		Public Skating - Kids and Seniors	$4.00	$4.00
46	Comm Dev		Family Skate - Up to 4	$15.00	$15.00
47	Comm Dev		Addt'l family member	$3.00	$3.00
48	Comm Dev		Group Rate 11-29	$3.00	$3.00
49	Comm Dev		Group Rate 30-49	$2.75	$2.75
50	Comm Dev		Group Rate 50+	$2.50	$2.50
51	Comm Dev		Skate Rental	$3.00	$3.00
52	Comm Dev		Locker Rental - Annual	$25.00	$25.00
53	Comm Dev		Single Skate Sharpening/Next Day Pickup	$6.00	$6.00
54	Comm Dev		Single Skate Sharpening/Same Day Pickup	$9.00	$9.00
55	Comm Dev		Skate Sharpening Punch Card- 60 value	$54.00	$54.00
56	Comm Dev		Skate Repair/Blade Change/Rivet Replacement	$5.00	$5.00
57	Comm Dev		Skate Pass - 10 - 5 and under	$32.00	$32.00
58	Comm Dev		Skate Pass - 10 - 6 to Adult	$40.00	$40.00

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FY17 Schedule of Rates and Fees

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
59	Comm Dev		Skate Pass - 10 - Senior	$32.00	$32.00
60	Comm Dev		Skate Rental Card (10)	$27.00	$27.00
61	Comm Dev		Figure Skating per Hour	$10.00	$10.00
62	Comm Dev		Figure Skating 5 Visit Punch Card	$45.00	$45.00
63	Comm Dev		Figure Skating 10 Visit Punch Card	$90.00	$90.00
64	Comm Dev		Skatefest - Single	$55.00	$55.00
65	Comm Dev		Skatefest - Addt'l Entries	$15.00	$15.00
66	Comm Dev		Skatefest - Family Entry -2 members	$70.00	$70.00
67	Comm Dev		Addt'l Members	$15.00	$15.00
68	Comm Dev		Production Team Event - Per Skater	$10.00	$10.00
69	Comm Dev		Team Event - Per Skater	$5.00	$5.00
70	Comm Dev		Late Fee - First Event	$10.00	$10.00
71	Comm Dev		Late Fee - Addt'l Events	$5.00	$5.00
72	Comm Dev		Field Trip - Includes Skate Rental 1-35	$4.00	$4.00
73	Comm Dev		Field Trip - Includes Skate Rental 36-45	$3.00	$3.00
74	Comm Dev		Field Trip - Includes Skate Rental 46+	$2.00	$2.00
75	Comm Dev		Arena Sponsored Skating Shows - Per Skater	$25.00	$25.00
76	Comm Dev		Arena Sponsored Skating Shows - Per Family	$5.00	$5.00
77	Comm Dev		Hourly Private Ice Rental/Prime-time (Sept 1-March 31)	$225.00	$275.00 ~~$225.00~~
78	Comm Dev		Hourly Private Ice Rental/Nonprime-time (April 1-Aug 31)	$180.00	$200.00 ~~$180.00~~
79	Comm Dev		Hourly Private Ice Rental/Paid Gate/Prime-time (Sept 1-March 31)	$250.00	$300.00 ~~$250.00~~
80	Comm Dev		Hourly Private Ice Rental/Paid Gate/Nonprime-time (April 1-Aug 31)	$200.00	$225.00 ~~$200.00~~
81	Comm Dev		Hourly Outdoor Ice Rental	$50.00	~~$50.00~~ $60.00

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FY17 Schedule of Rates and Fees

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
82	Comm Dev		Individual Learn to Skate	$120.00	$120.00
83	Comm Dev		Individual Learn to Skate - 15 min. learn to skate/15 min instruction	$85.00	$85.00
84	Comm Dev		Group Learn to Skate/7 lesson package/1st Family member and comes with a 4 punch Public Skate Card	$75.00	$75.00
85	Comm Dev		2nd Family Member	$70.00	$70.00
86	Comm Dev		Each Addt'l Member	$65.00	$65.00
87	Comm Dev		Group Learn to Skate/14 lesson package/1st Family member and comes with a 4 punch Public Skate Card	$140.00	$140.00
88	Comm Dev		Group Learn to Skate/21 lesson package/1st Family member and comes with a 4 punch Public Skate Card	$205.00	$205.00
89	Comm Dev		Single Learn to Skate Lesson	$13.00	$13.00
90	Comm Dev		ISI Membership	$13.00	$13.00
91	Comm Dev		Learn-to-Skate Combo (Ice Stance, Power, and Freestyle) 1 day 3 Lessons	$30.00	$30.00
92	Comm Dev		7 Lesson Pack	$75.00	$75.00
93	Comm Dev		14 Lesson Pack	$140.00	$140.00
94	Comm Dev		21 Lesson Pack	$205.00	$205.00
95	Comm Dev		Skate and Swim 1 Session (Includes Skate Rental)	$9.00	$9.00
96	Comm Dev		Package (Instruction, Skate Rental and Free time)	$50.00	$50.00
97	Comm Dev		Public Hockey 1 Session	$10.00	$10.00
98	Comm Dev		Public Hockey 5 Sessions	$45.00	$45.00
99	Comm Dev		Public Hockey 10 Sessions	$90.00	$90.00
100	Comm Dev		Adult Learn to Play Hockey Class 1 hour	$10.00	$10.00
101	Comm Dev		Adult Learn to Play Hockey Class 5 Session Punch Card	$45.00	$45.00
102	Comm Dev		Adult Learn to Play Hockey Class 10 Session Punch Card	$90.00	$90.00
103	Comm Dev		Youth Learn-to-Play Hockey Program	$110.00	$110.00
104	Comm Dev		Goalie Program/Per Hour	$12.00	$12.00
105	Comm Dev		Goalie Program/10 Lessons	$108.00	$108.00
106	Comm Dev		Ice Camp 3 Hours/1 Day	$30.00	$30.00
107	Comm Dev		Ice Camp 6 Lessons	$160.00	$160.00
108	Comm Dev		Ice Camp 12 Lessons	$325.00	$325.00
109	Comm Dev		Ice Camp 18 Lessons	$485.00	$485.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
110	Comm Dev		Summer Fun Hockey Mites-Bantams Package	$120.00	$120.00
111	Comm Dev		Summer Fun Hockey U16-U18 Package	$120.00	$120.00
112	Comm Dev		Party Package-Includes 1 hour Private Locker Room and 10 Skaters	$100.00	$100.00
113	Comm Dev		Each Addt'l Hour	$25.00	$25.00
114	Comm Dev		Each Addt'l Skater	$5.00	$5.00
115	Comm Dev		Advertising - 30"x96" Dasher Board- 1st Year	$1,200.00	$1,200.00
116	Comm Dev		Advertising - 30"x96" Dasher Board- Addt'l Year	$900.00	$900.00
117	Comm Dev		Advertising-4'x8' Banner-1st Year	$1,300.00	$1,300.00
118	Comm Dev		Advertising-4'x8' Banner-Addt'l Year	$1,000.00	$1,000.00
119	Comm Dev		Advertising-4'x4' Banner-1st Year	$650.00	$650.00
120	Comm Dev		Advertising-4'x8' Banner-Addt'l Year	$450.00	$450.00
121	Comm Dev		Advertising - 36"x96" In-Ice Logo Annual Fee	$900.00	$900.00
122	Comm Dev		Advertising - Center Ice Circle Logo	$1,500.00	$1,500.00
123	Comm Dev		Advertising - (2) 6'x2' Zamboni Ad - 1st Year	$2,000.00	$2,000.00
124	Comm Dev		Advertising - (2) 6'x2' Zamboni Ad - Addt'l Year	$1,700.00	$1,700.00
125	Comm Dev		NOTE: All Banner Ads, Dasher Board Ads, and In-Ice Logos User Supplied (Upon Approval)	$0.00	$0.00
126	Comm Dev	**Commercial Concessionaire Permit**			
127	Comm Dev		1-5 Vendors/Day	$100.00	$100.00
128	Comm Dev		6 or more Vendors/Day	$200.00	$200.00
129	Comm Dev	**Community Enrichment Classes**			
130	Comm Dev		Administrative Registration Fee per Participant per Class - Classes up to $50	$5.00	$5.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
131	Comm Dev		Administrative Registration Fee per Participant per Class - Classes over $50	$10.00	$10.00
132	Comm Dev	Field Use Permits			
133	Comm Dev		Alcantra Soccer and Ball Field - Half Day - Per Field	$25.00	$25.00
134	Comm Dev		Alcantra Soccer and Ball Field - Full Day - Per Field	$35.00	$35.00
135	Comm Dev	Fish Creek Park			
136	Comm Dev		Float Plane Access	$25.00	$25.00
137	Comm Dev	Land Management			
138	Comm Dev		Application & Processing Fee	$500.00	$500.00
139	Comm Dev	Designated Special Use Management Area Permit	Deshka Seasonal Camp	$75.00	$75.00
140	Comm Dev		Christiansen Lake Float Plane Dockage/Sealed Bid	$500.00	$500.00
141	Comm Dev	Commercial Land Use Permits	Commercial 7-12 month permit	$1,000.00	$1,000.00
142	Comm Dev		Seasonal (6 months or less)	$500.00	$500.00
143	Comm Dev		One Round-Trip Crossing	$250.00	$250.00
144	Comm Dev		One Round-Trip Crossing-Per person Per Day (in addition to R/T crossing fee of $250)	$2.00	$2.00
145	Comm Dev	Non-Commercial	1-12 month permit	$500.00	$500.00
146	Comm Dev	Personal Use Permits	Individual Permit	$25.00	$25.00
147	Comm Dev		Firewood Per Cord (10 cord max) in addition to the Individual Permit Fee	$25.00	$25.00
148	Comm Dev		Earth Materials/Gravel & Peat Per Cubic Yard in addition to the Individual Permit Fee	$3.00	$3.00
149	Comm Dev	Commercial Contracts Timber/Vegetation/ Earth Material Extraction	Timber Contract	FMV	FMV

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
150	Comm Dev		Timber Contract Extension	$500.00	$500.00
151	Comm Dev		Earth Materials Contract	FMV	FMV
152	Comm Dev		Earth Materials Contract Extension	$300.00	$500.00
153	Comm Dev		Harvest of Natural Vegetation & Non Wood Forest Products Contract	$0.00	FMV
154	Comm Dev		Harvest of Natural Vegetation & Non Wood Forest Products Contract Extension	$300.00	$500.00
155	Comm Dev	Easement Fees	Public Use Easement (ROW)	$0.00	$0.00
156	Comm Dev		Private Easement	FMV	FMV
157	Comm Dev	Utility Facilities	Utility to service borough facility/land	$0.00	$0.00
158	Comm Dev		Transmission Distribution-For Easement across Borough land to service private non-Borough property	$0.00	FMV or 125% of assessed value of easement area
159	Comm Dev		Private Utility Easement Across Borough Land	FMV	FMV
160	Comm Dev	A.D.L. Lease Document Fees	Alaska Division of Lands	$250.00	$250.00
161	Comm Dev	Libraries (Sutton, Willow and Talkeetna)			
162	Comm Dev		Resident Library Card	Free	Free
163	Comm Dev		Non-Resident Library Card - Annual	$35.00	$35.00
164	Comm Dev		Temp. Non-Resident Library Card - 4 months	$10.00	$10.00
165	Comm Dev		B/W Photo Copies - 1 Side	$0.25	$0.25
166	Comm Dev		B/W Photo Copies - 2 Sided	$0.50	$0.50
167	Comm Dev		Color Photo Copies	$1.00	$1.00
168	Comm Dev		Copy from Printers Per Page	$0.25	$0.25
169	Comm Dev		Scan Documents - Every 5 Pages	$1.00	$1.00
170	Comm Dev		Fax - Per Page	$1.00	$1.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
171	Comm Dev		Overdue Fees - Per Day, Per Item	$0.25	$0.25
172	Comm Dev		Laminate - Wallet Size	$0.75	$0.75
173	Comm Dev		Laminate - 8.5x11	$1.25	$1.25
174	Comm Dev		Laminate - Legal Size	$1.25	$1.25
175	Comm Dev		Rolled Per Foot	$1.25	$1.25
176	Comm Dev		Damaged Items	$5.00	$5.00
177	Comm Dev		Destroyed Items	Cost of Replacement plus 5.00 fee	Cost of Replacement plus 5.00 fee
178	Comm Dev		Facility Use / hour (during business hours)	$0.00	$0.00
179	Comm Dev		Facility Use / hour (after business hours)	$40.00	$40.00
180	Comm Dev	**Parks**			
181	Comm Dev	Matanuska River Park Campground	Camp Site-2 tents/2 vehicles - Per Night	$15.00	$15.00
182	Comm Dev		Camp Site with Electric Hookup	$25.00	$25.00
183	Comm Dev		Group Encampment (MRP-F)-Includes First 20 People	$55.00	$55.00
184	Comm Dev		Group Encampment (MRP-F)-Each Additional Person	$0.50	$0.50
185	Comm Dev		RV Dump - Per Use	$5.00	$5.00
186	Comm Dev		Bundle of Firewood	$5.00	$5.00
187	Comm Dev		Showers (10 min)	$2.00	$2.00
188	Comm Dev	Jim Creek / Sunshine Creek	Camp Sites (6 person limit)	$15.00	$15.00
189	Comm Dev		Camp Sites (weekly)	$90.00	$90.00
190	Comm Dev	Deshka Campground	Camp Sites (6 person limit)	$15.00	$15.00
191	Comm Dev		Camp Sites (weekly)	$90.00	$90.00
192	Comm Dev		Primitive Camp Sites	$15.00	$15.00
193	Comm Dev		Boat Storage (annually)	$50.00	$50.00
194	Comm Dev	Talkeetna River Park Campground	Camp Site-2 tents/2 vehicles - Per Night	$15.00	$15.00
195	Comm Dev	**Pavilions**			
196	Comm Dev		Matanuska River Park - Half Day	$30.00	$30.00
197	Comm Dev		Matanuska River Park - Full Day	$50.00	$50.00
198	Comm Dev		Volunteer Park - Half Day	$30.00	$30.00
199	Comm Dev		Volunteer Park - Full Day	$50.00	$50.00
200	Comm Dev		Jordan Lake - Half Day	$30.00	$30.00

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1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
201	Comm Dev		Jordan Lake - Full Day	$50.00	$50.00
202	Comm Dev		Christensen Lake - Half Day	$30.00	$30.00
203	Comm Dev		Christensen Lake - Full Day	$50.00	$50.00
204	Comm Dev		Crevasse Moraine - Half Day	$30.00	$30.00
205	Comm Dev		Crevasse Moraine - Full Day	$50.00	$50.00
206	Comm Dev		Alcantra- Half Day	$30.00	$30.00
207	Comm Dev		Alcantra- Full Day	$50.00	$50.00
208	Comm Dev	Pools			
209	Comm Dev		Open Swim - PreSchool	Free	Free
210	Comm Dev		Open Swim - Youth 4-17	$5.00	$5.00
211	Comm Dev		Open Swim - Adult 18-54	$6.00	$6.00
212	Comm Dev		Open Swim - Senior 55+	$5.00	$5.00
213	Comm Dev		Open Swim - Disabled	$5.00	$5.00
214	Comm Dev		Open Swim - Up to 4	$15.00	$15.00
215	Comm Dev		Addt'l Members	$3.00	$3.00
216	Comm Dev		10 Visit Punch Card - Youth	$50.00	$50.00
217	Comm Dev		10 Visit Punch Card - Adult	$60.00	$60.00
218	Comm Dev		10 Visit Punch Card - Senior	$50.00	$50.00
219	Comm Dev		10 Visit Punch Card - Disabled	$50.00	$50.00
220	Comm Dev		30 Day Pass - Youth	$50.00	$50.00
221	Comm Dev		30 Day Pass - Adult	$70.00	$70.00
222	Comm Dev		30 Day Pass - Senior	$50.00	$50.00
223	Comm Dev		30 Day Pass - Disabled	$50.00	$50.00
224	Comm Dev		30 Day Pass - Family	$95.00	$95.00
225	Comm Dev		One Year Pass - Youth	$379.00	$379.00
226	Comm Dev		One Year Pass - Adult	$483.00	$483.00
227	Comm Dev		One Year Pass - Senior	$379.00	$379.00
228	Comm Dev		One Year Pass - Disabled	$379.00	$379.00
229	Comm Dev		One Year Pass - Family	$990.00	$990.00
230	Comm Dev		Party Package and Hourly Rental/1-35 ppl	$125.00	$125.00
231	Comm Dev		Party Package and Hourly Rental/36-70 ppl	$150.00	$150.00
232	Comm Dev		Party Package and Hourly Rental/71-105 ppl	$175.00	$175.00
233	Comm Dev		Party Package and Hourly Rental/1-20 ppl SHARED	$60.00	$60.00
234	Comm Dev		Party Package and Hourly Rental/21-35 ppl SHARED	$70.00	$70.00
235	Comm Dev		Swim Club Daily Admission/One Time	$2.50	$2.50
236	Comm Dev		Swim Club Daily Admission/Annual	$379.00	$379.00
237	Comm Dev		Swim Club Daily Admission/Annual Family	$990.00	$990.00
238	Comm Dev		Classes/Aerobics	$7.00	$7.00

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1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
239	Comm Dev		Classes/Aerobics 10 Visit Punch Card	$55.00	$55.00
240	Comm Dev		Parent/Child Swim Punch Card 5 each	$40.00	$40.00
241	Comm Dev		PreSchool Lessons 8 @ 30 min	$55.00	$55.00
242	Comm Dev		Red Cross Lessons 8 @ 45 min	$60.00	$60.00
243	Comm Dev		After School Swim Lessons	$70.00	$70.00
244	Comm Dev		CPR Class Recertification	$75.00	$75.00
245	Comm Dev		Lifeguard Recertification	$100.00	$100.00
246	Comm Dev		Lifeguard Training	$225.00	$225.00
247	Comm Dev		Water Safety Instructor Training	$225.00	$225.00
248	Comm Dev		Padlock Rental	$3.00	$3.00
249	Comm Dev		Swim Diaper	$3.00	$3.00
250	Comm Dev		Administrative Refund Fee - All Facilities	$5.50	$5.50
251	Comm Dev	Trail Use Permits			
252	Comm Dev		Events under 20 people, no entry fee to participate	$10.00	$10.00
253	Comm Dev		Events under 20 people, entry fee to participate	$25.00	$25.00
254	Comm Dev		Events with 21-50 people fee or no fee (must name the borough as an additional insured)	$50.00	$50.00
255	Comm Dev		Events with 51-100 people fee or no fee (must name the borough as an additional insured, and provide 1 porta-can)	$100.00	$100.00
256	Comm Dev		Events with over 100 people fee or no fee (must name the borough as an additional insured, and provide and initial 2 porta-cans and 1 additional porta-can per every additional 100 attendees)	$250.00	$250.00

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1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
257	Comm Dev		Any commercial event regardless of size or pay to enter (must name the borough as an additional insured, and provide a minimum of one porta-can per every 100 attendees)	$250.00	$250.00
258	Comm Dev		Filming production permits (need a two week minimum lead time. The borough must also be named as an additional insured.)	$500.00	$500.00
259	Comm Dev	Trail Fees			
260	Comm Dev		Day Use Pass - Per Vehicle	$5.00	$5.00
261	Comm Dev		Annual Day Use Pass - Per Vehicle	$40.00	$40.00
262	Comm Dev		Addt'l Passes Issued to Same Family/Same Address	$30.00	$30.00
263	Comm Dev	Lazy Mountain, Crevasse Moraine, Ayshire Road, Talkeetna Lake, Downtown Talkeetna, Gov't Peak Nordic Ski Area, Point MacKenzie, Matanuska Peak, Jim Creek, Alcantra Winter Use, Christiansen Lake, Coyote Lake Park, Sunshine Creek, Gov't Peak mile 10.6		$0.00	$0.00
264	Comm Dev		Remote Property Owner Annual Parking Pass - Up to 2 Vehicles/per vehicle	$20.00	$20.00
265	Comm Dev		Trailhead Parking violation (price includes annual day use parking pass for CY2015&2016 only	$0.00	$40.00

FY17 Schedule of Rates and Fees

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
266	Comm Dev	Talkeetna Band Shell			
267	Comm Dev		Half Day - Includes Electric	$30.00	$30.00
268	Comm Dev		Full Day - Includes Electric	$50.00	$50.00
269	Department of Emergency Services	Ambulance Rates			
270	DES		Basic Life Support (BLS)	$820.00	$820.00
271	DES		(BLS) Non-Emergency	$690.00	$690.00
272	DES		Advanced Life Support (ALS)	$920.00	$920.00
273	DES		ALS Level 2	$975.00	$975.00
274	DES		Per Loaded Patient Mileage	$20.00	$20.00
275	DES		Ambulance Rates/Standby	$150.00	$150.00
276	DES	Fire Service Fees			
277	DES		First False Alarm	$0.00	$0.00
278	DES		Second False Alarm	$150.00	$300.00
279	DES		Third False Alarm	$175.00	$350.00
280	DES		Each Addt'l	$25.00	$100.00
281	DES		Each False Alarm in Excess of 10	$400.00	$400.00
282	DES		Fire Response Level 1 (Purposely)	$275.00	$300.00
283	DES		Fire Response Level 2 (Plus Engine)	$470.00	$470.00
284	DES		Engine-Cost for First Hour	$220.00	$300.00
285	DES		Engine-Cost for Each Addt'l Half Hour	$110.00	$150.00
286	DES		Tanker-Cost for First Hour	$110.00	$160.00
287	DES		Tanker-Cost for Each Addt'l Half Hour	$55.00	$80.00
288	DES		Hazmat/Rescue-Cost for First Hour	$300.00	$400.00
289	DES		Hazmat/Rescue-Cost for Each Addt'l Half Hour	$150.00	$200.00
290	DES		Command Vehicle-Cost for First Hour	$70.00	$70.00
291	DES		Command Vehicle-Cost for Each Addt'l Half Hour	$35.00	$35.00
292	DES		Ladder-Cost for First Hour	$300.00	$300.00
293	DES		Ladder-Cost for Each Addt'l Half Hour	$150.00	$150.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
294	DES	Forestry Equip. Rental Rates/Area Wide			
295	DES		Director Vehicles/Single Shift	$695.00	$695.00
296	DES		Director Vehicle/Vehicle Only	$175.00	$175.00
297	DES		Maintenance Trucks/Single Shift	$1,360.00	$1,360.00
298	DES		Maintenance Trucks/Double Shift	$2,420.00	$2,420.00
299	DES		Impact Vehicles/Single Shift	$730.00	$730.00
300	DES		Impact Vehicles/Vehicle Only	$210.00	$210.00
301	DES		Field Comm 1/Single Shift	$1,775.00	$1,775.00
302	DES		Field Comm 1/Double Shift	$2,565.00	$2,565.00
303	DES	FSA Vehicle Rates	Command Vehicles/Single Shift	705-770	705-770
304	DES		Command Vehicle Only	190-250	190-250
305	DES		Support Vehicles - Single Shift	680-1020	680-1020
306	DES		Support Vehicles - Double Shift	1065-1600	1065-1600
307	DES		Support Vehicle Only	200-250	200-250
308	DES		Engines/Single Shift	2550-2840	2550-2840
309	DES		Engines/Double Shift	4005-4455	4005-4455
310	DES		Tankers/Single Shift	1235-1550	1235-1550
311	DES		Tankers/Double Shift	1940-2430	1940-2430

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
312	DES		Brush/Single Shift	820-2675	820-2675
313	DES		Brush/Double Shift	1290-3800	1290-3800
314	DES		Boats/Single Shift	$740.00	$740.00
315	DES		ATV/Argo Only	100-300	100-300
316	DES	Misc. FSA Equipment Rates	Trailer Only	35-55	35-55
317	DES		Mobile Repeater-Per Day	$200.00	$200.00
318	DES		Trash Pump/Single Shift	$100.00	$100.00
319	DES	Rescue Service Fees			
320	DES	Command Vehicle and Incident Commander	Initial Response & First Hour	$100.00	$100.00
321	DES		Each Addt'l Hour	$50.00	$50.00
322	DES	Motor Vehicle accident w/extensive extraction	Initial Response & First Hour-Apparatus Charge	$300.00	$300.00
323	DES		Each Addt'l Hour	$150.00	$150.00
324	DES		Initial Response & First Hour - Heavy Hydraulics	$200.00	$200.00
325	DES		Each Addt'l Hour	$0.00	$0.00
326	DES		Initial Response & First Hour-Use of Lifting Airbags	$200.00	$200.00
327	DES		Each Addt'l Hour	$0.00	$0.00
328	DES	Low Angle Rescue/less than 60 degrees	Initial Response & First Hour-Apparatus Charge	$300.00	$300.00
329	DES		Each Addt'l Hour	$150.00	$150.00
330	DES		Initial Response & First Hour-Use of Ropes and Pulleys	$200.00	$200.00
331	DES		Each Addt'l Hour	$0.00	$0.00
332	DES	Off Road Vehicle (ATV & Snowmachine)	Initial Response & First Hour-Apparatus Charge	$300.00	$300.00
333	DES		Each Addt'l Hour	$150.00	$150.00

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
334	DES		Initial Response & First Hour-Apparatus Charge-Tow Vehicle/Trailer	$300.00	$300.00
335	DES		Each Addt'l Hour	$150.00	$150.00
336	DES	Search & Rescue/Ability to Waive in Certain	Personnel Only	$150.00	$150.00
337	DES		Each Addt'l Hour	$0.00	$0.00
338	DES	Hazardous Materials Incident	Initial Response & First Hour-Support for Explosives Team	$300.00	$300.00
339	DES		Command Vehicle	$100.00	$100.00
340	DES		Decontamination Trailer	$200.00	$200.00
341	DES		Initial Response & First Hour-Support for Chemical Spill Team	$300.00	$300.00
342	DES		Each Addt'l Hour	$150.00	$150.00
343	DES		Initial Response & First Hour-Support for Biohazard Team	$300.00	$300.00
344	DES		Each Addt'l Hour	$150.00	$150.00
345	DES	Water/Ice/Mud Rescue	Initial Response & First Hour-Apparatus Charge	$300.00	$300.00
346	DES		Each Addt'l Hour	$150.00	$150.00
347	DES		Initial Response & First Hour-Tow Vehicle/Boat	$200.00	$200.00
348	DES		Each Addt'l Hour	$150.00	$150.00
349	DES		Initial Response & First Hour-Tow Vehicle/Air Boat	$300.00	$300.00
350	DES		Each Addt'l Hour	$150.00	$150.00
351	DES		Fire Code Fee Schedule-Valuation Rates from 2006 International Building Chart	various	various
352	DES	Station 6-1 Rental			
353	DES		Training Room 1- Half Day	$150.00	$200.00
354	DES		Training Room 1- Full Day	$250.00	$400.00
355	DES		Training Room 1 - Evening	$125.00	$400.00
356	DES		Training Room 2 - Half day	$450.00	$200.00
357	DES		Training Room 2- Full Day	$250.00	$400.00
358	DES		Training Room 1 & 2- Half Day	$200.00	$400.00
359	DES		Training Room 1 & 2- Full Day	$300.00	$800.00
360	DES		Refundable Key Deposit if Key is Returned	$20.00	$20.00
361	DES		Excessive Cleaning Fee	$35.00	$100.00

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
362	DES		Training Room 1- Half Day - Non profit	$75.00	$150.00
363	DES		Training Room 1- Full Day - Non profit	$125.00	$300.00
364	DES		Training Room 2 - Half day - Non profit	$75.00	$150.00
365	DES		Training Room 2- Full Day - Non profit	$125.00	$300.00
366	DES		Training Room 1 & 2- Half Day - Non profit	$100.00	$300.00
367	DES		Training Room 1 & 2- Full Day - Non profit	$150.00	$300.00
368	DES		Audio/Visual Equipment - DVD Player- Full Day - Non profit	$7.50	$7.50
369	DES	Station 6-5 Rental			
370	DES		Training Room 1- Half Day	$100.00	$150.00
371	DES		Training Room 1- Full Day	$150.00	$300.00
372	DES		Training Room 2 - Half day	$100.00	$100.00
373	DES		Training Room 2- Full Day	$150.00	$150.00
374	DES		Training Room 1 & 2- Half Day	$150.00	$300.00
375	DES		Training Room 1 & 2- Full Day	$200.00	$600.00
376	DES		Training Room 1 & 2- Evening - Non profit	$200.00	$600.00
377	DES		Training Room 1- Half Day - Non profit	$50.00	$112.50
378	DES		Training Room 1- Full Day - Non profit	$75.00	$225.00
379	DES		Training Room 2 - Half day - Non profit	$50.00	$112.50
380	DES		Training Room 2- Full Day - Non profit	$75.00	$225.00
381	DES		Training Room 1 & 2- Half Day - Non profit	$75.00	$225.00
382	DES		Training Room 1 & 2- Full Day - Non profit	$100.00	$450.00
383	DES		Excessive Cleaning Fee	$35.00	$100.00
384	DES		Refundable Key Deposit-If Key is Returned	$20.00	$20.00
385	Finance	Business Licensing			
386	Finance		Biennial Borough Business License (est 6500)	$100.00	$100.00
387	Information Technology (IT)	Geographic Information Systems (GIS)			

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
388	IT		Plotted Color Parcel Map - Small	$5.00	$10.00
389	IT		Plotted Color Parcel Map - Large	$10.00	$15.00
390	IT		1986 Topo Map, Blackline	$5.00	$10.00
391	IT		Voting Precinct Maps	$12.00	$15.00
392	IT		Misc. Plotted Maps - per Linear Foot (3'x4' typical)	$3.00	$5.00
393	IT		Tax Parcel Map Viewer CD-ROM	$75.00	$75.00
394	IT		GIS Shapefile Data CD-ROM	$75.00	$75.00
395	IT		CAD Drawing Files CD-ROM - Tax Maps	$75.00	$75.00
396	IT		CAD Drawing Files CD-ROM - Topo Maps	$75.00	$75.00
397	IT		LIDAR Imagery	$150.00	$150.00
398	Planning Department	Administrative Fees			
399	Planning		Color Maps	$5.00	$12.00
400	Planning		Black & White Copies (per page)	$0.25	$0.25
401	Planning		Color Copies (per page)	$1.00	$1.00
402	Planning		11x17 Color Copies (per page)	$1.75	$1.75
403	Planning		Thumb Drive - 8GB	$10.00	$10.00
404	Planning		Thumb Drive - 16GB	$15.00	$15.00
405	Planning		Thumb Drive - 32GB	$20.00	$20.00
406	Planning	Health & Welfare Permits	Title 8		
407	Planning		Temporary Noise Permit	$0.00	$500.00
408	Planning		Public Display of Fireworks	$25.00	$25.00
409	Planning		Liquor License Alaska Alcoholic Beverage Control Board Referrals for Matanuska-Susitna Borough Review of Issuance, renewal, or transfer (location, owner)	$100.00	$100.00
410	Planning		Special Events Permit (500 - 1000 Attendees)	$500.00	$500.00
411	Planning		Special Events Permit (1000+ Attendees)	$1,000.00	$1,000.00
412	Planning		Special Events Permit Site Monitor Fee/Per Day	$300.00	$300.00

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1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
413	Planning	Health & Welfare Permits	Title 11		
414	Planning		Driveway Permit	$50.00	$50.00
415	Planning		Construction Permit	$200.00	$200.00
416	Planning		Utility Permit	$100.00	$100.00
417	Planning		Encroachment Permit	$150.00	$150.00
418	Planning	Platting Fees	Title 43		
419	Planning		Pre-Application Conference Fee	$50.00	$50.00
420	Planning		Regular Plat (1 - 12 lots)	$1,000.00	$1,000.00
421	Planning		Regular Plat (per lot over 12)	$100.00	$100.00
422	Planning		Forty-Acre Exemption	$300.00	$300.00
423	Planning		Abbreviated Plat	$500.00	$500.00
424	Planning		Final Plat - 1-12 Lots (for Regular Plats only)	$500.00	$500.00
425	Planning		Final Plat - per lot over 12 (for Regular Plats only)	$50.00	$50.00
426	Planning		Third Final Plat Review	$0.00	$100.00
427	Planning		Waiver Subdivision	$300.00	$300.00
428	Planning		Elimination of a Common Lot Line on a Recorded Plat	$300.00	$300.00
429	Planning		Elimination /Modification of Utility, Drainage, Sanitation, and Screening Easement (No fee if submitted with a Regular Plat)	$500.00	$500.00
430	Planning		Vacation of Dedicated Right-of-Way (and Regular Plat fee).	$250.00	$250.00
431	Planning		Vacation of Public Use Easement (PUE) - Stand Alone. There is no additional fee for more than one vacation.	$500.00	$500.00
432	Planning		Vacation of Public Use Easement (PUE) with Regular Plat fee	$250.00	$250.00
433	Planning		Vacation of Section Line Easement (SLE) or RS 2477 - Stand Alone. There is no additional fee for more than one vacation.	$500.00	$500.00
434	Planning		Vacation of Section Line Easement (SLE) or RS 2477 with Regular Plat fee	$250.00	$250.00
435	Planning		Right-of-Way Acquisition Plats	$500.00	$500.00

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1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
436	Planning		Variance - Stand alone (Platting)	$500.00	$500.00
437	Planning		Variance with Regular Plat fee	$250.00	$250.00
438	Planning		Public Hearing or Public Use Easement (PUE) - Stand Alone	$500.00	$500.00
439	Planning		Public Hearing Continuance	$200.00	$200.00
440	Planning		Street Name Changes	$0.00	$250.00
441	Planning		Road Inspection fee (1% of construction cost estimate with, a minimum fee of $500)	$500.00	$500.00
442	Planning		Appeals of Platting Officer Decision	$200.00	$200.00
443	Planning	Planning Dept. - Use Permit Fees			
444	Planning		Mandatory Land Use Permit (Residential Non-habitable)	$25.00	$25.00
445	Planning		Mandatory Land Use Permit (Commercial/Industrial)	$150.00	$150.00
446	Planning		Nancy Lake Special Land Use District Conditional Use Permit (CUP)	$1,000.00	$1,000.00
447	Planning		Electrical Generating & Delivery Facility Application	$500.00	$500.00
448	Planning		Hay Flats Special Land Use District Exception Application	$1,000.00	$1,000.00
449	Planning		Denali State Park Conditional Use Permit (CUP)	$1,000.00	$1,000.00
450	Planning		Chickaloon Special Land Use District Conditional Use Permit (CUP)	$1,000.00	$1,000.00
451	Planning		Glacier View Special Land Use District CUP	$1,000.00	$1,000.00
452	Planning		Port MacKenzie Development Permit	$1,000.00	$1,000.00
453	Planning		Talkeetna Conditional Use Permit (CUP)	$1,000.00	$1,000.00
454	Planning		Talkeetna Conditional Use Permit - Variance	$1,000.00	$1,000.00
455	Planning		Sutton Special Land Use District Conditional Use Permit (CUP)	$1,000.00	$1,000.00
456	Planning		Interim Materials District (IMD)	$2,000.00	$2,000.00
457	Planning		Flood Damage Prevention Development Permit	$100.00	$100.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
458	Planning		Flood Damage Prevention Development Permit - Variance	$500.00	$500.00
459	Planning		Earth Materials Extraction Administrative Permit	$500.00	$500.00
460	Planning		Earth Materials Extraction Conditional Use Permit (CUP)	$1,000.00	$1,000.00
461	Planning		Residential Planned Unit Development Application - Concept Plan - Up to 50 Lots	$500.00	$500.00
462	Planning		Residential Planned Unit Development Application - Additional Lots or Tracts being created - Per Lot	$100.00	$100.00
463	Planning		Mobile Home Park Permit Application	$500.00	$500.00
464	Planning		Residential Land Use District Application (Rezone)	$1,000.00	$1,000.00
465	Planning		Conditional Use Permit (CUP) Application	$1,000.00	$1,000.00
466	Planning		Shoreline Setback Exemption Application	$300.00	$300.00
467	Planning		Conditional Use Permit (CUP) Application	$1,000.00	$1,000.00
468	Planning		Commercial/Industrial Core Area Conditional Use Permit	$1,000.00	$1,000.00
469	Planning		Coal Bed Methane	$1,000.00	$1,000.00
470	Planning		Conditional Use Permit for Racetracks	$1,000.00	$1,000.00
471	Planning		Variance (Planning)	$1,000.00	$1,000.00
472	Planning		Tall Structures Network Improvement Permit	$100.00	$100.00
473	Planning		Tall Structures Administrative Permit	$500.00	$500.00
474	Planning		Tall Structures Conditional Use Permit (CUP)	$1,000.00	$1,000.00
475	Planning		Regulation of Alcoholic Beverage use Permit Application	$1,000.00	$1,000.00
476	Planning		Multi-Family Land Use Permit	$500.00	$500.00
477	Planning		Multi-Family Land Use Permit - add $25 for each additional unit beyond 5 units	$25.00	$25.00
478	Planning		Single-Family Residential Land Use District Conditional Use Permit (CUP)	$1,000.00	$1,000.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
479	Planning		Large Lot Single-Family Residential Land Use District Conditional Use Permit (CUP) Application	$1,000.00	$1,000.00
480	Planning		Nonconforming Structures (Amnesty)	$500.00	$500.00
481	Planning		Nonconforming Structures - Pre-Existing Legal Nonconforming (Grandfather)	$200.00	$200.00
482	Planning		Regulation of Adult Businesses Conditional Use Permit (CUP)	$500.00	$1,000.00
483	Port MacKenzie	Dockage Rates			
484	Port MacKenzie		Berthing of ships at Dock. Rates are charged daily, per foot, based on overall length of vessel.	$0.60 - $1.20	$0.60 - $1.20
485	Port MacKenzie		Up to 200 ft	$0.60	$0.60
486	Port MacKenzie		201 to 300ft	$0.80	$0.80
487	Port MacKenzie		301 to 400 ft	$1.00	$1.00
488	Port MacKenzie		over 400 ft	$1.20	$1.20
489	Port MacKenzie	Wharfage Rates			
490	Port MacKenzie		Accommodations provided at wharf for the loading, unloading, or storage of goods.	Rates are charged dollar per ton or 40 cubic feet.	
491	Port MacKenzie	Commodity	Freight N.O.S.	$2.50/ton	2.50/ton
492	Port MacKenzie		Bulk Commodities (grain, peat, rock, gravel, salt, sand, dry)		
493	Port MacKenzie		*conveyor or pipeline	$1.25/ton	$1.25/ton
494	Port MacKenzie		*trucks	$2.00/ton	$2.00/ton
495	Port MacKenzie		Cement		
496	Port MacKenzie		* Bulk through pipelines to/from shoreside storage tanks	$1.00/ton	$1.00/ton
497	Port MacKenzie		* Conveyor to/from bluff	$1.25/ton	$1.25/ton
498	Port MacKenzie		*Trucks	$2.00/ton	$2.00/ton
499	Port MacKenzie		Coal	Negotiated	Negotiated
500	Port MacKenzie		Explosives and Ammunition	$12.00/ton	$12.00/ton
501	Port MacKenzie		Fowl (crated)	$5.00/ton	$5.00/ton
502	Port MacKenzie		Livestock (horses, cattle, hogs, sheep, goats, N.O.S.	$5.00/head	$5.00/per head

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
503	Port MacKenzie		Iron or Steel Articles (angles, bars, beams, channels, joists, piling, pipe, structural, thanks, trusses)	$3.00/ton	$3.00/ton
504	Port MacKenzie		Petroleum/Petroleum Products	Negotiated	Negotiated
505	Port MacKenzie		Timber/Timber Products (conveyor from approved shoreside storage sites)		
506	Port MacKenzie		*First 200,000 green tons/yr	$1.25/ton	$1.25/ton
507	Port MacKenzie		*Next 100,000 green tons/yr	$1.00/ton	$1.00/ton
508	Port MacKenzie		*Excess over 300,000 green tons/yr	$0.60/ton	$0.60/ton
509	Port MacKenzie		*Trucks	$2.00/ton	$2.00/ton
510	Port MacKenzie		Vans or Containers		
511	Port MacKenzie		*Trucks	$2.00/ton	$2.00/ton
512	Port MacKenzie		*Empty	$6.00/each	$6.00/each
513	Port MacKenzie		Vehicles (and other articles, empty self-propelled or nonself-propelled)		
514	Port MacKenzie		*Automobiles, including pickups with or w/o camper bodies attached, chassis, freight trailers and semi-trailers, camper bodies, agricultural, earth moving or materials handling equipment	$5.00/ton	$5.00/ton
515	Port MacKenzie		*Trailers, houses or vacation homes, or buildings, (mobile or modular)	$5.50/ton	$5.50/ton
516	Port MacKenzie	Wharf Demurrage Rates			
517	Port MacKenzie		Assessed against cargo remaining in or on terminal facilities after the expiration of free time, unless arrangements have been made for storage.	Rates are charged daily by ton	
518	Port MacKenzie	Commodity	All Freight		
519	Port MacKenzie		*First three days	$0.75/ton	$0.75/ton
520	Port MacKenzie		*After three days	$1.50/ton	$1.50/ton
521	Port MacKenzie	Search and Rescue			

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
522	Port MacKenzie		Assessed for search, towing or rescue services.		
523	Port MacKenzie		*First hour	$125.00	$125.00
524	Port MacKenzie		*After first hour	150% of the MSB's actual costs	150% of the MSB's actual costs
525	Port MacKenzie	Storage			
526	Port MacKenzie		Assessed for storage of vehicles, commodities or heavy equipment on port property.	Rates are charged monthly at $0.08/sq ft	Rates are charged monthly at $0.08/sq ft
527	Port MacKenzie	Office Space			
528	Port MacKenzie		Rent for office space.	$618.75/mo	$618.75/mo
529	Public Works	Solid Waste			
530	Public Works		Municipal Solid Waste Disposal at Central Landfill per Ton (Household Waste) In borough	$120.00	$125.00
531	Public Works		Municipal Solid Waste Disposal at Central Landfill per Ton (Household Waste) Outside borough	$220.00	$250.00
532	Public Works		C & D (Construction & Demolition Debris) per ton Inside the Borough	$95.00	$125.00 ~~$100.00~~
533	Public Works		C & D (Construction & Demolition Debris) per ton Outside the Borough	$160.00	$250.00 ~~$200.00~~

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
534	Public Works		Scrap Metal	$20.00	$50.00
535	Public Works		Fine for Placing Non-C&D in C&D Cell per Occurrence (over Special Handling fee for clean up costs)	$100.00	$100.00
536	Public Works		Vehicle/Trailer Weight Ticket	$5.00	$10.00
537	Public Works		Salvager/Vehicle Weight Ticket	$5.00	$10.00
538	Public Works		Unsecured Load Fee (residential)	$12.00	$12.00
539	Public Works		Unsecured Load Fee (commercial)	$36.00	$50.00
540	Public Works		**Hazardous and Special Waste (CLF - Only)**		
541	Public Works		Conditionally Exempt Small Quantity Generator (CESQG) Hazardous Waste per lb.(first 40	$1.00	$1.00
542	Public Works		**Household HazWaste (All Sites)**		
543	Public Works		Used Motor Oil / gal (Household (HH) 5 Gal Free)	$1.00	$1.00
544	Public Works		Latex Paint /gal (HH 5 Gal Free)	$1.00	$1.00
545	Public Works		Oil Based Paint /gal - LB (HH 5 Gal Free)	$1.00	$1.00
546	Public Works		Battery (Car or larger) 12 v (HH 5 Free)	$5.00	$5.00
547	Public Works		Battery (Car or larger) 24v	$5.00	$10.00
548	Public Works		Propane bottles (HH 1 35 lb Free)	$5.00	$5.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
549	Public Works		Antifreeze (1st gal free)	$5.00	$5.00
550	Public Works		Cooking Oil (5 gal free)	$1.00	$1.00
551	Public Works		Special Waste - CLF Only		
552	Public Works		Commercial Refrigerators - Freon Removal	$54.00	$54.00
553	Public Works		Refrigerators - Freon Removal (All Sites)	$24.00	$24.00
554	Public Works		Fluorescent Lamps	$1.00	$1.00
555	Public Works		Electronics As measured corner to corner diagonally Under 30"	$5.00	$5.00
556	Public Works		TV/Monitor over 30"	$0.00	$30.00
557	Public Works		Cathode Ray Tubes (Excess of 1)	$30.00	$30.00
558	Public Works		Asbestos from Inside the Borough per ton	$100.00	$125.00 ~~$120.00~~
559	Public Works		Asbestos from Outside the Borough per ton	$200.00	$250.00 ~~$220.00~~
560	Public Works		Contaminated Soil from Inside the Borough per ton	$100.00	$125.00 ~~$120.00~~
561	Public Works		Contaminated Soil from Outside the Borough per ton	$200.00	$250.00 ~~$220.00~~
562	Public Works		Special handling fee per 1/2 hr	$65.00	$65.00
563	Public Works		Disposal by Volume (cubic Yards):	Limited loads to 5 cu yds	Limited loads to 5 cu yds
564	Public Works		33-gal.or less garbage bag/can=1-2 bags/cans (2 bag per day limit)	$2.00	$2.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
565	Public Works		Up to 1 Cu yd any vehicle (or any portion thereof and up to 1.5)	$13.00	$13.00
566	Public Works		2 Cubic Yards (1.6-2.5)	$26.00	$26.00
567	Public Works		3 Cubic Yards (2.6-3.5)	$32.00	$39.00
568	Public Works		4 Cubic Yards (3.6-4.5)	$45.00	$52.00
569	Public Works		5 Cubic Yards (4.6-5)	$60.00	$65.00
570	Public Works		Recycling/bag	Free	Free
571	Public Works		**Community CleanUp**		
572	Public Works		Towing including special handling fee	$100.00	$100.00
573	Public Works		Storage (Hauled directly to towing company)	$10.00	$10.00
574	Public Works		Tarps	actual costs	actual costs
575	Public Works		**Billing**		
576	Public Works		Late Fees (after 90 days past due)	1%	5%
577	Public Works	**Talkeetna Sewer & Water**			
578	Public Works		Residential Sewer service	$47.00	$53.50
579	Public Works		Commercial Sewer Service	$89.00	$101.00
580	Public Works		Failure to Connect Penalty - Residential	$35.94	$35.94
581	Public Works		Failure to Connect Penalty - Commercial	$69.00	$69.00

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
582	Public Works		Contractor w/Deposit for As-Built Drawings: Stub-Out Connection	$500.00	$500.00
583	Public Works		Contractor w/Deposit for As-Built Drawings: Mainline Tap connection	$750.00	$750.00
584	Public Works		Mainline Sewer Tap Connection Permit Fee	$248.73	$248.73
585	Public Works		Residential Water Service	$50.00	$62.50
586	Public Works		Commercial Water Service	$56.00	$70.00
587	Public Works		Commercial per 1,000 gallons over minimum-Metered	$7.00	$8.75
588	Public Works		Late charge	$10.00	$12.50
589	Public Works		Temporary Off Site Construction Service - Bulk Sales: Hydrant Meter Deposit	$161.81	$161.81
590	Public Works		Temporary Off Site Construction Service - Bulk Sales: Service from Fire Hydrant- Per 1,000 Gallons	$6.09	$6.09
591	Public Works		Temporary Construction Service: 3/4"	$59.86	$59.86
592	Public Works		Temporary Construction Service: 1"	$105.78	$105.78
593	Public Works		Temporary Construction Service: 1 1/2"	$235.29	$235.29
594	Public Works		Temporary Construction Service: 2"	$419.26	$419.26
595	Public Works		Temporary Construction Service: Larger than 2"- By Special Agreement		

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FY17 Schedule of Rates and Fees

	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
596	Public Works		Bulk Sales - Per 1,000 gallons	$5.80	$5.80
597	Public Works		Interrupted Service/Stand by Fee	$33.00	$41.25
598	Public Works		Water turn on/off fee - During Business Hours	$55.00	$68.75
599	Public Works		Water turn on/off fee - During Non-Business Hours	$82.90	$137.50
600	Public Works		Hydrant Use: Wrench Deposit	$24.88	$24.88
601	Public Works		Hydrant Use: Meter Deposit	$207.26	$207.26
602	Public Works		Water Stub Out Connection Fee	$94.00	$94.00
603	Public Works		Sewer Stub Out Connection Fee	$94.00	$94.00
604	Public Works		Water Main Line Connection Fee	$282.00	$282.00
605	Public Works		Sewer Main Line Connection Fee	$282.00	$282.00
606	Public Works		Application for Utility Account	$385.00	$385.00
607	Public Works		Refundable Deposit - 2 Months at current rate		
608	Public Works		Call-Out During Business Hours	$41.45	$68.75
609	Public Works		Call-Out During Non-Business Hours	$82.90	$137.50

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	B	C	D	E	F
1	DEPARTMENT	LOCATION, TYPE, or PURPOSE	FEE DESCRIPTION	FY16 AMOUNT	FY17 AMOUNT
610	Public Works		Returned Check Fee	$30.00	$30.00
611	Public Works		Sewer - Commercial Account Unauthorized Connection - Monthly Charge from date of connection plus 25%	$111.00	$127.00
612	Public Works		Sewer - Residential Account Unauthorized Connection - Monthly Charge from date of connection plus 25%	$59.00	$67.00
613	Public Works		Water - Commercial Account Unauthorized Connection - Monthly Charge from date of connection plus 25%	$70.00	$87.50
614	Public Works		Water - Residential Account Unauthorized Connection - Monthly Charge from date of connection plus 25%	$63.00	$78.00
615	Public Works		Unauthorized Turn-On and Turn-Off	$99.50	$99.50
616	Public Works		Meter Test 3/4" through 2" Meter	$41.45	$41.45
617	Public Works		Key Box Locate: During Business Hours	$41.45	$68.75
618	Public Works		Shut-Off Delinquency Notice & Delivery Fee	$30.00	$30.00
619	Public Works		Key Box Locate: During Non-Business Hours	$82.90	$137.50
620	Quasi-Judicial Fees	Board of Adjustments and Appeals			
621	Quasi-Judicial Fees		Filing Fee	$500.00	$1,000.00
622	Quasi-Judicial Fees		Transcript Fee	$500.00	$500.00
623	Quasi-Judicial Fees	Animal Care & Regulation Classification Appeals			
624	Quasi-Judicial Fees		Filing Fee	$100.00	$500.00
625	Quasi-Judicial Fees	Office of Administrative Hearings			
626	Quasi-Judicial Fees		Animal Forfeiture Appeals	$75.00	$500.00
627	Quasi-Judicial Fees		Contract Bid Appeals	$75.00	$1,500.00

Im16-046
RS16-023

PENDING AMENDMENT Resolution 16-023

Assemblymember Mayfield

I MOVE to amend Resolution Serial No. 16-023, Solid Waste rates, as follows:

- Effective July 1, 2016:
  - Line 565, 1 cubic yard up to 1.5 cubic yards or any portion thereof from $13 to $14;
  - Line 566, 2 cubic yards, from $26 to $28;
  - Line 567, 3 cubic yards, from $32 to $34;
  - Line 568, 4 cubic yards, from $45 to $48; and
  - Line 569, 5 cubic yards, from $60 to $64.
- Effective July 1, 2017:
  - Line 565, 1 cubic yard up to 1.5 cubic yards or any portion thereof from $14 to $15;
  - Line 566, 2 cubic yards, from $28 to $30;
  - Line 567, 3 cubic yards, from $34 to $36;
  - Line 568, 4 cubic yards, from $48 to $51; and
  - Line 569, 5 cubic yards, from $64 to $68.

RS16-023
IM16-046

Amended: 03/15/16
Adopted: 03/15/16

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 16-023

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO ADOPT THE FISCAL YEAR 2017 SCHEDULE OF RATES AND FEES EFFECTIVE JULY 1, 2016, IN ORDER TO HAVE A SINGLE DOCUMENT FOR ALL RATES AND FEES IN THE MATANUSKA-SUSITNA BOROUGH.

WHEREAS, the Matanuska-Susitna Borough is committed to an open and transparent government; and

WHEREAS, the Borough does not have all of its rates and fees disclosed in one document for the public; and

WHEREAS, the fiscal year 2017 schedule of rates and fees has every rate and fee charged in the Borough listed; and

WHEREAS, this document will make rate and fee updates and changes more consistent during the annual budget preparation; and

WHEREAS, the Assembly and Borough staff need to be able to see projected revenues from rates and fees prior to approval of the annual budget.

NOW, THEREFORE, BE IT RESOLVED, that the Assembly: 1) adopts the fiscal year 2017 schedule of rates and fees to take effect on July 1, 2016,; and 2) makes all rates and fees available on one document.

ADOPTED by the Matanuska-Susitna Borough Assembly this 15 day of March, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Sykes, Beck, Colligan, Mayfield, Doty, and Kowalke

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-079

SUBJECT: Accepting, appropriating, and amending the budget for the September 2012 South-Central Flood disaster relief monies with an additional amount of $336,640 from the Alaska State Division of Homeland Security and Emergency Management (DHS&EM) and the Federal Emergency Management Agency (FEMA) to fund 445, project no. 55017.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	ep	
	Finance Director	JLC	04/19/16
	Borough Attorney	NS	
	Borough Clerk	JRM	4/25/16

ATTACHMENT(S): Fiscal Note: YES _X_ NO ____
Ordinance Serial No. 16-053 (3 pp)
Resolution Serial No. 16-043 (3 pp)

SUMMARY STATEMENT: In September 2012, due to heavy rains in the area, the Matanuska-Susitna Borough sustained borough-wide flood damages. At the time of the disaster, a disaster declaration was issued by the Mayor and the Borough Manager. Since the occurrence was also declared a disaster by President Obama, a large portion of the costs incurred during the disaster were determined as eligible for state and federal funding assistance.

On July 16, 2013 the Assembly accepted, appropriated, and approved the scope of work for disaster relief monies in the amount of $691,691 by Ordinance Serial No. 13-085 and Resolution Serial No. 13-076. At this time, an appeal that addressed cost overruns and work that was initially denied had already been filed with Alaska State Division of Homeland Security and

Emergency Management (DHS&EM) and the Federal Emergency Management Agency (FEMA).

On October 9, 2013 DHS&EM and FEMA awarded $188,456 for repairs to Kenny Blvd and Kelly Circle. As a result of the approved appeal, $392,153 was awarded to the borough on June 27, 2014 for a total of $580,609 in additional funds. The Assembly approved the amended budget adding the additional funds for the flood disaster relief project no. 55017 for a total of $1,272,300 on August 26, 2014 by Ordinance Serial No. 14-102 and Resolution Serial No. 14-069.

On April 5, 2016 DHS&EM and FEMA awarded $182,718 for the Talkeetna Dike and $153,922 for the Yoder Revetment for a total of $336,640 in additional funds for the design and engineering phase. Upon completion of this phase, DHS&EM and FEMA will issue additional versions of the agreement for each phase until the work is completed. Therefore, if approved, the amended budget for the flood disaster relief project no. 55017 will be $1,608,940.

RECOMMENDATION OF ADMINISTRATION: Respectfully request adoption of the legislation to accept, appropriate, and amend the budget for the September 2012 South-Central Flood disaster relief monies from the Alaska State Division of Homeland Security and Emergency Management (DHS&EM) and the Federal Emergency Management Agency (FEMA) for project no. 55017, fund 445.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016
SUBJECT: Accepting, appropriating, and amending the budget for the September 2012 South-Central Flood disaster relief monies with an additional amount of $336,640 from the Alaska State Division of Homeland Security and Emergency Management (DHS&EM) and the Federal Emergency Management Agency (FEMA) to fund 445, project no. 55017.

ORIGINATOR: Finance/Accounting

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $336,640	FUNDING SOURCE STATE AND FEDERAL FUNDS
FROM ACCOUNT # 445.000.000 4xx.xxx	PROJECT # 55017
TO ACCOUNT : 445.000.000 3xx.xxx	PROJECT # 55017
VERIFIED BY: Barbara Sherrod	CERTIFIED BY:
DATE: 4/11/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL	336.6					
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	336.6					
Other						
TOTAL	336.6					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 4/19/16

IM No. 16-079
Ordinance Serial No. 16-053
Resolution Serial No. 16-043

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-053

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING SEPTEMBER 2012 SOUTH-CENTRAL FLOOD DISASTER RELIEF MONIES IN THE AMOUNT OF $580,609 FROM THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT (DHS&EM) AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO FUND 445, PROJECT NO. 55017.

WHEREAS, in September of 2012, due to heavy rains in the area, the Matanuska-Susitna Borough sustained borough-wide flood damages; and

WHEREAS, a disaster declaration was issued by the Mayor and the Borough Manager; and

WHEREAS, the occurrence was also declared a disaster by President Obama and a large portion of the costs incurred during the disaster were determined as eligible for state and federal funding assistance; and

WHEREAS, on July 16, 2013, the Assembly accepted, appropriated, and approved the scope of work for disaster relief monies in the amount of $691,691 by Ordinance Serial No. 13-085 and Resolution Serial No. 13-076; and

WHEREAS, an appeal that addressed cost overruns and work that was initially denied had already been filed with DHS&EM and FEMA; and

WHEREAS, on October 9, 2013, DHS&EM and FEMA awarded $188,456 for repairs to Kenny Blvd and Kelly Circle; and

WHEREAS, as a result of the appeal, DHS&EM and FEMA approved $392,153 on June 27, 2014, for a total of $580,609 in additional funds; and

WHEREAS, the Assembly approved the amended budget adding the additional funds for the flood disaster relief project no. 55017 for a total of $1,272,300 on August 26, 2014 by Ordinance Serial No. 14-102 and Resolution Serial No. 14-069; and

WHEREAS, on April 5, 2016, DHS&EM and FEMA awarded $182,718 for the Talkeetna Dike and $153,922 for the Yoder Revetment for a total of $336,640 in additional funds for design and engineering.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Acceptance and Appropriation Source. The Matanuska-Susitna Borough Assembly does hereby authorize the acceptance of and appropriates the September 2012 South-Central Flood disaster relief monies in the amount of $336,640 from the Alaska State Division of Homeland Security and Emergency Management (DHS&EM) and the Federal Emergency Management Agency (FEMA).

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 16-043

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE BUDGET FOR THE SEPTEMBER 2012 SOUTH-CENTRAL FLOOD DISASTER RELIEF MONIES, PROJECT NO. 55017.

WHEREAS, in September of 2012, due to heavy rains in the area, the Matanuska-Susitna Borough sustained borough-wide flood damages; and

WHEREAS, a disaster declaration was issued by the Mayor and the Borough Manager; and

WHEREAS, the occurrence was also declared a disaster by President Obama and a large portion of the costs incurred during the disaster were determined as eligible for state and federal funding assistance; and

WHEREAS, on July 16, 2013, the Assembly accepted, appropriated, and approved the scope of work for disaster relief monies in the amount of $691,691 by Ordinance Serial No. 13-085 and Resolution Serial No. 13-076; and

WHEREAS, an appeal that addressed cost overruns and work that was initially denied had already been filed with DHS&EM and FEMA; and

WHEREAS, on October 9, 2013, DHS&EM and FEMA awarded $188,456 for repairs to Kenny Blvd and Kelly Circle; and

WHEREAS, as a result of the appeal, DHS&EM and FEMA approved $392,153 on June 27, 2014, for a total of $580,609 in additional funds; and

WHEREAS, the Assembly approved the amended budget adding the additional funds for the flood disaster relief project no. 55017 for a total of $1,272,300 on August 26, 2014, by Ordinance Serial No. 14-102 and Resolution Serial No. 14-069; and

WHEREAS, on April 5, 2016 DHS&EM and FEMA awarded $182,718 for the Talkeetna Dike and $153,922 for the Yoder Revetment for a total of $336,640 in additional funds for design and engineering.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the following amended budget for the September 2012 South-Central Flood disaster relief monies, project no. 55017, fund 445.

PREVIOUS BUDGET

Alaska State Division of Homeland Security and Emergency Management (DHS&EM)	$318,075
Federal Emergency Management Agency (FEMA)	$954,225
Total	**$1,272,300**

AMENDED BUDGET

Alaska State Division of Homeland Security and Emergency Management (DHS&EM) (25% SHARE)	$402,235
Federal Emergency Management Agency(FEMA)(75%)	$1,206,705
Total	**$1,608,940**

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Approving a supplemental appropriation of $23,690.34 of revenues from public donations to the Fiscal Year 2016 Animal Care and Regulation Division Operating Budget, 200.100.606 to procure equipment and supplies for animal care.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator RR for K. Uesel	RR	
	Finance Director	JW	4/19/16
	Borough Attorney	NS	
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes _x___; No ____
Ordinance Serial No. 16-054 (2 pp)

SUMMARY STATEMENT: The Animal Care and Regulation Division has made a concentrated effort to increase awareness and community involvement with the shelter and as a result have received financial contributions to help animals and the shelter. These contributions will be used to procure equipment and supplies to care for the animals.

RECOMMENDATION OF ADMINISTRATION: The administration recommends approving a supplemental appropriation of $23,690.34 of revenues from public donations to the Fiscal Year 2016 Animal Care and Regulation Division Operating Budget, 200.100.606.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 5, 2016

SUBJECT: APPROVING A SUPPLEMENTAL APPROPRIATION OF $23,690.34 OF REVENUES FROM PUBLIC DONATIONS TO THE FISCAL YEAR 2016 ANIMAL CARE AND REGULATION DIVISION OPERATING BUDGET, 200.100.606 TO PROCURE EQUIPMENT AND SUPPLIES FOR ANIMAL CARE.

ORIGINATOR: KIRSTEN VESEL

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $ 23,690.34	FUNDING SOURCE Donations
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: 200.100.606.XXX XXX	PROJECT #
VERIFIED BY: Barbara Cavanaugh	CERTIFIED BY:
DATE: 4/11/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY'2017	FY 2018	FY 2019	FY 2020	FY 2021
Personnel Services						
Travel						
Contractual						
Supplies	23.6					
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING	23.6					

CAPITAL						

REVENUE	23.6					

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	23.6					
TOTAL	23.6					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY: _____ DATE: 4/19/16

IM No. 16-080
Ordinance Serial No. 16-054

NON-CODE ORDINANCE
By: Borough Manager

Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16- 054

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A SUPPLEMENTAL APPROPRIATION OF $23,690.34 OF REVENUES FROM PUBLIC DONATIONS TO THE FISCAL YEAR 2016 ANIMAL CARE AND REGULATION DIVISION OPERATING BUDGET, 200.100.606 TO PROCURE EQUIPMENT AND SUPPLIES FOR ANIMAL CARE.

WHEREAS, Animal Care and Regulation Division has increased awareness and community involvement with the shelter thus receiving financial contributions; and

WHEREAS, the donated funds must be appropriated to the budget in order for the funds to purchase animal care supplies and equipment.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Supplemental appropriation. The Matanuska-Susitna Borough Assembly hereby approves a supplemental appropriation of $23,690.34 of revenues from public donations to the Animal Care and Regulation Fiscal Year 2016 Operating Budget, 200-100-606.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this -

day of May, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-082

SUBJECT: An Ordinance extending the time limit for completion of Borough Capital Projects.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	SZ	
	Capital Projects Director		4/15/16
	Public Works Director		15 Apr 16
	Planning & Land Use Director		4/15/16
	Community Development Director		4/18/16
	Emergency Services Director		4-18-6
	Finance Director		4/19/16
	Borough Attorney	NS	
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: YES __X__ NO _____
Capital Projects Report (10 pp)
Ordinance Serial No. 16-055 (_9_ pp)

SUMMARY STATEMENT: The Borough Capital Projects funds lapse either 18 or 36 months from appropriation; depending on the original date of the appropriation; if not completed. The capital projects funds were previously extended to June 30, 2016. The attached report lists the projects that are uncompleted at this time. The attached ordinance will, if approved, extend the life of the projects to June 30, 2017.

The following projects remain incomplete and staff requests that the funding be renewed:

- Skwentna Land Acquisition and Platting - This project was originally scoped to acquire some additional land adjacent to the Skwentna landfill. The remaining funds will be rescoped to purchase a vehicle for the landfill in FY16.
- Ford F550 Super Cab Flatbed - Purchase anticipated by FY17.
- Hatcher Pass - Encumbrances exist, project is ongoing.
- South Central Corridor - These funds will be rescoped for rail projects.
- CDBG Grant Match for Lake Louise Emergency Response Facility - This is a grant match. Project ongoing with FY17 CIP request for foundation repair.
- Financial System Enhancements - Project is being done in phases. Additional requirements are needed.
- Trail Survey Pool - Encumbrances exist, waiting on DNR approval.
- USFWS Fish Passage Project Management - Inspection of fish passage projects is ongoing.
- Grant Match for the Central Mat-Su WW Facility - Funds will be used for the septage and leachate facility.
- Municipal Entitlement Land Surveys - Contracts have been signed and some are pending; waiting on survey approval from DNR.
- Reverse 911 Equipment - Project is pending determination of Dispatch Consolidation.
- Talkeetna FSA New Pump/Tanker - Project on hold until sufficient funding is secured to purchase the Tanker.
- Matanuska River Park Restroom Roof - Funds in process of rescope to Sunshine Creek Access Improvements project.
- Sunshine Creek Access Improvements - Working with DNR for Management Agreement.
- MSCVB, Roof Repairs - Funds in process of rescope to Sunshine Creek Access Improvements project.
- West Big Lake Access - Remaining funds will be used for periodic maintenance and erosion control devices.
- EMS Patient Care Report Computers - Project is active, purchase and development in progress.
- Big Lake Boat Launch Parking Lot Expansion - Remaining funds will be used for the design to fix the boat launch ramp and complete parking lot repairs.
- Trails Improvements - Funds will be used for the Government Peak Recreation Area trails.
- Underground Storage Tank Fund - This is a revolving fund used for underground storage tank monitoring, maintenance

and remediation.

- Solid Waste Enterprise Fund - Funds will be used for future electrical upgrades at Transfer Sites.
- Emergency Services - Administration - EOC Multimedia System - purchases anticipated in FY17.
- Central Ambulance - Mass Casualty/Fatality Equipment - Will be rescoped to refurbish an ambulance.
- Carpet Replacement Station 61 - project is ongoing.
- Palmer Ambulance - USAR Protective Clothing - Purchases are in progress.
- Rescue - Water Rescue Personal Protective Equipment and Response Vehicle - Final purchases are expected.
- Enhanced 911 - CAD to CAD & APSIN Interface and Reverse 911 - Projects are on hold due to Determination of Consolidated Dispatch.
- Caswell Lakes FSA - Dry Hydrants - Future expenses for driveway and signage for the building anticipated.
- Wasilla-Lakes FSA - Breeden, Station 5-1 Land Purchase, Prep & Building - Further expenses expected.
- Government Peak Nordic Trail and Trailhead Development - Project ongoing.
- FY12 Budgeted Appropriations - Legislation is pending.
- MSB Fish Passage Restoration and Fish Passage Improvements to the MSB - Encumbrances exist and projects are ongoing.
- Hatcher Pass Road and Transit Facility - Funds will be rescoped for trail lighting and improvements.
- Phase II Hatcher Pass Nordic Ski Development, Snow Machine Trailhead, and Northern Parks Upgrade and Improvements - In the process of rescope to Parks and Recreation Shop Upgrades.
- Northern Parks Upgrade and Improvements - Project to be completed in FY17.
- Parks and Recreation Shop Upgrades - Will be rescoped for a new equipment dry storage facility.
- Trapper Creek Library - ADA Access Signage and Parking Lot Improvements - Will be rescoped for electrical upgrades and earthquake stability.
- Road Right-of-Way Acquisitions - Funding is needed to continue to acquire right-of-way for various projects.
- Solid Waste - Electrical Upgrades, Phase II - Security system installation in progress.
- EMS Patient Care Report Computers - Purchases and development in progress.
- Central Ambulance - Training Equipment for Simulation Lab - Will rescope funds for furniture at Station 5-1.
- West Lakes Ambulance - PPE and Cardiac

Monitor/Defibrillator Replacement - Purchases are in progress and remaining funds will be rescoped for Station 6-1 carpet replacement.

- Wasilla-Lakes FSA - Facility Upgrades & Improvements, Apparatus - Further expenses anticipated.
- Station 6-2 - Design, Preparation, Preliminary Civil Work - Project will begin when the land work is complete for the Training Complex.
- Talkeetna FSA - Tanker Replacement - Project on hold until sufficient funding is secured.
- Greater Palmer FSA - Engine Replacement - FSA is working on obtaining a grant to assist with this purchase.
- Grant Match for FHWA - Funds are needed for match.
- FY13 Budgeted Appropriations - Legislation is pending.
- MatSu Fish Passage 2020 - Project is ongoing.
- Knik Museum - Major repair and renovation - In process of rescope to Highway Signage Project.
- Highway Signage - Project is ongoing.
- Parks and Recreation - Trails Construction, Repairs, Maintenance, and Survey - Government Peak Recreation Trail Improvement project is ongoing. Waiting for State DNR review of survey.
- Talkeetna Library Building Design - Warranty period, builder is working with architect.
- Community Development Five Year Disposal Plan - Ongoing Land Management database upgrades.
- Administration Building - Duct Cleaning, DSJ Building Evaluation, Design, and Construction - Projects are active.
- Solid Waste Enterprise Fund - Fencing - Project planned for summer 2016.
- Enhanced 911 - E-911 Parcel Spatial Data Acquisition - Additional time is needed to complete the project.
- Emergency Services Administration - Dispatch Governance and Implementation Plan - Project is pending dispatch consolidation.
- EMS Management and Performance Study - Funds may be needed.
- Core Ambulance - Radios, Pagers, and Personal Protective Equipment - Purchases are in progress with additional purchases expected.
- West Lakes Fire Service Area -Rapid Intervention Kits and Fitness Equipment - Further purchases are expected.
- Wasilla Lakes Fire Service Area - Communications Equipment, Site Work and Landscaping, Training Complex Roads and Water System, and Fire Hose - Projects are underway and more purchases are anticipated.
- Greater Palmer Fire Service Area - Fire Tanker Replacement - FSA is looking to obtain grant funds to assist with the

purchase.

- Project Management System - Funds in process of rescope to SharePoint Development and Implementation project.
- SharePoint Development and Implementation - Project is ongoing.
- Payroll Benefits System/HR System - NovaTime contract is for 5 years and is ongoing.
- Flood Plain Mapping - Funds are in the process of rescope to Aerial Imagery project.
- Aerial Imagery - Project is ongoing.
- Brett Ice Arena - Ice Rink Evaluation - Project is ongoing.
- Furnishings/Equipment New Annex - Funds are in the process of rescope to DSJ Phase 2 Roof Top Unit Connections project.
- DSJ Phase 2 Roof Top Unit Connections - Project is ongoing.
- Building Remodel and Upgrade - Phase II: 2nd Floor South 4,700 sf - Project is ongoing.
- Land for Septage Facility - Project is in progress.
- Solid Waste - Ford F550 Supercab Flatbed - Purchase of a wench is in progress.
- Solid Waste - Construction and Demolition Cell Improvements - Project in progress.
- Enhanced 911 - E-911 Equipment - Waiting on determination of dispatch consolidation.
- Core Ambulance - Sutton Ambulance Building - Updates to the building are in progress.
- Water Rescue - Aluminski Personal Water Craft - Purchases are in progress.
- Rescue - ATV for Off Road Rescue - Purchase is anticipated.
- West Lakes Fire Service Area - Land for future fire station, Station 7-1 Improvements, and Building and Property Improvements - Future purchases are anticipated.
- Wasilla-Lakes Fire Service Area - Self Contained Breathing Apparatus, Radios and Communications Equipment, Exterior Painting and Repair Station 6-5, Training Complex Warehouse Construction, Carpet Replacement Station 6-1, Command Vehicle and Support Vehicle - Purchases in progress; projects ongoing.
- Butte Fire Service - CAFS Truck - Future purchases expected.
- Sutton Fire Service - Water Supply Tank - Project should be complete in FY17.
- Talkeetna Fire Service - Drafting Tank Station 11-2 - Project underway.
- Greater Palmer Fire Service Area - Fire Engine and Equipment - Additional equipment purchases expected.

- Port Enterprise Fund - Business Development and Marketing Plan - Delay in updating Port Master Plan; marketing direction not established.
- RSA's - Midway RSA, North Colony RSA, Bogard RSA, Gold Trails RSA, and Alpine RSA, Capital Projects - Funding currently being used by the RSA's.

RECOMMENDATION OF ADMINISTRATION: Respectfully request the approval of the Ordinance extending the time limit for completion of Borough Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016
SUBJECT: An Ordinance extending the time limit for completion of Borough Capital Projects.

ORIGINATOR: Sandy Zartman, Admin Specialist

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *	FUNDING SOURCE multiple
FROM ACCOUNT # multiple	PROJECT # multiple
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 4-18-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	*					

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund	*					
State/Federal Funds	*					
Other	*					
TOTAL	*					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Amounts will be determined as projects are completed thru 6-30-17.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 4/19/16

IM No. 16-082
Ordinance Serial No. 16-056

		CAPITAL PROJECTS RENEWAL REPORT - 2016	(Balances as of 4/6/16)		
		FISCAL YEAR 2005			
Original Expiration Date: June 30, 2007					
Revised Expiration Date: June 30, 2008 (Ordinance Serial No. 07-075)					
Revised Expiration Date: June 30, 2009 (Ordinance Serial No. 08-086)					
Revised Expiration Date: June 30, 2010 (Ordinance Serial No. 09-077)					
Revised Expiration Date: June 30, 2011 (Ordinance Serial No. 10-047)					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Public Works			
		Solid Waste			
25030	2401	Skwentna Land Acquisition and Platting	$ 20,000	0.00	$ -
25001	2402	Ford F550 Super Cab Flatbed *(Transferred from #25030 Reso 16-xxx)*	$ 4,602	0.00	$ 4,602.00
		FISCAL YEAR 2007			
Original Expiration Date: June 30, 2009					
Revised Expiration Date: June 30, 2010 (Ordinance Serial No. 09-077)					
Revised Expiration Date: June 30, 2011 (Ordinance Serial No. 10-047)					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Grants/Pass Through:			
		"Federal Transportation Grant Match ($2,000,000)"			
35187	1801	*Hatcher Pass (Reso 07-010) - GRANT MATCH* ***(Ord 13-062 to Extend to 6/30/14)***	$ 506,244	78,724.88	$ -
75001	1801	*South Central Rail Corridor (Reso 7-025)*	$ 300,000	0.00	$ 28,267.85
		FISCAL YEAR 2008			
Original Expiration Date: June 30, 2010					
Revised Expiration Date: June 30, 2011 (Ordinance Serial No. 10-047)					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					

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PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Grants/Pass Through			
45230	1801	CDBG Grant Match (Lake Louise Emer.Response Facility) *transferred from 10174-1804 (Reso #14-077)*	$ 175,000	0.00	$ 10,880.16
		Finance			
47506	1801	Financial System Enhancements	$ 248,500	5,525.00	$ 155,557.89
		transferred from 47501-1801(Reso #12-022)			
		FISCAL YEAR 2009			
Original Expiration Date: June 30, 2011					
Revised Expiration Date: June 30, 2012 (Ordinance Serial No. 11-065)					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Grants/Pass Through			
15035	1823	Trail Survey Pool	$ 28,500	14,845.00	$ -
30093	1802	*USFWS Fish Passage Project Mgmt (Reso #08-091)* ***(Ord 13-028 to Extend to 6/30/14)***	$ 125,000	0.00	$ 39,857.66
25013	1801	*Central Mat-Su WW Facility (Reso. #08-121)*	$ 50,000	0.00	$ 1,760.00
		Community Development			
		Land and Resource Management			
45040	2005	Municipal Entitlement Land Surveys	$ 45,000	21,219.24	$ -
		Finance			
47506	1801	Financial System Enhancements	$ 148,750	0.00	$ 148,750.00
		transferred from 47501-1801 and 1802 (Reso #12-022)			
		Emergency Services			
		Enhanced 911			
45184	2603	Reverse 911 Equipment	$ 150,000	0.00	$ 150,000.00
		Talkeetna FSA			

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OR16-055

PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
45243	6601	New Pump/Tanker	$ 100,000	0.00	$ 100,000.00
		FISCAL YEAR 2010			
Original Expiration Date: June 30, 2012					
Revised Expiration Date: June 30, 2013 (Ordinance Serial No. 12-071)					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Grants/Pass Through			
15035	1830	Trail Survey Pool	$ 15,000	652.50	$ -
		Community Development			
		Parks and Outdoor Recreation			
15036	1801	Matanuska River Park Restroom Roof	$ 20,000	0.00	$ -
15040	1807	Sunshine Creek Access Improvements *(Reappropriated and Transferred from 15036 and 10145 Reso 16-027)*	$ 28,168	0.00	$ 28,168.00
		MSCVB			
10145	1809	Roof Repairs	$ 14,700	0.00	$ -
		Public Works			
30103	1801	Repairs - West Big Lake Access Road	$ 35,000	0.00	$ 11,020.55
		Emergency Services			
		Administration			
45232	1802	EMS Patient Care Report Computers (20)	$ 85,000	27,251.18	$ -
		FISCAL YEAR 2011			
Original Expiration Date: June 30, 2013					
Revised Expiration Date: June 30, 2014 (Ordinance Serial No. 13-073)					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Community Development			
		Parks and Outdoor Recreation			
15020	1801	Big Lake Boat Launch Parking Lot Expansion	$ 35,000	0.00	$ 14,820.89

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PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		Trails			
15015	1802	Trails improvements	$ 350,000	0.00	$ 39,349.92
		Public Works			
25022	1807	Underground Storage Tank Fund	$ 40,000	0.00	$ 37,373.56
		Solid Waste Enterprise Fund			
25035	2406	Electrical Upgrades (Transfer Sites)	$ 125,000	0.00	$ 125,000.00
		Emergency Services			
		Administration			
45256	1802	EOC Multi-Media System	$ 35,000	0.00	$ 13,838.00
10140	1803	Carpet Replacement Station 6-1 *(Transferred from 10175.1802 & 1804 Reso 16-018)*	$ 10,212	569.80	$ -
		Ambulance Divisions			
		District #3 - Palmer Ambulance			
45231	1806	USAR Protective Clothing	$ 40,000	3,000.00	$ -
		Rescue			
45167	1829	Water Rescue Personal Protective Equipment	$ 30,000	0.00	$ 5,868.00
45167	1831	Response Vehicle *transferred from 1833 (Reso #13-128)*	$ 180,000	0.00	$ 8,989.30
		Enhanced 911			
45184	2604	CAD to CAD & APSIN Interface	$ 150,000	0.00	$ 150,000.00
45184	2605	Reverse 911	$ 300,000	0.00	$ 300,000.00
		Caswell Lakes FSA			
45253	6601	Dry Hydrants (Station 13-1)	$ 45,000	0.00	$ 34,985.42
		Wasilla-Lakes FSA			
10031	6601	Breeden, Station 51, Land Purch/Prep & Building (Reso #11-139)	$ 1,250,000	0.00	$ 381,299.60
		FISCAL YEAR 2012			
Original Expiration Date: June 30, 2014					
Revised Expiration Date: June 30, 2015 (Ordinance Serial No. 14-078)					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**

IM 16-080
OR 16-055

PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		Grants/Pass Through			
15035	1841	Gov Pk Nordic Trl & Trailhead Development *transferred from previously unscoped (Reso #12-043)*	$ 318,745	0.00	$ 4,888.78
99999	1805	FY12 Budgeted Appropriations Pending Legislation for SOW	$ 593,000	0.00	$ 593,000.00
35187	5301	Hatcher Pass Road & Transit Facility *(Ord #12-036)*	$ 218,465	114,947.65	$ 103,517.35
		Community Development			
		Parks and Outdoor Recreation			
15032	1801	Hatcher Pass Management Area Snow Machine Trailhead	$ 350,000	0.00	$ -
15040	1801	Northern Parks Upgrade and Improvements	$ 240,000	0.00	$ 3,372.52
15039	1801	Parks & Recreation Shop Upgrades (Palmer) *(Transferred from 15032 Reso 16-027)*	$ 175,226	0.00	$ 164,523.00
		Trapper Creek Library			
10173	1906	ADA Access Signage and Parking Lot Improvements	$ 48,000	0.00	$ 28,762.32
		Land and Resource Management			
45177	1806	Right-of-Way Acquisitions	$ 200,000	49,995.79	$ 5,521.23
		Public Works			
25022	1808	Underground Storage Tank Fund	$ 10,000	0.00	$ 10,000.00
		Road Service Areas			
30044	6600 6600	North Colony RSA	$ 18,000	110.14	$ -
30049	6600 6600	Greater Talkeetna	$ 35,000	2,000.00	$ 261.63
		Solid Waste Enterprise Fund			
25035	2400 2404	Electrical Upgrades (Transfer Sites), Phase II *(transferred from 25048 & 25020 Reso #15-047)*	$ 20,465	0.00	$ 20,465.00
		Emergency Services			
10140	1800 1803	Carpet Replacement Station 6-1 *(Transferred from 10175.1805 Reso 16-018)*	$ 5,865	5,865.00	$ -
45232	1802	EMS Patient Care Report Computers (20) *(Reapropriated from 47509 Ord 15-081)*	$ 23,739	7,268.82	$ 16,470.18
		District #1 - Central Ambulance			

IM16-082
OR16-055

PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
45225	1800 1815	Training Equipment for Simulation Lab	$ 75,000	0.00	$ 17,934.31
		District #2 - West Lakes Ambulance			
45233	1800 1807	Personal Protective Equipment	$ 20,000	12,656.03	$ -
45233	1800 1808	Cardiac Monitor/Defibrillator Replacement	$ 30,000	0.00	$ 1,974.70
		Wasilla-Lakes FSA			
45076	6600 6602	Facility Upgrades & Improvements - Multiple Stations	$ 252,000	0.00	$ 99,743.08
45186	6600 6602	Apparatus Upgrades (Safety & Health Improvements)	$ 76,000	0.00	$ 27,963.50
45186	6600 6603	Apparatus Mobile Data Terminals	$ 72,000	0.00	$ 58,320.24
45101	6600 6606	Design, Prep, Prelim. Civil Work (Station 6-2)	$ 1,500,000	0.00	$ 1,500,000.00
		Talkeetna FSA			
45243	6600 6602	Tanker Replacement (Station 11-1 & 11-2)	$ 75,000	0.00	$ 75,000.00
		Greater Palmer FSA			
45215	6600 6602	Engine Replacement	$ 450,000	0.00	$ 450,000.00
		FISCAL YEAR 2013			
Original Expiration Date: June 30, 2015					
Revised Expiration Date: June 30, 2016 (Ordinance Serial No. 15-053)					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Grants/Pass Through			
		Tourism Infrastructure			
99999	1800 1806	Grant Match for FHWA	$ 144,000	0.00	$ 144,000.00
99999	1800 1806	FY13 Budgeted Appropriations (pending)	$ 171,949	0.00	$ 171,949.00
30114	1800 1804	MatSu Fish Passage 2020 (Ord 16-004)	$ 106,000	7,854.81	$ 98,145.19
		Community Development			
		Knik Museum			
15002	1800 1804	Major Repair & Renovation	$ 100,000	0.00	$ -
15035	1800 1847	Highway Signage *(Reappropriated from 15002 Ord 16-029)*	$ 20,667	0.00	$ 20,667.00
		Parks and Outdoor Recreation			
15015	1800 1803	Trails - Construction, Repairs and Maintenance	$ 150,000	0.00	$ 146,146.15
15015	1800 1804	Trail Survey (83 miles)	$ 125,000	64,705.00	$ -

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PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		Talkeetna Library & Community Center			
10170	1900 1902	Building Design	$ 85,000	1,632.20	$ -
45040	1800 1801	Municipal Entitlement Survey	$ 125,000	6,802.02	$ 117,087.80
47031	1800 1801	Five Year Disposal Plan	$ 75,000	4,520.00	$ 35,986.07
		Public Works			
		Administration Building			
10063	1802	*DSJ Bldg Annex* *transferred from 47507.1801 (Ord #13-046)*	$ 95,000	6,047.74	$ 65,929.42
		Road Service Areas			
30036	6600 6600	Midway RSA	$ 775,000	127,994.20	$ 505,115.57
30044	6600 6600	North Colony RSA	$ 25,000	8,777.76	$ 16,222.24
		Solid Waste Enterprise Fund			
25046	2400 2407	Fencing	$ 30,000	0.00	$ 30,000.00
25035	2400 2404	Electrical Upgrades (Transfer Sites), Phase II *(transferred from 25048 & 25020 Reso #15-047)*	$ 26,078	0.00	$ 26,077.58
		Emergency Services			
		Enhanced 911			
45184	2600 2606	E-911 Parcel Spatial Data Acquisition	$ 500,000	1,419.30	$ 439,069.32
		Administration			
45264	1800 1801	Dispatch Governance and Implementation Plan	$ 250,000	0.00	$ 178,020.00
45265	1800 1801	EMS Management and Performance Study (transferred from 45264 reso 13-087)	$ 100,000	0.00	$ 31,394.96
45232	1802	EMS Patient Care Report Computers (20) *(transferred from 47509 OR 15-081)*	$ 23,739	7,268.82	$ 16,470.18

2016-055 Item 08

PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		District #1 - Core Ambulance (Central, West Lakes, Houston, Palmer)			
45266	1800 1803	Radios and Pagers	$ 50,000	0.00	$ 31,902.27
45266	1800 1804	Personal Protective Equipment	$ 100,000	6,349.44	$ -
		West Lakes Fire Service Area			
45244	6600 6619	Rapid Intervention Kits	$ 7,500	0.00	$ 1,610.64
45244	6600 6620	Fitness Equipment	$ 15,000	0.00	$ 6,422.08
		Wasilla-Lakes Fire Service Area			
45066	6600 6618	Communications Equipment	$ 160,000	0.00	$ 33,871.24
45229	6600 6602	Site Work and Landscaping (Various Stations)	$ 75,000	7,445.95	$ 55,136.85
45268	6600 6601	Training Complex Roads and Water System Construction	$ 1,200,000	68,376.15	$ 214,039.71
45066	6600 6620	Fire Hose	$ 120,000	8,120.00	$ 41,415.36
		Greater Palmer Fire Service Area			
45215	6600 6603	Fire Tanker Replacement	$ 450,000	0.00	$ 450,000.00
		FISCAL YEAR 2014			
Original Expiration Date: June 30, 2016					
PROJ	**SUB**	**TITLE**	**APPROP.**	**ENCUMB.**	**BALANCE**
		Information Technology			
47507	1800 1802	Project Management System *(OR 13-099)*	$ 43,055	0.00	$ -
47044	4200 4201	SharePoint Development and Implementation *(Transferred from 47507 Reso 16-030)*	$ 43,055	43,055.00	$ -
47511	1800 1801	Payroll Benefits System/HR System	$ 432,661	139,612.50	$ 50,071.02
47512	1800 1801	Flood Plain Mapping	$ 75,000	0.00	$ -
47519	4200 4201	Aerial Imagery *(Transferred from 47512 Reso 16-031)*	$ 75,000	0.00	$ 74,751.99
		Community Development			
		Parks and Outdoor Recreation			
15015	1800 1805	Trail Survey	$ 125,000	55,251.50	$ 4,048.60
15039	1801	Parks & Recreation Shop Upgrades (Palmer) *(Transferred from 15035 and 15099 OR 15-089)*	$ 56,676	0.00	$ 56,676.00
		Brett Ice Arena			

550-0120 Amb-0830

PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
10157	1800 1818	Ice Rink Evaluation	$ 83,840	0.00	$ 6,206.52
		Land and Resource Management			
45040	2000 2006	Municipal Entitlement Survey	$ 125,000	0.00	$ 122,550.00
		Public Works			
10063	1800 1804	Furnishings/Equipment New Annex	$ 40,000	0.00	$ -
10063	1800 1805	DSJ Phase 2 Roof Top Unit Connections *(Transferred from 10063.1804 Reso 16-032)*	$ 26,336	26,336.00	$ -
10057	1800 1882	Building Remodel and Upgrade - Phase II: 2nd Floor South 4,700 sf *(transferred from 10063 and 10057.1876, 1878, 1883, 1884 Reso 14-049)*	$ 1,169,966	27,040.47	$ -
25013	1900 1901	Land for Septage Facility	$ 100,000	0.00	$ 89,152.74
		Road Service Areas			
30036	6600 6600	Midway RSA	$ 742,500	0.00	$ 742,500.00
30044	6600 6600	North Colony RSA	$ 6,000	0.00	$ 6,000.00
30045	6600 6600	Bogard RSA	$ 288,500	165,618.42	$ 7,270.43
30048	6600 6600	Gold Trails RSA	$ 326,500	58,493.30	$ -
30051	6600 6600	Alpine RSA	$ 30,500	24,190.19	$ -
		Solid Waste Enterprise Fund			
25001	2400 2402	Ford F550 Super Cab Flatbed	$ 55,000	0.00	$ 1,268.88
25046	2400 2409	Construction and Demolition Cell Improvements	$ 30,000	0.00	$ 30,000.00
		Enhanced 911			
45184	2600 2607	E-911 Equipment	$ 1,000,000	0.00	$ 1,000,000.00
		Emergency Services			
		Core Ambulance(Central, West Lakes, Houston, Palmer)			
10179	1800 1801	Sutton Ambulance Building *(transferred from 45225 Reso 16-013)*	$ 163,968	23,551.50	$ 16,869.56
		Water Rescue			
45167	1800 1841	Aluminski Personal Water Craft (Reso 15-104)	$ 15,000	15,000.00	$ -
		Rescue			
45167	1800 1844	ATV for Off Road Rescue	$ 8,000	0.00	$ 8,000.00

IM16-082 OR16-055

PROJ	SUB	TITLE	APPROP.	ENCUMB.	BALANCE
		West Lakes Fire Service Area			
45199	6600 6601	Land for Future Fire Station	$ 75,000	0.00	$ 75,000.00
45088	6600 6612	Improvements Station 7-1	$ 50,000	0.00	$ 10,334.24
45200	6600 6601	Building and Property Improvements	$ 150,000	1,524.04	$ 29,167.95
		Wasilla-Lakes Fire Service Area			
45066	6600 6622	Self Contained Breathing Apparatus	$ 100,000	39,329.00	$ 49,057.05
45066	6600 6623	Radios and Communications Equipment	$ 150,000	0.00	$ 85,636.00
10027	6600 6615	Exterior Painting and Repair Station 6-5 (50%)	$ 17,500	7,050.00	$ 10,450.00
45268	6600 6602	Training Complex Warehouse Construction	$ 1,800,000	0.00	$ 1,800,000.00
10140	6600 6606	Carpet Replacement Station 6-1 (60%)	$ 37,200	14,562.96	$ 8,173.32
45066	6600 6625	Command Vehicle and Support Vehicle	$ 120,000	1,747.20	$ 9,812.12
		Butte Fire Service Area			
45142	6600 6606	CAFS Truck	$ 50,000	0.00	$ 30,026.41
		Sutton Fire Service Area			
45051	6600 6603	Water Supply Tank - 33,000 Gallon	$ 220,000	197,316.32	$ -
		Talkeetna Fire Service Area			
10136	6600 6605	Drafting Tank Station 11-2	$ 100,000	999.80	$ 9,196.78
		Greater Palmer Fire Service Area			
45215	6600 6604	Fire Engine and Equipment	$ 600,000	0.00	$ 6,914.60
		Port Enterprise Fund			
70007	2400 2401	Business Development and Marketing Plan	$ 100,000	15,833.83	$ 77,217.00
		Total	**$ 23,232,371**		**$ 12,265,136.48**

IM 16-080
0216-055

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-055

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY EXTENDING THE TIME LIMIT FOR COMPLETION OF BOROUGH CAPITAL PROJECTS.

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2004, and ending June 30, 2005, by adoption of Ordinance Serial No. 04-004(AM); and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2006, and ending June 30, 2007, by adoption of Ordinance Serial No. 06-006(AM); and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2007, and ending June 30, 2008, by adoption of Ordinance Serial No. 07-007(AM); and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough

functions for the fiscal year beginning July 1, 2008, and ending June 30, 2009, by adoption of Ordinance Serial No. 08-008; and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2009, and ending June 30, 2010, by adoption of Ordinance Serial No. 09-009; and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2010, and ending June 30, 2011, by adoption of Ordinance Serial No. 10-010; and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2011, and ending June 30, 2012, by adoption of Ordinance Serial No. 11-011; and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2012, and ending June 30, 2013, by adoption of Ordinance Serial No. 12-012; and

WHEREAS, the Assembly appropriated monies from the central treasury and established the rate of levy for all Borough functions for the fiscal year beginning July 1, 2013, and ending June 30, 2014, by adoption of Ordinance Serial No. 13-013; and

WHEREAS, a portion of Ordinance Serial No. 04-004(AM), Ordinance Serial No. 06-006 (AM), Ordinance Serial No. 07-

007(AM), Ordinance Serial No. 08-008, Ordinance Serial No. 09-009, Ordinance Serial No. 10-010, Ordinance Serial No. 11-011, Ordinance Serial No. 012-012, and Ordinance Serial No. 013-013, stated that capital fund appropriations should revert back to the originating fund once the project has been completed or 36 months, whichever is sooner; and

WHEREAS, $20,000 for Skwentna land acquisition and platting and $4,602 for Ford F550 Super Cab Flatbed was appropriated through the capital projects fiscal year 2005 listing, or through subsequent legislation; and

WHEREAS, $506,244 for Hatcher Pass grant matching, and $300,000 for South Central Rail Corridor for grant matching was appropriated through the capital projects fiscal year 2007 listing, or through subsequent legislation; and

WHEREAS, $175,000 grant match for Lake Louise emergency response facility and $248,500 financial system enhancements was appropriated through the capital projects fiscal year 2008 listing, or through subsequent legislation; and

WHEREAS, $28,500 for Trail Survey Pool, $125,000 for fish passage project management, $50,000 grant match for the Central Mat-Su wastewater facility, $45,000 for municipal entitlement land surveys, $148,750 for financial system enhancements, $150,000 for reverse 911 equipment, and $100,000 for new

pump/tanker was appropriated through the capital projects fiscal year 2009 listing, or through subsequent legislation; and

WHEREAS, $15,000 for trail survey pool, $20,000 for Matanuska River Park restroom roof, $28,168 for Sunshine Creek access improvements, $14,700 for roof repairs at Mat-Su Convention and Visitors Bureau, $35,000 for West Big Lake access, and $85,000 for EMS patient care report computers was appropriated through the capital projects fiscal year 2010 listing, or through subsequent legislation; and

WHEREAS, $35,000 for Big Lake boat launch parking lot expansion, $350,000 for trail improvements, $40,000 for underground storage tank fund, $125,000 for electrical upgrades at solid waste transfer sites, $35,000 for EOC multi-media system, $10,212 for carpet replacement Station 6-1, $40,000 for USAR protective clothing at Palmer ambulance, $30,000 for LSAR equipment and personal protective equipment, $30,000 for water rescue personal protective equipment, $180,000 for a response vehicle, $150,000 for CAD to CAD & APSIN interface, $300,000 for reverse 911, $45,000 for dry hydrants for Caswell Lakes FSA, and $1,250,000 for station 5-1 land purchase, preparation and building in Wasilla Lakes FSA was appropriated through the capital projects fiscal year 2011 listing, or through subsequent legislation; and

WHEREAS, $318,745 for Government Peak Nordic trail and trailhead development, $593,000 for FY12 budgeted appropriations pending legislation for SOW, $218,465 for Hatcher Pass Road & transit facility, $350,000 for Hatcher Pass management area snow machine trailhead, $240,000 for northern parks upgrade and improvements, $175,226 for Parks and Recreation shop upgrades, $48,000 for Trapper Creek Library ADA access, signage & parking lot improvements, $200,000 for road right-of-way acquisitions, $10,000 for underground storage tank, $18,000 for North Colony RSA, $35,000 for Greater Talkeetna RSA, $20,465 for electrical upgrades for transfer sites, $5,865 for carpet replacement Station 6-1, $23,739 for EMS patient care report computers, $75,000 for simulation lab training equipment for Central Ambulance, $20,000 for personal protective equipment, $30,000 for cardiac monitor/defibrillator replacement for West Lakes Ambulance, $252,000 for multiple stations facility upgrades and improvements, $76,000 for apparatus upgrades, $72,000 for apparatus mobile data terminals, $1,500,000 for design, preparation, preliminary civil work for station 6-2, $75,000 for tanker replacement for Talkeetna FSA, and $450,000 for engine replacement for Greater Palmer FSA was appropriated through the capital projects fiscal year 2012 listing, or through subsequent legislation; and

WHEREAS, $144,000 for grant match for FHWA, $171,949 for FY13 budgeted appropriations pending legislation for SOW, $106,000 for fish passage improvements to the MSB, $100,000 for major repair and renovation to Knik Museum, $20,667 for highway signage, $150,000 for trail repairs, maintenance, and construction, $125,000 for trail survey, $85,000 for Talkeetna Library and Community Center building design, $125,000 for Municipal Entitlement survey, $75,000 for five year disposal plan for Community Development, $95,000 for DSJ Building Annex evaluation, design and construction, $775,000 for Midway RSA, $25,000 for North Colony RSA, $30,000 for fencing for Solid Waste, $26,078 for electrical upgrades at Transfer Sites, $500,000 for E-911 parcel spatial data acquisition, $250,000 for dispatch governance and implementation plan, $100,000 for EMS management and performance study, $23,739 for EMS patient care report computers, $150,000 for radios, pagers and personal protective equipment for District #1 core ambulance, $7,500 for rapid intervention kits, $15,000 for fitness equipment for West Lakes FSA, $160,000 for communications equipment, $75,000 for site work and landscaping at various fire stations, $1,200,000 for training complex roads and water system construction, $120,000 for firehose at the Wasilla-Lakes FSA, and $450,000 for fire tanker replacement for the Greater Palmer FSA was

appropriated through the capital projects fiscal year 2013 listing, or through subsequent legislation; and

WHEREAS, $43,055 for project management system, $43,055 for SharePoint development and implementation, $432,661 for payroll benefits system/HR system, $75,000 for flood plain mapping, $75,000 for aerial imagery, $125,000 for trail survey, $56,676 for Parks and Recreation shop upgrades, $83,840 Brett Ice Rink evaluation, $125,000 Municipal Entitlement survey, $40,000 for furnishings/equipment new Annex, $26,336 for DSJ phase 2 roof top unit connections, $1,169,966 for building remodel and upgrade phase II, $100,000 for land for septage facility, $742,500 for Midway RSA, $6,000 for North Colony RSA, $288,500 for Bogard RSA, $326,500 for Gold Trails RSA, $30,500 for Alpine RSA, $55,000 for Solid Waste Ford F550 super cab flatbed and $30,000 for construction and demolition cell improvements, $1,000,000 for E-911 equipment, $163,968 for Sutton Ambulance building, $15,000 for Aluminski for Water Rescue, $8,000 for ATV for Rescue, $275,000 for land for future fire station, improvements Station 7-1, building and property improvements for West Lakes FSA, $2,224,700 for self-contained breathing apparatus, radios and communication equipment, exterior painting and repair Station 6-5, training complex warehouse construction, carpet replacement Station 6-1, and command vehicle and support vehicle for Wasilla Lakes FSA, $50,000 for CAFS truck for Butte

FSA, $220,000 water supply tank for Sutton FSA, $100,000 for drafting tank Station 11-2 for Talkeetna FSA, $600,000 for fire engine and equipment for Greater Palmer FSA, and $100,000 business development and marketing plan for the Port was appropriated through the capital projects fiscal year 2014 listing, or through subsequent legislation; and

WHEREAS, these projects have not been completed and the funds are still required.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Extension of time. The Matanuska-Susitna Borough Assembly hereby approves the extension of time for the completion of the Borough buildings repair, tourism infrastructure, right-of-way acquisitions, municipal land entitlement surveys, emergency services buildings and equipment projects, solid waste and transfer site projects, park and trail improvements, library and pool improvements, financial system enhancements, fire service and road service area projects, fish passage management, underground storage tank fund, Federal Highway Administration grant match funding South Central rail corridor, waste water facility, low impact development program, water quality protection, fiscal year 2012 and fiscal year 2013 budgeted appropriations for SOW, project management system, SharePoint development, flood plain mapping, wetlands program,

aerial imagery, ice rink evaluation, and port marketing and development projects to June 30, 2017.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-083

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING $80,000 FROM THE CAPITAL PROJECTS DEPARTMENT FISCAL YEAR 2016 OPERATING BUDGET, FUND 100 TO FUND 435, AND APPROVING THE SCOPE OF WORK AND BUDGET FOR THE FIREWEED BUILDING IMPROVEMENTS, PROJECT NO. 10178.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	sz	
	Capital Projects Director		
	Finance Director		4/20/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: YES _X_ NO _____
Ordinance Serial No. 16-___ (2 pp)
Resolution Serial No. 16-___ (2pp)

SUMMARY STATEMENT: The FY16 Capital Projects Department budget contained funding for a Director and an Engineer. The Director position and the Engineer position were each vacant for approximately 6 months. In addition, there are several accounts that have remaining funds that will expire on June 30, 2016.

The purchase agreement for the Fireweed Building was executed on May 21, 2015 with zero percent interest on sixty-nine (69) equal monthly installments.

The Fireweed Building was constructed in the 1940s and contains hazardous materials requiring abatement. The building also has

the original doors, windows, plumbing, electrical, and mechanical infrastructure requiring upgrades or replacement.

As such, it is necessary to reappropriate the remaining operating funds to a non-lapsing capital project for the Fireweed improvements.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully requests adoption of the legislation reappropriating $80,000 from the Capital Projects Department fiscal year 2016 operating budget, fund 100 to fund 435, and approve the scope of work and budget the Fireweed Building Improvements, Project No. 10178.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING $80,000 FROM THE CAPITAL PROJECTS DEPARTMENT FISCAL YEAR 2016 OPERATING BUDGET, FUND 100 TO FUND 435, AND APPROVING THE SCOPE OF WORK AND BUDGET FOR THE FIREWEED BUILDING IMPROVEMENTS, PROJECT NO. 10178.

ORIGINATOR: Sandy Zartman, Admin Specialist

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $80,000	FUNDING SOURCE Operating Budget
FROM ACCOUNT # 100.180.180.4XX.XXX	PROJECT #
TO ACCOUNT: 435.000.000.3XX.XXX	PROJECT # 10178
VERIFIED BY: Barbara Barrington	CERTIFIED BY:
DATE: 4/18/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	80					

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	80					
TOTAL	80					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 4/19/16

IM No. 16-083
Ordinance Serial No. 16-053
Resolution Serial No. 16-044

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-056

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REAPPROPRIATING $80,000 FROM THE CAPITAL PROJECTS DEPARTMENT FISCAL YEAR 2016 OPERATING BUDGET, FUND 100, TO FUND 435 FOR THE FIREWEED BUILDING IMPROVEMENTS, PROJECT NO. 10178.

WHEREAS, the Fireweed Building was purchased on May 21, 2015; and

WHEREAS, the building was constructed in the 1940s using hazardous materials that require abatement; and

WHEREAS, the original doors, windows, plumbing, electrical, and mechanical infrastructure require upgrades or replacement; and

WHEREAS, the fiscal year 2016 Capital Projects operating budget contained funding for a Director and an Engineer position that remained vacant for approximately 6 months; and

WHEREAS, a portion of unused permanent wages allocated for the two positions will be part of this reappropriation along with operating funds that were not used during the fiscal year; and

WHEREAS, it is necessary to reappropriate these funds into a non-lapsing capital project account in order to complete the project.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Reappropriation Source. The Assembly does hereby reappropriate $80,000 from the Capital Projects Department fiscal year 2016 operating budget, fund 100 to fund 435 for the Fireweed Building Improvements, Project No. 10178.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 16-044

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR THE FIREWEED BUILDING IMPROVEMENTS, PROJECT NO. 10178.

WHEREAS, the purchase agreement for the Fireweed Building was executed on May 21, 2015, with zero percent interest on sixty-nine (69) equal monthly installments; and

WHEREAS, the Fireweed Building was constructed in the 1940s and contains hazardous materials requiring abatement; and

WHEREAS, the original doors, windows, plumbing, electrical, and mechanical infrastructure require upgrades or replacement; and

WHEREAS, the fiscal year 2016 Capital Projects Operating budget contained funding for a Director and an Engineer position that remained vacant for approximately 6 months; and

WHEREAS, a portion of unused permanent wages allocated for the two positions will be part of this reappropriation, along with remaining operating funds; and

WHEREAS, the Assembly reappropriated $80,000 from the Capital Projects Department fiscal year 2016 operating budget with the adoption of Ordinance Serial No. 16-056 for the purpose of improvements to the Fireweed Building; and

WHEREAS, no expenditures can be made until a scope of work

and budget has been approved by the Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the following scope of work and budget for improvements for the Fireweed Building:

SCOPE OF WORK

Improvements to the Fireweed Building to include design, permitting, testing, abatement, and construction.

BUDGET

1) Capital Projects Department
Fiscal Year 2016 Operating Budget
Reappropriation to Fireweed Building
Fund 435/Project 10178 $80,000.00

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-086

SUBJECT: A SUPPLEMENTAL APPROPRIATION OF $42,000 FROM THE TALKEETNA FIRE SERVICE AREA FUND BALANCE, FUND 254, TO THE FISCAL YEAR 2016 TALKEETNA FIRE SERVICE AREA OPERATING BUDGET TO COVER WAGES AND BENEFITS FOR THE REMAINDER OF FISCAL YEAR 2016.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED ~~BY~~ for JOHN MOOSEY, BOROUGH MANAGER: George Phillips Hays

Route To:	Department/Individual	Initials	Remarks
	Originator/Bill Gamble	BG	
	Finance Director	BS for TC	4/22/16
	Borough Attorney	MS	
	Borough Clerk	Summ	4/25/16

ATTACHMENT(S): Fiscal Note: YES X NO
Ordinance Serial No. 16-057 (2 pp)

SUMMARY STATEMENT:

The Talkeetna Fire Service Area is currently over budget in personnel wages due to unforeseen expenses. Unexpected personnel costs were incurred from fighting the Sockeye fire and Emergency Management administrative staff have been being paid on a cost share basis between all fire service areas. The fire service areas were not aware the personnel costs were being deducted from their budgets for the Emergency Management employees, and therefore, they did not budget for the additional costs.

The Emergency Services Fire Deputy Director has approved a $42,000 fund balance appropriation to supplement the Fiscal Year 2016 operating budget for payroll expenses.

RECOMMENDATION OF ADMINISTRATION:

Approval of the attached legislation, which will appropriate $42,000 from the Talkeetna Fire Service Area Fund Balance, Fund 254, to the Talkeetna Fire Service Area Fiscal Year 2016 Operating Budget to supplement the Fiscal Year 2016 Operating Budget for payroll expenses.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016

SUBJECT: A supplemental appropriation of $42,000 from the Talkeetna Fire Service Area Fund Balance, Fund 254, to the fiscal year 2016 Talkeetna Fire Service Area Operating Budget to cover wages and benefits for the remainder of Fiscal Year 2016.

ORIGINATOR: Bill Gamble – Emergency Services

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $42,000	FUNDING SOURCE Fund 254 fund balance
FROM ACCOUNT # 254 272.000	PROJECT #
TO ACCOUNT : 254 000.000. 4XX.XXX	PROJECT #
VERIFIED BY: Barbara Saunders	CERTIFIED BY:
DATE: 4-19-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services	42					
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING	42					
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	42					
TOTAL	42					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) Estimated remaining fund balance $427,517

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Saunders for Tammy Clayton DATE: 4/22/16

IM No. 16-086
Ordinance Serial No. 16-057

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-057

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A SUPPLEMENTAL APPROPRIATION OF $42,000 FROM THE TALKEETNA FIRE SERVICE AREA FUND BALANCE, FUND 254, TO THE FISCAL YEAR 2016 TALKEETNA FIRE SERVICE AREA OPERATING BUDGET TO COVER WAGES AND BENEFITS FOR THE REMAINDER OF FISCAL YEAR 2016.

WHEREAS, the Talkeetna Fire Service Area is currently over budget in personnel wages due to unforeseen expenses; and

WHEREAS, unexpected personnel costs were incurred from fighting the Sockeye fire; and

WHEREAS, Emergency Management administrative staff have been being paid on a cost share basis between all fire service areas; and

WHEREAS, the fire service areas were not aware the personnel costs were being deducted from their budgets for the Emergency Management employees, and therefore, they did not budget for the additional costs; and

WHEREAS, the Emergency Services Fire Deputy Director has approved a $42,000 fund balance appropriation to supplement the Fiscal Year 2016 operating budget for payroll expenses.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Supplemental Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves a supplemental appropriation in the amount of $42,000 from the Talkeetna Fire Service Area Fund Balance, Fund 254, to the Talkeetna Fire Service Area Fiscal Year 2016 Operating Budget to cover wages and benefits for the remainder of fiscal year 2016.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: A SUPPLEMENTAL APPROPRIATION OF $50,000 FROM THE BUTTE FIRE SERVICE AREA FUND BALANCE, FUND 251, TO THE FISCAL YEAR 2016 BUTTE FIRE SERVICE AREA OPERATING BUDGET TO COVER WAGES AND BENEFITS FOR THE REMAINDER OF FISCAL YEAR 2016.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED ~~BY~~ for JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator/Bill Gamble	KB	
	Finance Director	BB for TC	4/22/16
	Borough Attorney	NS	
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: YES X NO
Ordinance Serial No. 16-058 (2 pp)

SUMMARY STATEMENT:

The Butte Fire Service Area is currently over budget in personnel wages due to unforeseen expenses. The unexpected personnel costs were incurred from fighting the Sockeye fire and Emergency Management administrative staff have been being paid on a cost share basis between all fire service areas. The fire service areas were not aware the personnel costs were being deducted from their budgets for the Emergency Management employees, and therefore, they did not budget for the additional costs.

The Emergency Services Fire Deputy Director has approved a $50,000 fund balance appropriation to supplement the Fiscal Year 2016 operating budget for payroll expenses.

RECOMMENDATION OF ADMINISTRATION:

Approval of the attached legislation, which will appropriate $50,000 from the Butte Fire Service Area Fund Balance, Fund 251, to the Butte Fire Service Area Fiscal Year 2016 Operating Budget to supplement the Fiscal Year 2016 Operating Budget for payroll expenses.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016

SUBJECT: A supplemental appropriation of $50,000 from the Butte Fire Service Area Fund Balance, Fund 251, to the fiscal year 2016 Butte Fire Service Area Operating Budget to cover wages and benefits for the remainder of Fiscal Year 2016.

ORIGINATOR: Bill Gamble – Emergency Services

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $50,000	FUNDING SOURCE Fund 251 Fund Balance
FROM ACCOUNT # 251 272,000	PROJECT #
TO ACCOUNT : 251.000.000.4xx.xxx	PROJECT #
VERIFIED BY: Barbara Gruenfelder	CERTIFIED BY:
DATE: 4/19/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services	50					
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING	50					
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	50					
TOTAL	50					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) Estimated remaining fund balance $1,102,479.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Gruenfelder for Tammy Clayton DATE: 4/22/16

IM No. 16-087
Ordinance Serial No. 16-058

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-058

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A SUPPLEMENTAL APPROPRIATION OF $50,000 FROM THE BUTTE FIRE SERVICE AREA FUND BALANCE, FUND 251, TO THE FISCAL YEAR 2016 BUTTE FIRE SERVICE AREA OPERATING BUDGET TO COVER WAGES AND BENEFITS FOR THE REMAINDER OF FISCAL YEAR 2016.

WHEREAS, the Butte Fire Service Area is currently over budget in personnel wages due to unforeseen expenses; and

WHEREAS, unexpected personnel costs were incurred from fighting the Sockeye fire; and

WHEREAS, Emergency Management administrative staff have been being paid on a cost share basis between all fire service areas; and

WHEREAS, the fire service areas were not aware the personnel costs were being deducted from their budgets for the Emergency Management employees, and therefore, they did not budget for the additional costs; and

WHEREAS, the Emergency Services Fire Deputy Director has approved a $50,000 fund balance appropriation to supplement the Fiscal Year 2016 operating budget for payroll expenses.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Supplemental Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves a supplemental appropriation in the amount of $50,000 from the Butte Fire Service Area Fund Balance, Fund 251, to the Butte Fire Service Area Fiscal Year 2016 Operating Budget to cover wages and benefits for the remainder of fiscal year 2016.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-089

SUBJECT: Accept and appropriate additional funds in the amount of $495,000 for revision no. one (1), up to Twenty Four culvert replacements as part of the Fish Passage Improvements Project, project number 30114.

AGENDA OF: May 03, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	HK	4/20/16
	Public Works Director		20 APR 16
	Finance Director	for TC	4/22/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes x ; No ____
Ordinance Serial No. 16-059 (3 pp)
Resolution Serial No. 16-045 (2 pp)

SUMMARY STATEMENT: The Matanuska-Susitna Borough was notified by the United States Fish and Wildlife Service that a grant project was approved in the amount of $151,000 to replace up to twenty four (24) fish barrier culverts with fish-friendly culverts. The funds under this agreement are to be used to design, permit, bid and construct identified fish barrier culverts according to the following list: 1) Wasilla Creek Parkway, 2) Meadow Creek at Big Beaver Lake Road, 3) Crystal Lake Road, 4) Wasilla Creek at Crabb Circle, 5) Cottonwood Creek at Riverdell, 6) Seymore Lake at Meadow Lakes Drive, 7) N. Bonnie Drive at Wasilla Creek Tributary (1), 8) N. Bonnie Drive at Wasilla Creek Tributary (2), 9) Caswell Creek at Caswell Creek Road, 10) Neklason Lake at Homebuilt Circle, 11) Mastodon Road (E. Birch Creek Boulevard) Birch Creek Tributary, 12) Silver Salmon Road at

Caswell Creek, 13) Shaman Road at Caswell Creek, 14) Trapper Creek at Susitna River Road, 15) Foothills Boulevard at Lucille Creek, 16) Fern, 17) Birch Road, 18) Beaver Lake Road at Lynda Lake, 19) Blodgett at Ridgecrest Road, 20) West Birch Road at Meadow Creek Tributary, 21) Royal Lane, O'Brien Creek, 22) W. Zero Lake Road, 23) Rubacaba Road at O'Brien Creek, 24) Settler's Bay Road at Crocker Creek. The grant required a Borough contribution in the amount of $106,000.

The revision no. one (1) requires Matanuska-Susitna Borough to match in the amount of $234,000. The Assembly has set aside $500,000 in areawide funds as part of the fiscal year 2013 capital projects budget for the purpose of matching United States Fish and Wildlife Service and State of Alaska grants. $315,949 remains available to match this grant.

The Matanuska-Susitna Borough is a member of the Mat-Su Basin Salmon Conservation Partnership which is one of four nationally recognized fish partnerships by the National Fish Habitat Action Plan Board through the U.S. Fish and Wildlife Service. The partnership has created a strategic plan which lists obstructions to fish passage as one of the major threats to salmon health in the Mat-Su basin, and the project identified in this legislation is but one of these projects. Through this partnership, the U.S. Fish and Wildlife Service works collaboratively to survey, identify, fund, and remove barriers to fish passage, thus keeping our salmon populations healthy and viable.

RECOMMENDATION OF ADMINISTRATION: Accept and appropriate additional funds in the amount of $495,000 for revision no. one (1), up to Twenty Four culvert replacements as part of the Fish Passage Improvements Project, project number 30114.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 03, 2016

SUBJECT: Accept and appropriate additional funds in the amount of $495,000 for revision no. one (1), Up to Twenty Four culvert replacements as part of the Fish Passage Improvements Project, project number 30114.

ORIGINATOR: Dept of Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $ 729,000	FUNDING SOURCE USFWS Grant / FY15 Cap Approp
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : 410.000.0003xx.xxx	PROJECT # 30114
VERIFIED BY: Barbara Gruenfelder	CERTIFIED BY:
DATE: 4-21-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY16	FY17	FY18	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL	729					
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	495					
Other	234					
TOTAL	729					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: Barbara Gruenfelder DATE: _____

APPROVED BY: for Tammy Clayton DATE: 4/22/16

IM No. 16-089
OR16-059
RS16-045

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-059

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING ADDITIONAL FUNDS FOR REVISION NO. 1 IN THE AMOUNT OF $495,000 FROM THE UNITED STATES FISH AND WILDLIFE SERVICE TO FUND 410, PROJECT NO. 30114, FOR UP TO TWENTY FOUR CULVERT REPLACEMENTS AS PART OF THE FISH PASSAGE IMPROVEMENTS PROJECT, PROJECT NO. 30114

WHEREAS, with the adoption of Ordinance Serial No. 16-004, the Assembly accepted and appropriated grant funds from the United States Fish and Wildlife Service in the amount of $151,000 to replace up to 24 culverts; and

WHEREAS, Borough matched funds in the amount of $106,000 were approved and appropriated; and

WHEREAS, on April 19, 2016, the Matanuska-Susitna Borough was notified by the United States Fish and Wildlife Service, that Revision No. 1 awarding additional funding in the amount of $495,000 for Twenty Four fish passage culverts; and

WHEREAS, the additional funding requires a Borough contribution in the amount of $234,000; and

WHEREAS, the Assembly has set aside $500,000 in areawide

Ordinance Serial No. 16-059
Resolution Serial No. 16-045
IM No. 16-089

funds as a part of the fiscal year 2013 capital budget for the purpose of matching grant funding; and

WHEREAS, the Operations and Maintenance Division would like to identify $234,000 of these funds as match for this project; and

WHEREAS, no expenditures can be made until a scope of work and budget has been approved by the Assembly.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Acceptance and appropriation source. There is hereby accepted and appropriated by the Matanuska-Susitna Borough Assembly, Revision No. 1 , additional funding in the amount of $495,000 from the United States Fish and Wildlife Service, to Fund 410, Project No. 30114, for up to twenty four (24) culvert replacement as part of the Fish Passage Culvert Replacement Project.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this ____ day of _____, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Ordinance Serial No. 16-059
Resolution Serial No. 16-045
IM No. 16-089

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 16-045

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE BUDGET FOR REVISION NO.1 IN THE AMOUNT OF $495,000 FOR REPLACEMENT OF UP TO TWENTY FOUR (24) CULVERTS FOR FISH PASSAGE IMPROVEMENT, PROJECT NO. 30114.

WHEREAS, the Matanuska-Susitna Borough was notified by the United States Fish and Wildlife Service, that a grant project was approved in the amount of $151,000 with a required Borough match in the amount of $106,000; and

WHEREAS, these funds were accepted and appropriated by the Assembly with the adoption of Ordinance Serial No. 16-004; and

WHEREAS, on April 19, 2016, the Matanuska-Susitna Borough was notified by the United States Fish and Wildlife Service, that Revision No. 1 awarding addition funding of $495,000 was approved; and

WHEREAS, this additional funding requires a Borough contribution in the amount of $234,000; and

WHEREAS, the Assembly has set aside $500,000 in areawide funds as part of the fiscal year 2013 capital projects budget for the purpose of matching grant funding; and

WHEREAS, the Operations and Maintenance Division would like to identify $234,000 of these funds as match for this project; and

WHEREAS, no expenditures can be made until the amended

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IM16-089

budget has been approved by the Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Assembly hereby accepts and appropriates additional funding in the amount of $495,000, and approves the following budget for project no. 30114.

Amended Budget

Project/account No. 30114	Previously Approved Budget	Amended Budget
United States Fish and Wildlife Service Project No.30114.7100.7104	$151,000	$646,000
Fiscal Year 2013 areawide Capital Mat-Su Borough Match Project No. 30114.1800.1804	$106,000	$340,000
Total	$257,000	$986,000

BE IT FURTHER RESOLVED,

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of ___, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

OR16-059
Im16-089

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-090

SUBJECT: Appropriation of $90,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	4/21/16	
	Public Works Director	20 APR 16	
	Finance Director	for TC	4/22/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes x No
Ordinance Serial No. 16-060 (2pp)
Resolution 16-01 from the Road Service Area No. 26, Board of Supervisors (1pp)
Road Maintenance & Repair Capital Projects List for RSA 26, approved with AM 15-157, (3pp)

SUMMARY STATEMENT: The Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to support as many road capital projects as possible and ensure that the capital projects previously approved by the assembly with AM 15-157 are fully funded. Funds from the RSA No. 26 Greater Butte Fund Balance can be used to fund Road Capital Improvement Projects. The Greater Butte Board of Supervisors and the Public Works Department would like to transfer $90,000 from the Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Project No. 30046, Fund 410 for Greater Butte Road Service Area No. 26 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $90,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016

SUBJECT: Appropriation of $90,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for Greater Butte Road Service Area No. 26 Capital Projects..

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *90.000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 280.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30046
VERIFIED BY: Barbara Sauerwein	CERTIFIED BY:
DATE: 4/21/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY12	FY13	FY14	FY2015	FY2016	FY2017
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL					90	
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other					90	
TOTAL					90	

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 280 is ~~$50,587~~ 50,376 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Sauerwein for Tammy Clayton DATE: 4/22/16

IM No. 16-090
OR 16-060

16-01

A RESOLUTION OF THE ROAD SERVICE AREA #26, GREATER BUTTE BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $90,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #26, Greater Butte Fund Balance has a balance of approximately $140,587; and

WHEREAS, it is the desire of the Road Service Area #26, Greater Butte Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #26, Greater Butte Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #26, Greater Butte Board of Supervisors request $90,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #26, Greater Butte Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $90,000 from Fund Balance 280.262.000 to Capital Improvements Project 30046.

APPROVED by the Road Service Area #26, Greater Butte Board of Supervisors:

Michael A Shields
RSA #26 Supervisor

4/14/16
Date

R Mitchell
RSA #26 Supervisor

4-14-16
Date

Lucy Kaboosdeo
RSA #26 Supervisor

14 Apr 2016
Date

Resolution #16-01 IM16-090
OR16-060

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2016

ASSEMBLY PERSON: Dist 1 Jim Sykes
RSA SUPER: Will Barickman
PRIMARY: Mike Shields
ALT: Lucy Klebesadel
ALT: Roy Nuttal

ROAD SERVICE AREA: 26 Butte

PROJECT # 30046

APPROX AVAILABLE RSA FUNDING $ 603,213
APPROX AVAILABLE GRANT FUNDING $ 3,229.14

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE	$0					N/A
2	RSA ROADS	CALCIUM APPLICATION	$0					N/A
3	RSA ROADS	RECONDITION ROADS	$25,251	$25,251				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	$22,000	$22,000				YES
5	Lazenby Rd. ((.24) Juanita Way (.25)	Utility Relocate & Upgrade (.49)	$50,000	$50,000				YES
6	Sea Biscuit Ln (.24) Man-O-War Dr (.38) Secretariat Dr. (.27) Whirl-A-Way Cir. (.21)	Utility Relocate & Upgrade (1.10)	$100,000	$100,000				YES
7	Breezy Ct (.07) Cheechako Dr (.46) Trellis Ave (1.0) Hearthstone Dr (.17) Crabapple Ct (.06)	Pave w/2" A.C 50% MSB Match (1.76)	$450,000	$222,749	$225,000	$2,251		YES
	TOTAL FUNDED PROJECTS		**$647,251**	**$420,000**	**$225,000**	**$2,251**		
8	Bergmand Rd. (.37) Doris Mae Cir. (.06) Melin Rd. (.25) Fritz Dr. (.12)	Utility Relocate & Upgrade (.80)	$600,000	$300,000	$300,000			**NO**
					FUNDING NOT YET IDENTIFIED			

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9	Lombardo Rd & Cul-de-sac (.34)	Design & Upgrade w/RAP (.34)	$150,000					NO
					FUNDING NOT YET IDENTIFIED			
10	Doc McKinley (.85) Jessie Jo Place (.19)	Ditch / Road Upgrade w/RAP (.85)	$100,000					NO
					FUNDING NOT YET IDENTIFIED			
11	Brian Dr (.27) Melanie Ln (.30) Knik View (.20) Knik View Cir (.08)	Ditch / Road Upgrade w/ RAP (.85)	$95,000					NO
					FUNDING NOT YET IDENTIFIED			
12	Dancer Cir (.24) Kent St (.21) Laura St (.21)	Ditch / Road Upgrade w/RAPA (.66)	$70,000					NO
					FUNDING NOT YET IDENTIFIED			
13	Kuhn Dr (.35) Vera Way (.20) Bohman Way (.25)	Design / Upgrade w/RAP (.80)	$300,000					NO
					FUNDING NOT YET IDENTIFIED			
14	George Plumley (.08)	Design / Upgrade w/RAP (.08)	$60,000					NO
					FUNDING NOT YET IDENTIFIED			
15	Butte Dr (.30)	Design / Upgrade w/RAP (.30)	$150,000					NO
					FUNDING NOT YET IDENTIFIED			
16	Walling Road (.65)	Design / Upgrade w/RAP (.65)	$250,000					NO
					FUNDING NOT YET IDENTIFIED			
17	Fairweather Ln (.13) Walden Road (.22)	Design / Upgrade w/RAP (.35)	$125,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Peaceful Lane (.63)	Design / Upgrade w/RAP (.63)	$300,000					NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		$2,200,000	$300,000	$300,000			
	Source	**Grant # / Account Code**	**Grant Amount**					

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Line 6	2012 SOA Legis Grant	12-DM-118 30046.9000.9002	$3,229.14	Butte RSA Roads Upgrade		

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

IM16-090
OR16-060

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-060

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $90,000 FROM GREATER BUTTE ROAD SERVICE AREA NO.26 FUND BALANCE, FUND 280, TO FUND 410, PROJECT NO. 30046, FOR GREATER BUTTE ROAD SERVICE AREA NO. 26 CAPITAL PROJECTS.

WHEREAS, the Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, funds from the RSA no. 26 Greater Butte fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Greater Butte Road Service Area No. 26 Board of Supervisors and the Public Works Department would like to transfer $90,000 from Greater Butte Road Service Area No. 26 fund balance, Fund 280, to Fund 410, Project No. 30046, for the Greater Butte Road Service Area No. 26 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $90,000 from Greater Butte Road Service Area No. 26, fund balance, Fund 280, to Fund 410, Project No. 30046, Greater Butte Road Service Area No. 26 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-091

SUBJECT: Appropriation of $110,000 from Knik Road Service Area No. 17 fund balance, Fund 274, to Fund 410, Project No. 30040, for Knik Road Service Area No. 17 Capital Projects.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Public Works Director		20 APR 16
	Finance Director		4/22/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes x No
Ordinance Serial no. 16-061 (2pp)
Resolution 16-01 from the Road Service Area No. 17, Board of Supervisors. (1pp)
Road Maintenance & Repair Capital Projects List for RSA 17, approved with AM 15-157, (2pp)

SUMMARY STATEMENT: The Knik Road Service Area No. 17 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Funds from the RSA No. 17 fund balance can be used to fund Capital Improvement Projects. The Knik Road Service Area No. 17 Board of Supervisors and the Public Works Department would like to transfer $110,000 from the Knik Road Service Area No. 17 fund balance, Fund 274, to Project No. 30040, Fund 410 for Knik Road Service Area No. 17 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $110,000 from Knik Road Service Area No. 17 fund balance, Fund 274, to Fund 410, Project No. 30040, for Knik Road Service Area No. 17 Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016

SUBJECT: Appropriation of $110,000 from Knik Road Service Area No. 17 fund balance, Fund 274, to Fund 410, Project No. 30040, for Knik Road Service Area No. 17 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *110,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 274.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30040
VERIFIED BY: Barbara Baumgarten	CERTIFIED BY:
DATE: 4/21/16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY12	FY13	FY14	FY2015	FY2016	FY2017
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL					110	
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other					110	
TOTAL					110	

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 274 is ~~$50,037~~ 49,764 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Baumgarten for Tammy Clayton DATE: 4/22/16

IM No. 16-091
OR16-060

A RESOLUTION OF THE ROAD SERVICE AREA #17, KNIK BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $110,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #17, Knik Fund Balance has a balance of approximately $167,037; and

WHEREAS, it is the desire of the Road Service Area #17, Knik Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #17, Knik Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #17, Knik Board of Supervisors request $110,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #17, Knik Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $110,000 from Fund Balance 274.272.000 to Capital Improvements Project 30040

APPROVED by the Road Service Area #17, Knik Board of Supervisors:

RSA #17 Supervisor — Date: 4-13-16

RSA #17 Supervisor — Date: 4-13-16

RSA #17 Supervisor — Date: 4/13/16

Resolution #16-01

IM16-091
OR16-061

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2016

ROAD SERVICE AREA: 17 KNIK
PROJECT # 30040
APPROX AVAILABLE FUNDING $ 1,418,564
APPROX AVAILABLE GRANT FUNDING $0

ASSEMBLY PERSON: Dist 5 Dan Mayfield
RSA SUPERINTENDENT: Scott Sanderson
PRIMARY: Toby Riddell
ALT: Dan Huttenun

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE	$11,250	$8,438	$2,813			YES
2	RSA ROADS	CALCIUM APPLICATION	$15,000	$11,250	$3,750			YES
3	RSA ROADS	RECONDITION ROADS	$50,000	$50,000				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	$150,000	$150,000				YES
5	Twilight Dr (1.04) New Moon (.06) Ogard St (.25)	Utility Relocate / Upgrade (1.35)	$0					YES
6	Hazel Ave (.76)	Design / Upgrade (.76)	$320,000	$320,000				YES
7	W. Cormorant Way W. Phalarope Dr.	Design / Upgrade (.64)	$320,000	$320,000				YES
8	S. Timberland Lp (1.15)	Pave w/2" A.C. (1.15) 50% MSB Match	$340,000	$170,000	$170,000			YES
9	Carillon Dr (.49)	Design / Upgrade (.49)	$200,000	$200,000				YES
	TOTAL FUNDED PROJECTS		**$1,406,250**	**$1,229,688**	**$176,563**			
10	Carmel (.77)	Design / Upgrade (.77)	$310,000					NO
					FUNDING NOT YET IDENTIFIED			
11	S. Alix Dr. (.74)	Design / Upgrade (.74)	$315,000					NO

IM 16-091
AR 16-061

					FUNDING NOT YET IDENTIFIED			
12	Royal Ln. (.52)	Design / Upgrade (.1.05)	$420,000					NO
					FUNDING NOT YET IDENTIFIED			
13	S. Alix Dr. (.74)	Pave w/2" A.C. (.74) 50% MSB	$220,000	$110,000				NO
					FUNDING NOT YET IDENTIFIED			
14	Appalachian (.21)	Pave w/2" A.C. (.21) 50% MSB	$63,000	$31,500	$31,500			NO
					FUNDING NOT YET IDENTIFIED			
15	Village St. (.24)	Pave w/2" A.C. (.24) 50% MSB	$72,000	$36,000	$36,000			NO
					FUNDING NOT YET IDENTIFIED			
16	S. Valley View Dr. (.30) Spinnaker Dr. (.18)	Design / Upgrade (.48)	$200,000					NO
					FUNDING NOT YET IDENTIFIED			
17	W. Cormorant Way (.65)	Design / Upgrade (.65)	$170,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Ayshire Rd. (.65)	Pave w/2" A.C. (.65) 50% MSB Match	$195,000	$97,500				NO
					FUNDING NOT YET IDENTIFIED			
19	W. Birch Harbor (.47)	Pave w/2" A.C. (.47) 50% MSB Match	$141,000	$70,500				NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$2,106,000**	**$345,500**				

IM16-011
OR 16-061

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-61

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $110,000 FROM KNIK ROAD SERVICE AREA NO. 17 FUND BALANCE, FUND 274, TO FUND 410, PROJECT NO. 30040, FOR KNIK ROAD SERVICE AREA NO. 17 CAPITAL PROJECTS.

WHEREAS, the Knik Road Service Area No. 17 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Knik Road Service Area No. 17 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, funds from the RSA No. 17 Knik fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Knik Road Service Area No. 17 Board of Supervisors and the Public Works Department would like to transfer $110,000 from Knik Road Service Area No. 17 fund balance, Fund 274, to Fund 410, Project No. 30040, for the Knik Road Service Area No. 17 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $110,000 from Knik Road Service Area No. 17, fund balance, Fund 274, to Fund 410, Project No. 30040, Knik Road Service Area No. 17 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-092

SUBJECT: Appropriation of $46,000 from Alpine Road Service Area No. 31 fund balance, Fund 285, to Fund 410, Project No. 30051, for Alpine Road Service Area No. 31 Capital Projects.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
	Originator		4/20/16
	Public Works Director	TDC	20 APR 16
	Finance Director	BB for TC	4/22/16
	Borough Attorney	NS	
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: Yes x No
Ordinance Serial No. 16-062 (2 pp)
Resolution 16-01 from the Road Service Area No. 17, Board of Supervisor (1 pp)
Road Maintenance & Repair Capital Projects List for RSA 31, approved with AM 15-157. (1 pp)

SUMMARY STATEMENT: The Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Funds from the RSA no. 31 fund balance can be used to fund Capital Improvement Projects. The Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to transfer $46,000 from the Alpine Road Service Area No. 31 fund balance, Fund 285, to Project No. 30051, Fund 410 for Alpine Road Service Area No. 31 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $46,000 from Alpine Road Service Area No. 31 fund balance, Fund 285, to Fund 410, Project No. 30051, for Alpine Road Service Area No. 31 Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2015

SUBJECT: Appropriation of $46,000 from Alpine Road Service Area No. 31 fund balance, Fund 285 to Fund 410, Project No. 30051, for Alpine Road Service Area No. 31 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *46,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 285.272.000	PROJECT #
TO ACCOUNT : 410.000.000.xxx.xxx	PROJECT # 30051
VERIFIED BY: Barbara Sumgartner	CERTIFIED BY:
DATE: 4-21-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2017	FY2018
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			46			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			46			
TOTAL			46			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, fund 281 is ~~$50,037~~ 35,052 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Sumgartner for Tammy Clayton DATE: 4/22/16

IM No. 16-092
OR 16-062

A RESOLUTION OF THE ROAD SERVICE AREA #31, ALPINE BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $46,000 FROM ALPINE FUND BALANCE, FUND 285 TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #31, Alpine fund balance, Fund 285 has a balance of approximately $96,037; and

WHEREAS, it is the desire of the Road Service Area #31, Alpine Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the RSA #31, Alpine Board of Supervisors request $46,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #31, Alpine Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $46,000 from Alpine fund balance, Fund 285 to Capital Improvements Project 30051.

APPROVED by the Road Service Area #31, Alpine Board of Supervisors:

George Saunders
RSA #31 Supervisor

4/12/2016
Date

D. Wilson Trust
RSA #31 Supervisor

4/12/16
Date

RSA #31 Supervisor

Date

Resolution 16-01

IM16-092
OR16-062

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2016

ASSEMBLY PERSON: Dist 1 Jim Sykes
RSA SUPER: Will Barickman
PRIMARY: George Rauscher
ALT: Dean Lust
ALT: Jill Alford

ROAD SERVICE AREA: 31 Alpine

PROJECT # 30051

APPROX AVAILABLE FUNDING $ 65,922
APPROX AVAILABLE GRANT FUNDING $0

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE	$0					N/A
2	RSA ROADS	CALCIUM APPLICATION	$0					N/A
3	RSA ROADS	RECONDITION ROADS	$20,000	$20,000				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	$52,000	$52,000				N/A
5	Twin Hills Lane (.29) Seventeen Mile Blvd (.34) Wishbone Place (.15)	Upgrade/Crush/ Oil (.78)	$40,000	$40,000				YES
	TOTAL FUNDED PROJECTS		**$112,000**	**$112,000**	**$0**	**$0**		
6	McPherson Ave (.24) Riverview Way (.27) Danielson Ave (.22) Grand Ave (.41)	Upgrade (1.45)	$350,000	$350,000				NO
					FUNDING NOT YET IDENTIFIED			
7	Grand Ave (.40) Eska St. (.15) Granite St. (.22) Utah St. (.12)	Upgrade/Oil (.92)	$250,000	$250,000				NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$600,000**	**$600,000**				

Im16-082
03/16-062

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-062

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $46,000 FROM ALPINE ROAD SERVICE AREA NO.31 FUND BALANCE, FUND 285, TO FUND 410, PROJECT NO. 30051, FOR ALPINE ROAD SERVICE AREA NO. 31 CAPITAL PROJECTS.

WHEREAS, the Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, funds from the RSA No. 31 Alpine fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Alpine Road Service Area No. 31 Board of Supervisors and the Public Works Department would like to transfer $46,000 from Alpine Road Service Area No. 31 fund balance, Fund 285, to Fund 410, Project No. 30051, for the Alpine Road Service Area No. 31 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $46,000 from Alpine Road Service Area No. 31, fund balance, Fund 285, to Fund 410, Project No. 30051, Alpine Road Service Area No. 31 Capital Projects.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-093

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING UP TO $1 MILLION FROM THE LAND MANAGEMENT PERMANENT FUND, FUND 203, AND A RESOLUTION APPROVING THE AMENDED BUDGET FOR PARKS AND REC SHOP UPGRADES, FUND 440, PROJECT NO. 15039,

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Community Development Director	EP	
	Finance Director	BB for TC	4/22/16
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: NO ____ YES X
Ordinance Serial No. 16-063 (4 pp)
Resolution Serial No. 16-046 (5 pp)

SUMMARY STATEMENT:

The Borough's parks and recreation maintenance shop is currently located within the city limits of Palmer and is zoned for residential use. Because of the zoning, the shop is operating under a city conditional use permit for a greenhouse; however, the greenhouse was taken down due to its deteriorated state and inability to meet OSHA standards without significant cost. The City of Palmer would like to see the shop removed from its current location at the soonest possible time.

Compounding the zoning issue is the difficulty to secure and adequately store expensive equipment. The current parks and recreation maintenance shop is approximately 3,000 square feet, which is not a large enough space to perform essential maintenance on equipment, seat up to 25 Parks and Trails staff, or to store the Parks, Trails, and Land Management's equipment.

Heated storage is required to protect the borough's large equipment from environmental damages and potential vandalism it could otherwise incur if stored outside. Lacking this type of required storage at the current location, the Community Development Department has been compelled to rent additional heated storage space in the amount of $2,080/month for equipment overflow, which is actually priced below rental market value per square foot price. There is no guarantee of continued use of the rental space and the agreement is on a month-to-month basis.

Due to this situation, Community Development has spent the last three plus years trying to accumulate adequate funds to construct a new facility.

In the fiscal year 2012 capital appropriation (Ordinance Serial No. 11-011), the assembly allocated $100,000 for Parks and Rec Shop Upgrades. Windows, flooring, and replacement lighting have been completed and there were funds remaining. Due to the uncertainty of moving the shop to a different location, those funds have rolled over since the completion of the project.

Resolution Serial No. 15-064 amended the scope of work to purchase and install a new steel building on concrete slab with utilities on Borough-owned land.

Ordinance Serial No. 16-029 re-appropriated an additional $75,226 for the building of the new parks and recreation maintenance shop for equipment storage.

Ordinance Serial No. 15-089 re-appropriated an additional $56,676 and $123,505 to the purchase of a new parks and recreation maintenance shop.

When property for the new visitor center was purchased last year for $1,000,000, a borough administrative fee of $50,000 was deducted from Land & Resource Management Fund 203. It was the intent of Ordinance Serial No. 15-133 to recoup and appropriate $50,000 from the sale proceeds of Tract B to the MSB Parks and Recreation Shop, Fund 440, Project 15039.

Project	Budget
Parks & Rec Shop Upgrades 15039 / 1801	
Fiscal Year 2012 Areawide Capital Appropriations	$ 100,000
Fiscal Year 2012 Areawide Capital Appropriations	$ 75,226
Fiscal Year 2014 Areawide Capital Appropriations	$ 56,676
Fiscal Year 2015 Areawide Capital Appropriations	$ 123,505
Fiscal Year 2015 Land Management Fund Appropriation	$ 50,000
Total Amended Budget for Project 15039	**$ 405,407**

The primary cost estimate place the cost of a new facility at approximately $1.3 million. At the current savings rate, the funds that have been appropriated for this project will begin to expire in 2017, long before sufficient funds are available to construct the new building.

The new parks and recreation maintenance shop is to be located on borough land next to Teeland Middle School, with access onto Seldon Road. Money appropriated through Mat-Su Borough Ordinance Serial Nos. 11-011, 15-089, 15-133, and 16-029, and Resolution Serial No. 15-064, to help fund the new shop is directly due to the significant issues with the current location.

Adding up to $1 million from the Land Management Permanent Fund, Fund 203 to money already appropriated by the assembly for the new parks and recreation maintenance shop carries huge public benefit through annual cost-savings of $24,960, in addition to providing an efficient, secure building with adequate storage and office space at a central location, which will allow for more efficient operations.

Once the new park and recreation maintenance shop is built, the old parcel located in Palmer will be sold. Funds from the sale of the property will be re-appropriated back to the Land Management Permanent Fund, Fund 203. Current appraised value of the property is $916,000.

Recommendation of Administration: Respectively request Assembly approval to appropriate up to $1 million from the Land Management Permanent Fund, Fund 203 and amend the budget of Park and Rec Shop Upgrades, Fund 440, Project No. 15039.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 3, 2016

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING UP TO $1 MILLION FROM THE LAND MANAGEMENT PERMANENT FUND, FUND 203, AND A RESOLUTION APPROVING THE AMMEDNDED BUDGET FOR PARKS AND REC SHOP UPGRADES, FUND 440, PROJECT NO. 15039.

ORIGINATOR: Community Development

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED NTE $1,000,000	FUNDING SOURCE Land Mgt Perm. Fund
FROM ACCOUNT # 203 262.400	PROJECT #
TO ACCOUNT : 440.000.000.3XX.XXX	PROJECT # 15039
VERIFIED BY: Barbara Brungardt	CERTIFIED BY:
DATE: 4-22-16	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	NTE 1000					

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	NTE 1000					
TOTAL	NTE 1000					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Brungardt for Tammy Clayton DATE: 4/22/16

IM No. 16-093
Ordinance Serial No. 16-063
Resolution Serial No. 16-046

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-063

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING UP TO $1 MILLION FROM THE LAND MANAGEMENT PERMANENT FUND, FUND 203, TO PARKS AND REC SHOP UPGRADES, FUND 440, PROJECT NO. 15039

WHEREAS, the Borough's park and recreation maintenance shop is currently located within the city limits of Palmer and is zoned for residential use; and

WHEREAS, because of the zoning, the shop is operating under a city conditional use permit for a greenhouse; however, the greenhouse was taken down due to its deteriorated state and inability to meet OSHA standards without significant cost; and

WHEREAS, the City of Palmer would like to see the shop removed from its current location at the soonest possible time; and

WHEREAS, compounding the zoning issue is the difficulty to secure and adequately store expensive equipment. The current parks and recreation maintenance shop is approximately 3000 square feet, which is not a large enough space perform essential maintenance on equipment, seat up to 25 Parks and Trails staff, or to store the Park's, Trail's, and Land Management's equipment; and

WHEREAS, heated storage is required to protect the borough's large equipment from environmental damages and potential vandalism it could otherwise incur if stored outside; and

WHEREAS, lacking this type of required storage at the current location, the Community Development Department has been compelled to rent additional heated storage space in the amount of $2,080/month for equipment overflow, which is actually priced below rental market value per square foot price; and

WHEREAS, there is no guarantee of continued use of the rental space and the agreement is on a month-to-month basis; and

WHEREAS, due to this situation, Community Development has spent the last three plus years trying to accumulate adequate funds to construct a new facility; and

WHEREAS, the primary cost estimate place the cost of a new facility at approximately $1.3 million. At the current savings rate, the funds that have been appropriated for this project will begin to expire in 2017, long before sufficient funds are available to construct the new building; and

WHEREAS, the new parks and recreation maintenance shop is to be located on borough land next to Teeland Middle School, with access onto Seldon Road; and

WHEREAS, adding up to $1 million from the Land Management Permanent Fund, Fund 203 to money already appropriated by the assembly for the new parks and recreation maintenance shop carries huge public benefit through annual cost-savings of $24,960, in addition to providing an efficient secure building with adequate storage and office space at a central location, which will allow for more efficient operations; and

WHEREAS, once the new parks and recreation maintenance shop is built, the old parcel located in Palmer will be sold; and

WHEREAS, funds from the sale of the property will be re-appropriated back to the Land Management Permanent Fund, Fund 203; and

WHEREAS, current appraised value of the existing parks and recreation maintenance shop property is $916,000.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Appropriation Source. It is hereby appropriated by the Matanuska-Susitna Borough Assembly $1 million from the Land Management Permanent Fund, Fund 203, to Parks And Rec Shop Upgrades, Fund 440, Project No. 15039.

Section 3. Re-Appropriation Sources. Upon sale of the current parks and recreation maintenance shop property, there is

hereby re-appropriated by the Matanuska-Susitna Borough Assembly the funds of the sale to the Land Management Permanent Fund, Fund 203.

Section 4. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of May, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 16-046

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE AMEDNDED BUDGET FOR PARKS AND REC SHOP UPGRADES, FUND 440, PROJECT NO. 15039

WHEREAS, the Borough's park and recreation maintenance shop is currently located within the city limits of Palmer and is zoned for residential use; and

WHEREAS, because of the zoning, the shop is operating under a city conditional use permit for a greenhouse; however, the greenhouse was taken down due to its deteriorated state and inability to meet OSHA standards without significant cost; and

WHEREAS, the City of Palmer would like to see the shop removed from its current location at the soonest possible time; and

WHEREAS, compounding the zoning issue is the difficulty to secure and adequately store expensive equipment. The current parks and recreation maintenance shop is approximately 3000 square feet, which is not a large enough space perform essential maintenance on equipment, seat up to 25 Parks and Trails staff, or to store the Parks, Trails, and Land Management's equipment; and

WHEREAS, heated storage is required to protect the borough's large equipment from environmental damages and

potential vandalism it could otherwise incur if stored outside; and

WHEREAS, lacking this type of required storage at the current location, the Community Development Department has been compelled to rent additional heated storage space in the amount of $2,080/month for equipment overflow, which is actually priced below rental market value per square foot price; and

WHEREAS, there is no guarantee of continued use of the rental space and the agreement is on a month-to-month basis; and

WHEREAS, due to this situation, Community Development has spent the last three plus years trying to accumulate adequate funds to construct a new facility; and

WHEREAS, in the fiscal year 2012 capital appropriation (Ordinance Serial No. 11-011), the assembly allocated $100,000 for Parks and Rec Shop Upgrades. Windows, flooring, and replacement lighting have been completed and there were funds remaining; and

WHEREAS, due to the uncertainty of moving the building to a different location, those funds have rolled over since the completion of the project; and

WHEREAS, Resolution Serial No. 15-064 amended the scope of work to purchase and install a new steel building on concrete slab with utilities on Borough-owned land; and

WHEREAS, Ordinance Serial No. 16-029 re-appropriated an additional $75,226 for the building of the new parks and recreation maintenance shop for equipment storage; and

WHEREAS, Ordinance Serial No. 15-089 re-appropriated an additional $56,676 and $123,505 to the purchase of a new parks and recreation maintenance shop; and

WHEREAS, when property for the new visitor center was purchased last year for $1,000,000, a borough administrative fee of $50,000 was deducted from Land & Resource Management Fund 203. It was the intent of Ordinance Serial No. 15-133 to recoup and appropriate $50,000 from the sale proceeds of Tract B to the MSB Parks and Recreation Shop Building, Fund 440, Project 15039; and

WHEREAS, the primary cost estimate place the cost of the facility at approximately $1.3 million. At the current savings rate, the funds that have been appropriated for this project will begin to expire in 2017, long before sufficient funds are available to construct the new building; and

WHEREAS, the new parks and recreation maintenance shop is to be located on borough land next to Teeland Middle School, with access onto Seldon Road; and

WHEREAS, money appropriated through Mat-Su Borough Ordinance Serial Nos. 11-011, 15-089, 15-133, and 16-029, and

Resolution Serial No. 15-064, to help fund the new shop is directly due to the significant issues with the current location; and

WHEREAS, adding up to $1 million from the Land Management Permanent Fund, Fund 203 to money already appropriated by the assembly for the new parks and recreation maintenance shop carries huge public benefit through annual cost-savings of $24,960, in addition to providing an efficient secure building with adequate storage and office space at a central location, which will allow for more efficient operations; and

WHEREAS, once the new parks and recreation maintenance shop is built, the old parcel located in Palmer will be sold; and

WHEREAS, funds from the sale of the property will be re-appropriated back to the Land Management Permanent Fund, Fund 203; and

WHEREAS, current appraised value of the existing parks and recreation maintenance shop property is $916,000.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly does hereby approve the following amended budget:

Project	Budget
Parks & Rec Shop Upgrades 15039 / 1801	
Fiscal Year 2012 Areawide Capital Appropriations	$ 100,000
Fiscal Year 2012 Areawide Capital Appropriations	$ 75,226
Fiscal Year 2014 Areawide Capital Appropriations	$ 56,676
Fiscal Year 2015 Areawide Capital Appropriations	$ 123,505
Fiscal Year 2015 Land Management Fund Appropriation	$ 50,000
Fiscal Year 2016 Land Management Permanent Fund Appropriation	$1,000,000
Total Amended Budget for Project 15039	**$ 1,405,407**

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of May, 2016.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 16-095

SUBJECT: AN ORDINANCE AMENDING MSB TITLE 25; ELECTION.

AGENDA OF: May 3, 2016

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
	Originator	LRM	
	Borough Attorney		
	Borough Clerk		4/25/16

ATTACHMENT(S): Fiscal Note: YES ____ NO ____
Ordinance Serial No. 16-064 (16 pp)

SUMMARY STATEMENT:

Provided below is a sectional analysis to provide the information on the requested changes to Title 25.

25.05.010 – Definitions

To define more clearly the "day of the certification of the election" and specify that there is only one date of certification. The date of certification is the deadline by which a contest or recount must be filed. As it is now, the certification is normally 2 weeks after the election date. In situations where there is a contest filed or recount requested, that portion of the election is not certified. Then, after the contest or recount is resolved, that portion of the election results are certified. This current process in not intended to extend or allow for multiple dates of certification of election and multiple deadlines for the same or different people to file multiple and/or recurring challenges and recount requests . In other words, it is not contemplated that one could file a contest for a particular set of precincts or polling locations

and then, after all the other races have been certified, file a recount request as to the precincts that were part of the contest. This code change will allow a recount or contest to be filed by the date of certification or 14 days after the election, whichever is earlier. This will make it clear that there is only one "day of the certification of the election" and the filing of a recount or contest does not change that date for those precincts or polling locations. Should any confusion remain, the code sets an outside time limit of 14 days as a deadline to file any recount or contest.

- To delete the definition of "runoff."

MSB 25.05.045 - Runoff Elections

It is being proposed to delete runoff elections. There are 7 second class Boroughs in Alaska, four of which do not have a runoff election for the office of mayor. Those four are: Bristol Bay Borough, Kenai Peninsula Borough, Ketchikan Gateway Borough, and Kodiak Island Borough. Per MSB 2.12.005, the legislative power of the borough is vested in the assembly. The assembly is elected by simple majority; while the mayor's seat does hold certain powers, such as the power to veto, ultimately the Assembly has the legislative authority and can override the veto.

MSB 25.05.067 - Propositions and Questions

Please see below, 25.05.120. To meet the deadline to publish the election brochure and allow for pro and con statements for propositions to be printed in the election brochure, the deadline to adopt propositions needs to be moved up 7 days. This will allow 7 days after the final date to adopt propositions for organizations/people to submit a pro or con statement.

MSB 25.05.100 - Simple Majority; Prohibition of Runoff Elections

To delete reference to runoff election.

MSB 25.05.120 - Informational Brochures for Elections

- It was requested to include in code an opportunity for organizations or people to be able to submit pro and con statements in the election brochure for propositions.
- This section would allow for one pro statement and one con statement for each proposition. Should only one statement be submitted for a particular proposition, the one statement would not be included in the brochure, so that voters would not be unduly influenced by only one statement.
- This code section also lays out who can submit a pro or con statement and in which order will have preference.

MSB 25.20.020 - Notice of Election
To delete reference to runoff election.

MSB 25.20.045 - Ballots; Form
This change is to reflect and match the requirements of MSB 25.15.015, *Declaration of Candidacy; Mayor, Assembly, School Board Write-in*, to reflect that a substitute first name needs to be a familiar form of the candidate's name or initial and that nicknames, titles and the like are not allowed. This section of code should have been changed when MSB 25.15.015 was amended.

MSB 25.20.050 - Ballots; Distribution
To delete reference to runoff election.

MSB 25.25.051 - Absentee Voting; In-Person
To delete reference to runoff election.

MSB 25.25.061 - Special Needs Voting
To delete reference to runoff election.

MSB 25.26.010 - Early Voting; In-Person
Changes to section (A)

To delete reference to runoff election.

The Borough at this time does not conduct early voting. Early voting and absentee voting are often confused. Absentee voting is either voting absentee by-mail or voting prior to election day at a designated absentee location. Early voting is voting at a designated early voting location and in effect would be just like going to your assigned precinct on election day and the votes are tabulated on election night.

The Alaska State Division of Elections (DOE) currently conducts early voting. They are in charge of the voter registration system and during a State election the early voters are noted within that database that they have voted early. At the time the DOE prints their precinct registers, people who have voted early up to that point, do not appear on the precinct register. This ensures that voters who have already voted early do not vote again at their assigned polling location on election day, as both votes would end up counting. The Borough does not have access to use the voter registration database in this manner. The Borough would have to mark the precinct register manually prior to the polls opening on election day. Due to this fact, when the Borough eventually conducts early voting, the Clerk would like the latitude not to conduct early voting up to and including election day.

Changes to section (B)

This change provides the Clerk the ability to clearly mark the precinct register of voters who have voted early prior to election day.

MSB 25.35.015 - Write-In Votes

To delete reference to runoff election.

MSB 25.35.025 - Ballot Boards and Teams

Code currently dictates what number is required for each board or team. This change would provide the Clerk with more latitude on the number of people who serve on the boards and teams.

- Receiving Team (3 members) - The night of election we have 6-8 Clerk's Office staff taking in election supplies. We still take in election supplies the next morning and instead of requiring three staff members, this could take two staff members. In the days following the election the office is very busy and staff time can be better spent.
- Counting Team (4 members) - change to clarify that this would be hand counting rather than what the Review Board does when counting absentee and question ballots. Also, hand counting teams would more than likely consist of 5 members rather than 4.
- Review Board (3 members) - last year we had a member not be able to make it to test the ballots and the accu-vote units. The Clerk had to assign a staff member to fill in for the Review Board member to meet the requirements of code, when the staff members time would have been better spent doing other election preparation. This could have been done with two Review Board members.
- Canvass Board (3 members) - currently we have 5 members serve on the Canvass Board. It would also repeal the requirement that they are from different precincts, just as long as they are registered Borough voters

MSB 25.35.060 - Preserving and Destroying of Ballots and Materials

Title 25 already incorporates Title 15 - Election, of State Statute when our code is silent. This change makes it clear that ballots and materials are not public records no matter what their condition (voted, not voted, spoiled, etc.).

MSB 25.35.080 - Counting Absentee Ballots

This will allow for absentee in-person ballots to be counted when they have not signed the oath and affidavit envelope, as long as the voter has signed the voter register and the ballot has been properly cast. The voter register will need to be amended to allow for the voter signing a certificate that they are a qualified voter and will not vote in any other manner in the election.

MSB 25.35.081 - Counting Early Ballots

This change reflects that the counting of ballots is more appropriately done by a Review Board. The Canvass Board does not generally count ballots, unless there is a need to conduct a hand count for those absentee/question ballots that cannot be read by the accu-vote unit or for times when they believe it is appropriate to recount a precincts ballot.

MSB 25.35.090 - Counting Questioned Ballots

This will allow for questioned ballots to be counted when they have not signed the oath and affidavit envelope, as long as the voter has signed the voter register and the ballot has been properly cast. The voter register will need to be amended to allow for the voter signing a certificate that they are a qualified voter and will not vote in any other manner in the election.

25.35.105 - Challenge of Absentee or Questioned Voter

The Borough has always allowed for a candidate or organized group to challenge an absentee or question voter, but has not been provided for in code. Under borough procedure, only certain people are allowed to be present at the canvass board because of the confidential nature of the information being disclosed at board review. These people are specified as being able to present a challenge to an absentee or questioned voter. The state law requires a challenge to be presented at the moment a voter's name is read from the envelope being canvassed. The borough rule will allow a challenge to a voter to be brought the same day as the voter's name is read, but not require it be presented at that exact moment.

25.40.010 - Grounds for Election Contest

- Having the contest due at the same time the meeting starts makes it difficult to ensure that the application for contest is in proper form and to distribute to the Assembly and the public. This will change the time it is due from 5 p.m. to 3 p.m.
- The charge of $1,000 will defray some of the administrative costs of conducting an election contest and should the contestant prevail they will be refunded the $1,000.

25.45.020 - Election Recount

- Having the application for recount due at the same time the meeting starts makes it difficult to ensure that the application for contest is in proper form and to distribute to the Assembly and the public. This will change the time it is due from 5 p.m. to 3 p.m.

- This is being amended to only allow for cash or check to pay for a recount and to increase the cost per precinct from $100 to $150.

CODE ORDINANCE

Sponsored by: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 16-064

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING TITLE 25, ELECTION.

WHEREAS, the intent and rationale for this ordinance is contained in the Informational Memorandum accompanying this ordinance.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 25.05.010 is hereby amended as follows:

"Day of the certification of the election" means the date the assembly is scheduled to certify the entirety of the election results or 14 days after the date of election, whichever is earlier.

["RUNOFF" MEANS ANY ELECTION HELD IF NO CANDIDATE RECEIVED MORETHAN 40 PERCENT OF THE VOTES CAST FOR THE OFFICE OF MAYOR."]

Section 3. Repeal of section. MSB 25.05.045 is hereby repealed as follows:

[25.05.045 RUNOFF ELECTIONS.

(A) RUNOFF ELECTIONS SHALL BE HELD ON THE FOURTH TUESDAY FOLLOWING THE ELECTION OR WITHIN THREE WEEKS AFTER THE DATE OF CERTIFICATION. A RUNOFF ELECTION SHALL NOT BE CONSIDERED A SPECIAL ELECTION WITHIN THE MEANING OF AS 29.71.800(21). DURING STATE ELECTION YEARS, RUNOFF ELECTIONS MAY BE HELD ON THE SEVENTH TUESDAY FOLLOWING THE ELECTION, OR WITHIN SIX WEEKS AFTER THE DATE OF CERTIFICATION IN THE INTEREST OF SECURING THE STATE'S VOTING EQUIPMENT FOR BOROUGH ELECTION USE.]

Section 4. Amendment of section. MSB 25.05.067 is hereby amended as follows:

(A) An ordinance placing propositions and questions before the voters must be adopted not later than [53] **60** calendar days before a regular election or [60] **67** calendar days before a special election.

Section 5. Amendment of section. MSB 25.05.100 is hereby amended as follows:

SIMPLE MAJORITY; [PROHOBITION OF RUNOFF ELECTIONS.]

(A) Each borough office [,OTHER THAN THE OFFICE OF MAYOR,] shall be filled by the candidate receiving the greatest number of votes.

[(B) A RUNOFF ELECTION SHALL BE HELD IF NO CANDIDATE RECEIVES MOR THAN 40 PERCENT OF THE VOTES CAST FOR THE OFFICE OF MAYOR. THE RUNOFF ELECTION SHALL BE BETWEEN THE TWO CANDIDATES

RECEIVING THE GREATEST NUMBER OF VOTES FOR THE OFFICE.]

Section 6. Amendment of section. MSB 25.05.120 is hereby amended as follows:

(A) Not later than 15 calendar days prior to each regular or special election, the clerk shall prepare and mail one election brochure per registered voter household containing information approved by the assembly pertaining to each proposition on the ballot, candidate information to include candidate's name, year of birth, Alaska residency, and a 100-word or less position statement by the candidate, sample ballots, and other general voting information.

(B) Statements advocating *voter* approval (pro) or rejection (con) of initiatives, referendums, or propositions approved by the Assembly:

(1) Pro and con statements for each proposition may be included in the election brochure if submitted. Only one pro statement and one con statement will be printed in the election brochure per proposition. Should only one statement be submitted on a particular proposition, whether it is a pro or con statement, no statements shall be placed in the election brochure for that proposition.

(2) The deadline for submitting a pro or con statement is 7 days following the proposition adoption deadline for a regular or special election.

(3) A statement may not exceed 250 words. Articles such as "a," "an," and "the" will be counted as a word. Numbers written in numerical form will be counted as a single word.

(4) The clerk shall offer authorship of the statement advocating *voter* approval of an initiative or referendum in the following order and to the extent that more than one person or organization meets the criteria for authorship preference shall also be given in the following order:

(a) to the primary contact person of the initiative or referendum;

(b) to an APOC-registered person or organization with the identified purpose of supporting or rejecting an initiative, referendum, or proposition;

(5) A statement submitted under this section must include the signature of the author(s) located at the bottom of the statement. There shall not be more than three authors signatures. Any signers more than the allotted three will be considered endorsements and included in the text of the

statement and count against the 250-word limit. Signers must include the signers' full names and organizations, if any.

(6) The clerk will not release statements until all statements regarding the question have been received in final form and have gone to the printer.

(7) Statements must be accepted by the clerk in order to be published.

(8) The clerk will add a disclaimer to each statement noting the information is the opinion of the author(s) and has been reproduced as submitted, without any changes to grammar, spelling or punctuation.

(9) The presentation of the pro and con statements shall be in the following order in the election brochure: text of the ballot language, statement advocating voter approval, statement advocating voter rejection.

Section 8. Amendment of section. MSB 25.20.020(B) is hereby amended as follows:

(B) *Notice and publication.* The clerk shall publish a notice of each election at least twice in one or more newspapers of general circulation in the borough. The first publication shall occur at least 30 calendar days before a regular election **and** 20 calendar days before a special election[, AND TEN

CALENDAR DAYS BEFORE A RUNOFF ELECTION]. Each notice of election shall include:

(1) the type of election, regular[,] **or** special[, OR RUNOFF];

(2) the date of election;

(3) the location of the polling places and the hours the polling places shall be open;

(4) the offices to which candidates are to be elected;

(5) the subjects of propositions to be voted upon;

(6) instructions for absentee and/or early voting; and

(7) notification that anyone needing special assistance in casting their vote due to a disability or bilingual need shall contact the clerk for assistance at least 24 hours prior to the time of casting their ballot.

Section 9. Amendment of section. MSB 25.20.045(C) is hereby amended as follows:

(C) The names of the candidates shall be printed as they appear upon the declaration of candidacy filed with the clerk **and in accordance with MSB 25.15.015.** [, EXCEPT THAT HONORARY OR ASSUMED TITLE OR PREFIX SHALL BE OMITTED. HOWEVER, THE CANDIDATE'S NAME APPEARING ON THE BALLOT MAY INCLUDE A NICKNAME

OR FAMILIAR FOR OF THE PROPER NAME.] The names of candidates shall be arranged alphabetically. Provisions shall be made for voting for a write-in candidate for each seat.

Section 10. Amendment of section. MSB 25.20.050(A) is hereby amended as follows:

(A) The clerk shall have ballots printed for each election which shall be in the clerk's possession at least seven calendar days before each election. Early, absentee, and sample ballots shall be in the clerk's possession 16 calendar days before a regular or special election [AND NINE CALENDAR DAYS BEFORE A RUNOFF ELECTION].

Section 11. Amendment of section. MSB 25.25.051 is hereby amended as follows:

(A) Absentee voting in-person before an election official, including the clerk, shall not begin prior to 15 calendar days before a regular or special election [OR EIGHT CALENDAR DAYS BEFORE A RUNOFF ELECTION], up to and including the day of the election. The absentee voter shall appear before an election official, provide their name, residence address, and a voter identifier such as a voter number, Social Security number, or date of birth. The voter shall complete the required information and sign the certification on the ballot oath and affidavit envelope and have it witnessed by an election

official. The voter shall receive an official ballot, mark the ballot in private, and place the ballot in a secrecy sleeve. The secrecy sleeve shall then be placed in the completed ballot oath and affidavit envelope and the envelope will be sealed. An election official shall deliver the voted absentee ballots to the clerk. The clerk shall deliver the voted absentee ballots to the canvass board for canvassing.

Section 12. Amendment of section. MSB 25.25.061(B)(1) is hereby amended as follows:

(B) The request for a special needs ballot may be made:

(1) to the borough clerk on or after the fifteenth calendar day before a regular or special election, [OR ON OR AFTER THE EIGHTH CALENDAR DAY BEFORE A RUNOFF ELECTION,] up to and including the day before the election; or

Section 13. Amendment of section. MSB 25.26.010 is hereby amended as follows:

(A) Early voting in-person before an election official, including the clerk, shall not begin prior to 15 calendar days before a regular election or special election [OR EIGHT CALENDAR DAYS BEFORE A RUNOFF ELECTION], **and can run** up to and including the day before the election. The clerk shall determine the process for early voting to ensure the integrity of the election. The early voter shall appear before an election

official and provide their name, residence address, and a voter identifier such as a voter number, social security number, or date of birth. The election official shall verify that the voter's residence address appears on the official registration list and is qualified to vote per MSB 25.10.010 and then require the voter to sign the early voting register. The signing of the register shall constitute a declaration that the voter is qualified to vote. When the voter has qualified to vote, an election official shall give the voter an official ballot and the voter shall mark the ballot in private. After the voter has marked the ballot, the voter shall place the ballot in the secrecy sleeve until depositing the ballot in the ballot box. The tabulation of early voting ballots shall not begin before 8 p.m. on election day and shall be tabulated in accordance with MSB 25.35.081.

(B) Prior to the election the clerk shall **mark the precinct registers of those voters who voted early or** give to the election board in each precinct a list of voters from the precinct who have voted early. If the voter who voted **an** early ballot returns to the voter's precinct on election day, the voter may not vote a regular ballot but may vote a questioned ballot.

Section 14. Repeal of section. MSB 25.35.015(C) is hereby

repealed as follows:

[(C) A PROVISION FOR WRITE-IN CANDIDATES SHALL NOT BE PROVIDED DURING A RUNOFF ELECTION.]

Section 15. Amendment of section. MSB 25.35.025 is hereby amended as follows:

(A) *Receiving team*. The clerk shall appoint as many receiving teams as needed, [CONSISTING OF AT LEAST THREE MEMBERS PER TEAM] chosen from the list of eligible election officials. Receiving teams shall ensure all precinct ballot containers are delivered in a secure manner, according to procedures set by the clerk. The ballot containers shall be delivered to the clerk for review by the canvass board.

(B) **Hand** *Counting teams*. The clerk shall appoint counting teams as deemed necessary. [EACH COUNTING TEAM SHALL CONSIST OF AT LEAST FOUR MEMBERS PER TEAM.]

(C) *Review board*. The clerk shall appoint a review board, as chosen from the list of eligible election officials[, CONSISTING OF AT LEAST THREE MEMBERS]. The review board shall ensure that all ballots are completely and accurately counted.

(D) *Canvass board*. The clerk shall appoint a canvass board. [, CONSISTING OF A MINIMUM OF THREE ELECTION OFFICIALS FROM DIFFERENT ELECTION PRECINCTS WITHIN THE BOROUGH, TO THE

EXTENT POSSIBLE]. The canvass board shall certify the validity of the absentee, questioned, and poll votes cast.

Section 16. Amendment of section. MSB 25.35.060 is hereby amended as follows:

PRESERVING AND DESTROYING OF BALLOTS **AND MATERIALS**

(A) The clerk shall preserve all official ballots in a secure manner, unopened and unaltered, for not less than 30 calendar days from the date of the election certification or in cases where the election is contested, until 30 days after the final resolution of the contest. Upon expiration of the 30-day period, the clerk shall burn, shred, recycle, or otherwise completely destroy the ballots upon direction of the assembly, and make and keep a written certification that the ballots have been destroyed. **The clerk shall preserve election materials in accordance with the retention schedule.**

(B) The clerk may only permit the inspection of the ballots (used or not) and materials:

(1) upon call of the assembly;

(2) upon call of a court of competent jurisdiction;

(3) by the canvass board pursuant to a recount if the board deems it necessary to inspect the ballots and materials;

(4) by the clerk and attorney during an inquiry to an election contest if the clerk and attorney deem it necessary to inspect the ballots and materials.

Section 17. Adoption of section. MSB 25.35.080 is hereby amended as follows:

(E) An absentee in-person ballot shall be counted despite a voter's failure to sign the absentee oath and affidavit envelope, provided the voter has signed the absentee voter register and the canvass board has determined the voter is qualified and the ballot has been properly cast.

(1) The oath and affidavit the absentee voter signs on the register shall include the information required by AS 15.20.030.

Section 18. Amendment of section. MSB 25.35.081 is hereby amended as follows:

(A) The early ballots shall be delivered to the **review board assigned by the clerk** [CANVASS BOARD] for counting. The **review board** [canvass board] shall print results tapes, sign the tapes, and return the tapes and memory card to the clerk. The results tapes shall serve as the early voting precinct certificate of election.

Section 19. Amendment of section. MSB 25.35.090 is hereby amended as follows:

(E) A questioned ballot shall be counted despite a voter's failure to sign the absentee oath and affidavit envelope, provided the voter has signed the absentee voter register and the canvass board has determined the voter is qualified and the ballot has been properly cast.

(1) The oath and affidavit the absentee voter signs on the register shall include the information required by AS 15.20.030.

Section 20. Adoption of section. MSB 25.35.105 is hereby amended as follows:

CHALLENGE OF ABSENTEE OR QUESTION VOTER

(A) Only the following may be present and challenge an absentee or question voter during canvassing:

(i) A candidate or written designee previously approved to observe the canvass board;

(ii) the primary contact person of an initiative or referendum or written designee previously approved to observe the canvass board;

(iii) a person who authored a statement which was published in the election brochure as per MSB 25.05.120 or written designee previously approved to observe the canvass board.

(B) A challenge to the absentee or question voter may be presented on the day that voters name is read from the voter's certificate on the envelope if the person challenging has good

reason to suspect that the voter is not qualified to vote, is disqualified or has voted at the same election. The person challenging must specify the basis of the challenge in writing on a form prepared by the clerk.

Section 21. Amendment of subsection. MSB 25.40.010(A) is hereby amendment as follows:

(A) Notice of contest of an election shall be submitted in writing to the clerk before [5] **3** p.m. on the day of the certification of the election [OR TO THE ASSEMBLY AT ITS MEETING TO CERTIFY THE ELECTION RETURNS]. **A notice of contest shall include a $1,000 payment by cash or check.** The notice of contest shall specify the election being contested, the grounds of the contest, and shall bear the notarized signatures of the candidate or qualified voters bringing the contest. The notice shall be in substantially the following form:

Section 22. Adoption of section. MSB 25.40.010(F) is hereby adopted as follows:

(F) Should the contestant prevail with the election contest the applicant shall be refunded $1,000.

Section 24. Amendment of section. MSB 25.45.020(A) and (B) is hereby amended as follows:

(A) A defeated candidate or 10 qualified voters may file an application with the clerk for a recount of the votes

from any particular precinct, or for any particular office, proposition or question by filing the application with the clerk before [5] **3** p.m. on the day of the certification of the election results [OR BY DELIVERING THE APPLICATION FOR RECOUNT TO THE ASSEMBLY AT ITS MEETING TO CERTIFY THE ELECTION RETURNS]. The date on which the clerk receives an application rather than the date of mailing or transmission determines whether the application is filed within the time allowed under this subsection.

(B) The application shall include a deposit in cash or certified check [OR BY BOND WITH A SURETY APPROVED BY THE CLERK.] The amount of the deposit shall be [$100] **$150** for each precinct. If less than all precincts are requested for recount, absentee and questioned ballots shall be considered one combined precinct for the purposes of the recount. If all precincts are included in the request, there shall be no charge for the recount of absentee and questioned ballots.

Section 23. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2016.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

BOARD AND COMMISSION VACANCY REPORT May 3, 2016

N = New Application R = Reappointment ***Vacant since 12/31/2013 **Vacant since 12/31/2014 *Vacant since 12/31/2015

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Aviation Advisory Board *9 members – 1 vacancy* Member 8	Bernie Willis - N	
Board of Adjustment and Appeals *5 members/3 alt. – 1 vacancy* – ***(3) 3 year terms*** ***Alternate 2		
Board of Equalization *15 members - 6 vacancies* - ***(3) 3 year terms*** ***Member 4 **Member 6 ***Member 7 Member 12 ***Member 13 ***Member 14		
Board of Ethics *15 members - 11 vacancies* Member 1 Member 3 ***Member 5 ***Member 7 ***Member 9 ***Member 10 ***Member 11 **Member 12 ***Member 13 **Member 14 **Member 15		
Borough Area Schools Site Selection Committee *7 or 8 members/3 alt. – 3 vacancies* *Assembly Alternate *Assembly Representative 2 Planning Commission Rep 2 .....William Kendig – N		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Commission on Salaries and Emoluments *5 members – 5 vacancies* ***Member 1 (Business Executive) ***Member 2 (General Public) ***Member 3 (Experience in Public Admin) ***Member 4 (Labor Organization) ***Member 5 (Any 1-4 Qualifications)		
Emergency Medical Services Board *13 members/13 alt. – 1 vacancy* Central Ambulance Alternate ..... *West Lakes Ambulance Alternate	.....	Removal of Kara Boothby
Enhanced 911 Advisory Board *5 members/5 alt. – 2 vacancies* City of Houston **City of Houston Alternate		
Health and Social Services Board *13 members – 5 vacancies* Member 06 – District 3 Member 07 - District 7 Member 08 – At-Large Districts 2, 3, 4, or 6 Member 10 – District 4 Member 13 – District 1		
Historical Preservation Commission *9 members – 1 vacancy* Member 5		
Jt. Assembly/School Board Committee on School Issues *6 members – 1 vacancy* *Assembly Member 2		
Labor Relations Board *5 members - 3 vacancies* Member 1 Member 2 Member 4		
Local Emergency Planning Committee *33 members – 14 vacancies* ***Alaska Railroad ***Borough Government *City of Houston (non law enforcement) *City of Palmer (non law enforcement) ***City of Wasilla (non law enforcement)		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
• Alyssa Farrar - N **Local Emergency Planning Committee (continued)** *Civil Defense ***Elected Official Emergency Medical Services Env/Bus/Tech 5 Law Enforcement AK State Troopers ***Law Enforcement Houston Police **Law Enforcement Palmer Police Public Health Agency Tribal Government		
Marijuana Advisory Committee *17 members/17 alternates – 4 vacancies* Member 05A - Local Business Organization Alternate Member 06A - Law Enforcement Alternate Member 09A - Planning/Zoning Type Experience Alternate Member 10A - Sales/Marketing Advertising Alternate		
Office of Administrative Hearings *5 members – 4 vacancies* ***(2 year terms)*** ***Seat A Seat B ***Seat C ***Seat E		
Parks, Recreation, and Trails Advisory Board *11 members – 2 vacancies* *District 4 District 7		
Butte FSA # 2 *3 members – 3 vacancies* ***Member 1 ***Member 2 ***Member 3 .....Robert Hicks - N		
Sutton FSA # 4 *3 members – 3 vacancies* ***Member 1 ***Member 2 ***Member 3		
Alpine RSA # 31 *3 members – 1 vacancy* Member 1		
Gold Trail RSA # 28 *3 members – 1 vacancy* Member 3		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Lazy Mountain RSA # 19 *3 members – 1 vacancy* Member 2		
Midway RSA # 9 *3 members – 1 vacancy* Member 3		
North Colony RSA # 23 *3 members – 2 vacancies* ***Member 1 ***Member 2		
Circle View & Stampede Estates Flood & Water Erosion # 131 *5 members – 1 vacancy* Member 5		
Talkeetna Flood Control Service Area # 7 *3 members – 2 vacancies* ***Member 1 .....Israel Mahay - N ***Member 3		

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED:
RECEIVED
APR 14 2016
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Aviation Advisory Board position 8 or any available
(For example, Board of Equalization, Member 3)

Applicant Name: Bernie W. Willis

Residence Address: 1541 South Sylvan, Wasilla, AK 99654

Mailing Address: 7362 West Parks Highway 246, Wasilla, AK 99623

Home phone: 357-4233 Work phone: 301-2666 Email: arcticarrow@gmail.com

Name and Address of Employer: Alaska Airlines, retired

Can you regularly attend meetings? Yes ☒ No ☐ *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause."*

Do you or any family member have a personal or financial interest with the Borough? Yes ☐ No ☒

If yes, list positions and or interest:
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 9 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I'm an active pilot with a broad experience in aviation. As an pilot instructor and mechanic I can represent aviation interests in the borough.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: 47 years flying in Alaska, Retired Alaska Airlines Captain, Mechanic with inspection authorization. President of Experimental Aircraft Assoc. Chap. 42

List three **professional or personal** references:

Name: Wilfred Ryan Phone: 625-1533
Name: Steve Willis, no relation Phone: 715-4841
Name: Stan Wren Phone: 223-2178

Applicant Signature: B Willis (N) **Date:** 04/13/16

Office Use Only: Precinct: 08-130 Assembly District: 7 Service Area: NA
Position on Board: AAB-member 8 Term Ends: 12.31.2016
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Bernie W. Willis

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? X NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
X NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

From: Mary Brodigan
Sent: Tuesday, December 08, 2015 3:09 PM
To: Debra Wetherhorn
Subject: RE: Borough Area Schools Site Selection

Please see that highlighted section.

XIV. COMMISSION BUSINESS

A. Planning Commission Elections

1. Planning Commission Chair and Vice Chair

MOTION: Commissioner Kendig moved to nominate Commissioner Klapperich to be the Planning Commission Chair for 2015. The motion was seconded.

VOTE: The motion passed without objection.

MOTION: Commissioner Adams moved to nominate Commissioner Walden to be the Planning Commission Vice-Chair for 2015. The motion was seconded.

VOTE: The motion passed without objection.

2. School Site Selection Committee Representative 2

MOTION: Commissioner Adams moved to nominate Commissioner Kendig to be the Planning Commission Representative 2 on the School Site Selection Committee. The motion was seconded.

VOTE: The motion passed without objection.

SBA Planning Com Rep 2
12.31.2017

Debra Wetherhorn

From: Stephanie Vitt
Sent: Thursday, April 14, 2016 10:29 AM
To: Debra Wetherhorn
Subject: FW: kara boothby

HI Debra,

Looks like I have a vacancy now on the EMS Board – the Central Ambulance Alternate position. Kara Boothby is no longer employed with MSB.

Let me know if you need anything else to vacate the seat.

Thank you!

Stephanie Vitt
MSB DES
907-861-8007

EMS Central Ambulance Alternate
12/31/2016

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
APR 21 2016
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Local Emergency Planning Committee (LEPC)
(For example, Board of Equalization, Member 3)

Applicant Name: Alyssa Farrar

Residence Address: 1962 West Destiny Circle, Wasilla, Alaska 99654

Mailing Address: same

Home phone: _____ Work phone: (907) 373-9055 Email: afarrar@ci.wasilla.ak.us

Name and Address of Employer: City of Wasilla, 290 East Herning Avenue, Wasilla, Alaska 99654

Can you regularly attend meetings? Yes ■ No ☐ *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause."*

Do you or any family member have a personal or financial interest with the Borough? Yes ☐ No ■

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? April 2012 to present

Briefly explain, why you are you interested in serving on the board in which you are applying? To represent and serve the City of Wasilla's interest in local emergency planning on the LEPC City of Wasilla (non-law enforcement) seat.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Appointment approved by Mayor Bert Cottle. I have a primary role in City's disaster/emergency mitigation efforts and public relations. Currently, I assist in updating the City emergency plan and had a controller role during Alaska Shield 2016.

List three **professional or personal** references:

Name:	Bert Cottle, Mayor	Phone:	(907) 373-9055
Name:	Lyn Carden	Phone:	(907) 373-9057
Name:	Archie Giddings	Phone:	(907) 373-9018

Applicant Signature: Alyssa Farrar (N) **Date:** 04/21/16

Office Use Only: Precinct: 10-010 Assembly District: 6 Service Area: NA
Position on Board: LEPC COW NON-LAW enforcement Term Ends: 12.31.2017
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Alyssa Farrar

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? _x_ NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? _x_ NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
APR 20 2016
CLERK'S OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Butte FSA #2 Board of Supervisors
(For example, Board of Equalization, Member 3)

Applicant Name: Robert A Hicks

Residence Address: 8588 South Ben Hur Drive, Palmer AK 99645

Mailing Address: 8588 South Ben Hur Drive, Palmer AK 99645

Home phone: 907-746-6015 Work phone: _____ Email: saowshark1@hotmail.com

Name and Address of Employer: Retired

Can you regularly attend meetings? Yes ☒ No ☐ *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause."*

Do you or any family member have a personal or financial interest with the Borough? Yes ☐ No ☒

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 38 years

Briefly explain, why you are you interested in serving on the board in which you are applying? Provide assistance in fire department oversight for community development.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: 22 year service with Butte Vol Fire and Rescue 1985 to 2007, resigned post as Assistant Chief, Knowledge of fire dept operations, budget and organization.

List three **professional or personal** references:

Name: Randy Bovy Phone: 907-746-2069
Name: Kevin Vargason Phone: 907-715-8281
Name: Mike Roscoe Phone: 907-746-1764

Applicant Signature: Robert A Hicks **Date:** 4/19/16

(N)

Office Use Only: Precinct: 12-220 Assembly District: 1 Service Area: FSA-Butte
Position on Board: FSA 2 member 3 Term Ends: 12-31-2018
Residence Checked: ☐ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

4-21-16 emailed V.R.

Applicant Name: Robert A. Hicks

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? X NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
X NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
MAR 16 2016
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Talkeetna Flood Control No. 7, Member 3
(For example, Board of Equalization, Member 3)

Applicant Name: Israel Mahay

Residence Address: 16680 East George Kitchen Avenue

Mailing Address: P.O. Box 44 Talkeetna Alaska 99676

Home phone: 907-841-1307 Work phone: 907-733-222 Email: izzymahay@gmail.com

Name and Address of Employer: Mahays Riverboat Service P.O. Box 705 Talkeetna Alaska 99676

Can you regularly attend meetings? Yes ☑ No ☐ *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause."*

Do you or any family member have a personal or financial interest with the Borough? Yes ☐ No ■

If yes, list positions and or interest:
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 38 years

Briefly explain, why you are you interested in serving on the board in which you are applying? Having Grown up in talkeetna and working on the Rivers I feel like I have a vested interest

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Boat Captain with Mahay's Riverboat Service for the Last 19 years

List three **professional or personal** references:

	Name:	Phone:
	Jack Macdonald	907-240-3993
	Stephen Mahay	907-733-2223
	Sandi Michenko	907-3551953

Applicant Signature: Israel Mahay (N) **Date:** 3/16/2016

Office Use Only: Precinct: 10-030 Assembly District: 7 Service Area: Business in SA.
Position on Board: SSA 7 member 1 Term Ends: 12.31.2017
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Israel Mahay

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? X NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
X NO ____ YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, March 22, 2016, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Vern Halter.

II. ROLL CALL

Assembly members present and establishing a quorum were:
- Mr. Jim Sykes, Assembly District No. 1
- Mr. Matthew Beck, Assembly District No. 2 *(Deputy Mayor)*
- Mr. George McKee, Assembly District No. 3
- Mr. Steve Colligan, Assembly District No. 4
- Mr. Dan Mayfield, Assembly District No. 5
- Ms. Barbara Doty, Assembly District No. 6
- Mr. Randall Kowalke, Assembly District No. 7

Planning Commissioners present and establishing a quorum were:
- Ms. Mary Anderson, Seat 1
- Mr. Thomas Healy, Seat 2
- Mr. John Klapperich, Seat 3
- Ms. Colleen Vague, Seat 4
- Mr. Bill Kendig, Seat 5
- Mr. Tom Adams, Seat 6
- Mr. Vern Rauchenstein, Seat 7

Staff in attendance were:
- Ms. Lonnie R. McKechnie, Borough Clerk
- Mr. John Moosey, Borough Manager
- Mr. George Hays, Assistant Borough Manager
- Mr. Nicholas Spiropoulos, Borough Attorney
- Mr. Jude Bilafer, Capital Projects Director
- Ms. Eileen Probasco, Planning and Land Use Director
- Ms. Lauren Driscoll, Chief of Planning
- Mr. James Wilson, Internal Auditor

III. APPROVAL OF AGENDA

Mayor Halter inquired if there were any changes to the agenda.

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

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Brian Endel, a member of the audience.

V. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke in support of postponing Ordinance Serial No. 16-003 until after the October 4, 2016, Borough election and spoke to his conversation with the Alaska Alcohol and Marijuana Control Office regarding deadlines related to commercial marijuana sales permits: Mr. Brian Endel.

The following person opined that changes were needed to Borough Code Title 43 Subdivisions: Mr. Gary Finch.

The following persons spoke to concerns with the public process: Mr. Eugene Carl Haberman and Ms. Patricia Rosnell.

VI. JOINT ITEMS OF BUSINESS

A. Community Council Boundaries And Un-Assigned Subdivisions Within The Core Area *(Requested By Assemblymember Doty)*

Ms. Lauren Driscoll provided information on the process to address the core area and boundary issues and to the process of updating community councils.

B. Future Subdivision Development In The Core Area And Traffic Impact/Public Safety Issues *(Requested By Assemblymember Doty)*

Ms. Eileen Probasco addressed the need for traffic assessments in areas impacted by an increase in land development and provided information on the planning processes related to the issue.

C. Connector Roads In Rapid Development Areas - Options For Solutions To Congestion *(Requested By Assemblymember Doty)*

Assemblymember Doty spoke to the need for a traffic plan, including a reduction in speed limits and traffic signal lights, along the Seward Meridian, Seldon, and Bogard corridor.

D. Guidelines For New Homeowners As A Public Service That Outlines Current MSB Ordinances Affecting Homeownership And Suggested Neighborly Behaviors: "Good Neighbor Guidelines" Re: Setbacks, Leash Law, Firearm Use, ATV Use, Noise Abatement *(Requested By Assemblymember Doty)*

Assemblymember Doty spoke to the promotion of an informational guide for the purpose of educating community members on the various ordinances affecting homeownership.

E. Economic Benefits of Trails, Parks, and Open Space in the Mat-Su Borough – David Batker, President from Earth Economics *(Requested By Administration)*

Mr. David Batker, President from Earth Economics, reported on a recent study on economic benefits of trails, parks, and open space in the Borough, to optimize the return on investment.

F. Mat-Su Salmon Partnership Update – Jessica Speed, Partnership Coordinator *(Requested By Administration)*

Ms. Jessica Speed, Partnership Coordinator for the Mat-Su Basin Salmon Habitat Partnership, reported on salmon habitat conservation efforts.

G. Transportation Projects Status Report *(Requested By Administration)*

Ms. Driscoll provided an update on the spring 2016 transportation planning.

H. Update on Title 43 Subdivisions and Title 17 Zoning *(Requested By Administration)*

Ms. Probasco and Ms. Driscoll provided an update on the revisions to Titles 17 and 43.

I. Cost of Community Services Study *(Requested By Assemblymember Sykes)*

Mr. James Wilson provided an update on the cost of a community services study.

VII. PLANNING COMMISSION COMMENTS

Planning Commissioner Anderson:
- thanked staff for the presentation and the information on the projects coming forward; and
- expressed gratitude for working with the Assembly.

Planning Commissioner Vague:
- thanked staff for the presentation and the information on the projects coming forward; and
- looked forward to working with staff and making progress for the community.

Planning Commissioner Kendig:
- reported on the progress of the Vi Redington Memorial Bridge on the historic Iditarod trail;
- expressed a desire to see a winter/summer trail on the Big Susitna River; and
- spoke to including Knikatnu, Incorporated on the trail project in order to incorporate the Dena'ina culture.

Planning Commissioner Adams:
- spoke to the design and improvement of various road extension projects;
- acknowledged the growth of the community and urged the bodies to make good choices for the community;
- spoke to the Title 17 and Title 43 revisions;
- expressed appreciation for being able to have discussions with the Assembly on the upcoming projects; and
- commended staff on their efforts on the various projects.

Planning Commissioner Rauchenstein:
- thanked the presenters for the reports provided; and
- commented on the plan to incorporate Talkeetna as a city.

Planning Commissioner Klapperich:
- expressed appreciation for the efforts of the Planning Department; and
- spoke to an increase for interim material district requests and the action the Commission was taking on the requests.

(The Planning Commission exited the meeting at this time.)

(The meeting recessed at 8:35 p.m. and reconvened at 8:46 p.m.)

VIII. ASSEMBLY ITEMS OF BUSINESS

(Assemblymember Doty had not entered the meeting at this time.)

A. INTRODUCTION – (For public hearing – 04/05/16, Assembly Chambers)

1. **Ordinance Serial No. 16-012:** An Ordinance Amending MSB 15.24.030, Adopting The Port Master Plan.
a. IM No. 16-023

2. **Ordinance Serial No. 16-031:** An Ordinance Appropriating $704,890 From The Land Management Permanent Fund, To Fund 450, Project No. 70012, As A Loan To Fund 520, To Fund Repairs To The Port Mackenzie Barge Dock Which Will Be Paid Back By Transfers From The Areawide Fund, Port Revenues And Insurance Settlement.
a. **Resolution Serial No. 16-029:** A Resolution Approving The Scope Of Work And Budget Of $704,890 For The Port Mackenzie Barge Dock Repair, Project No. 70012.
(1) IM No. 16-059

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Beck moved to introduce the legislation as read into the record by the Clerk and set the public hearings for April 5, 2016.

VOTE: The motion passed without objection.

Mr. Moosey:
- spoke to the current issues with the Teachers Retirement System program and the potential impact to the School District;
- spoke to the request of Mayor Berkowitz, Municipality of Anchorage, regarding the Borough's participation on a potential general obligation bond for the port and rail systems;

- reported on House Bill 338 regarding the State mandated senior tax exemption program; and
- queried the Assembly if there was support for HB 338.

There was objection to supporting HB 338.

B. EXECUTIVE SESSION (*For Matters, Which The Immediate Public Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And Matters Which By Law, Municipal Charter, Or Ordinance Are Required To Be Kept Confidential; And Discussion Of Matters Subject To The Attorney Client Privilege)*

1. M/V Susitna

MOTION: Assemblymember Beck moved to enter into executive session for matters, which immediate public knowledge of which would clearly have an adverse effect upon the finances of the Borough; and matters which by law, municipal charter, or ordinance are required to be kept confidential; and discussion of matters subject to the attorney-client privilege. In particular to discuss the financial impacts of potential litigation with regards to the insurance for the M/V Susitna. Those present during executive session will be the Mayor, the Assembly, the Attorney, the Manager, the Clerk, the Port Director, and the Internal Auditor.

VOTE: The motion passed without objection and the Assembly entered into executive session at 8:59 p.m.

MOTION: Assemblymember Beck moved to exit executive session.

VOTE: The motion passed without objection and the Assembly exited executive session at
9:54 p.m.

MOTION: Assemblymember Sykes moved to suspend the rules and extend the meeting to 10:10 p.m.

VOTE: The motion passed without objection.

X. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Assemblymember Sykes requested the Manager's Evaluation Process be added to the April 5, 2016, regular meeting agenda.

Assemblymember Mayfield announced the following events:
- the Big Lake Chamber of Commerce would host a presentation by Representative Don Young on March 28, at 12 p.m.; and
- the Dena'ina Elementary School would hold a school tour on March 24, at 9 a.m.

Assemblymember Doty:
- thanked everyone for the presentations; and
- looked forward to working with the Planning Commission and Planning Department staff on future projects.

Assemblymember Colligan:
- thanked everyone for their efforts for the meeting presentations; and
- commented on the terrorist attack in Belgium.

Assemblymember Beck:
- thanked everyone for the presentations; and
- noted he would not be in attendance for the school tours.

Mayor Halter thanked everyone for the presentations and for meeting with the Planning Commission.

IX. ADJOURNMENT

The special meeting adjourned at 9:57 p.m.

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on Tuesday, April 5, 2016, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Vern Halter.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Mr. Jim Sykes, Assembly District No. 1
Mr. Matthew Beck, Assembly District No. 2 *(Deputy Mayor)*
Mr. George McKee, Assembly District No. 3
Mr. Steve Colligan, Assembly District No. 4
Mr. Dan Mayfield, Assembly District No. 5
Ms. Barbara Doty, Assembly District No. 6
Mr. Randall Kowalke, Assembly District No. 7

Staff in attendance were:

Ms. Lonnie R. McKechnie, Borough Clerk
Mr. John Moosey, Borough Manager
Mr. George Hays, Assistant Borough Manager
Mr. Nicholas Spiropoulos, Borough Attorney
Ms. Jessica Kilborn, Deputy Borough Clerk
Mr. Jude Bilafer, Capital Projects Director
Ms. Tammy Clayton, Finance Director
Mr. Terrance Dolan, Public Works Director
Mr. Bill Gamble, Emergency Services Director
Ms. Patty Sullivan, Public Affairs Director
Mr. Eric Phillips, Community Development Director
Mr. Eric Wyatt, Information Technology Director
Mr. Ken Barkley, Fire Service Area Deputy Director
Ms. Lisa Behrens, Emergency Medical Services Deputy Director
Mr. Hugh Leslie, Recreation and Library Manager
Mr. Alex Strawn, Development Services Manager
Ms. Kirsten Vesel, Animal Care and Regulation Director
Mr. Joe Miner, Brett Ice Arena Manager
Mr. Marc Van Dongen, Port Director

III. APPROVAL OF AGENDA

Mayor Halter inquired if there were any changes to the agenda.

Assemblymember Beck requested to take up unfinished business, Ordinance Serial No. 16-003, immediately preceding the public hearings portion of the agenda.

Mayor Halter queried if there was any objection.

There were no objections noted.

Assemblymember Mayfield requested to take up the reconsideration on Resolution Serial No. 16-023, immediately after Ordinance Serial No. 16-003 and preceding the public hearings portion of the agenda.

Mayor Halter queried if there was any objection.

There were no objections noted.

Assemblymember Kowalke requested to pull the motion to rescind on Action Memorandum Nos. 16-016, 16-017, and 16-019, from the agenda.

Mayor Halter queried if there was any objection.

There were no objections noted.

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

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Brian O'Connor, a reporter from the Frontiersman.

V. MINUTES OF PRECEDING MEETINGS

(There were no minutes presented.)

VI. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS

1. Reports from Cities

(There were no reports provided.)

2. Matanuska-Susitna Borough School District

Mr. Luke Fulp, School District Business and Operations Assistant Superintendent:
- announced upcoming school district events;
- noted the School District budget had been delivered to the Borough, per code;

- requested, on behalf of the School District, Mayor Halter's support and advocacy in opposition of Senate Bill 207; and
- spoke to the Alaska State Senate Finance Committee review of Senate Bill 209 regarding the Public Employee's Retirement System (PERS) and Teacher's Retirement System (TRS) and analysis of costs for the programs.

Mayor Halter reported that he, Assemblymembers Beck, Colligan, and Kowalke, and Mr. Moosey had met telephonically with Governor Walker regarding the PERS/TRS programs and would continue discussions on those programs with the Legislative Delegation.

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee on School Issues

Assemblymember Beck:
- reported on the Committee meeting on Monday, April 4;
- spoke to the discussions surrounding the PERS and TRS programs; and
- noted that School District projects were moving forward.

2. Assembly Public Relations

(There were no reports provided.)

Mayor Halter congratulated the University of Alaska Anchorage Lady Seawolves on their success as runner-up national champions and on a great season.

C. MANAGER COMMENTS

1. State/Federal Legislation
2. Strategic Planning Issues
3. Manager Evaluation Process
4. Plan 4 Alaska

Ms. Debbie Bitney, Vice President of Administration for the Rasmusen Foundation, provided a presentation on the Plan 4 Alaska education campaign.

Mr. Terry Dolan, Public Works Director, reported on the conditions of the roads in the Borough and the impact of road maintenance costs on the Road Service Area mill rates.

Mr. Moosey:
- noted he had received the Manager evaluation plan; and
- queried the Assembly on holding a special Assembly meeting for discussion on the Recreation bonds on Tuesday, April 19 at 4 p.m.

There was no objection noted to holding the special meeting.

(Mayor Halter passed the gavel to Deputy Mayor Beck at 6:52 p.m. and exited the meeting.)

(The meeting recessed at 6:52 p.m. and reconvened at 6:56 p.m.)

D. ATTORNEY COMMENTS

(There was no report provided.)

E. CLERK COMMENTS

Ms. McKechnie:

- spoke regarding the upcoming meeting schedule;
- announced the schedule for the upcoming budget meetings;
- provided the April 12, 2016, Assembly special meeting agenda regarding budget presentations;
- announced pertinent election dates;
- queried the Assembly if there was objection to scheduling the Manager, Attorney, and Clerk evaluations on the following dates:
  - Manager on May 3, 2016, at 4 p.m.;
  - Attorney on May 17, 2016, at 4 p.m.; and
  - Clerk on August 2, 2016, at 4 p.m.

There was no objection noted.

F. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:

a. Big Lake RSA Board of Supervisors: 08/13/15
b. Caswell FSA Board of Supervisors: 11/11/15
c. Emergency Medical Services Board: 06/03/15
d. Greater Butte RSA Board of Supervisors: 07/09/15
e. Greater Talkeetna RSA Board of Supervisors: 11/12/15
f. Local Road Service Area Advisory Board: 01/21/16
g. Meadow Lakes RSA Board of Supervisors: 09/21/15, Resolution No. 16-01
h. Planning Commission: Resolution Serial No. 16-07, 16-10,
i. Platting Board: 01/07/16, 01/21/16,
j. Transportation Advisory Board: 11/18/15
k. Willow FSA Board of Supervisors: 12/21/15

2. Community Council Minutes:

a. Big Lake Community Council: 01/12/16
b. Fishhook Community Council: 10/29/15
c. Glacier View Community Council: 01/22/15

d. Knik-Fairview Community Council: 01/21/15, 02/18/15, 03/18/15, 04/15/15, 05/20/15, 06/17/15, 08/19/15, 09/16/15, 10/21/15, 11/18/15
e. Talkeetna Community Council: 01/04/16
f. Willow Area Community Council: 03/02/15, 04/06/15, 05/04/15, 06/02/15, 07/06/15, 08/03/15, 09/14/15, 11/02/15, 12/07/15

The citizen and other correspondence were presented and no comments were noted.

G. INFORMATIONAL MEMORANDUMS

(There were no informational memorandums presented.)

VII. SPECIAL ORDERS

A. PERSONS TO BE HEARD

(There were no persons to be heard.)

VIII. UNFINISHED BUSINESS

A. **Ordinance Serial No. 16-003:** An Ordinance Amending MSB 17.60 To Include Permit Requirements And Standards For Marijuana Related Facilities; And Repealing Unapplicable Definitions. *(Sponsored By Assemblymember Sykes)*
1. IM No. 16-001

PENDING MOTION: Assemblymember Sykes moved to adopt Ordinance Serial No. 16-003.

MOTION: Assemblymember Kowalke moved to refer Ordinance Serial No. 16-003 to the Marijuana Advisory Committee and Planning Commission to provide comment on the suggested changes from staff and the Planning Commission recommendations, with a date due back to the Assembly of November 1, 2016.

MOTION: Assemblymember Sykes moved a primary amendment to refer Ordinance Serial No. 16-003 to the Marijuana Advisory Committee and Planning Commission for 90 days.

VOTE: The primary amendment passed without objection.

VOTE: The motion as amended passed without objection.

XI. RECONSIDERATION

A. **Resolution Serial No. 16-023:** A Resolution To Adopt The Fiscal Year 2017 Schedule Of Rates And Fees, Effective July 1, 2016, In Order To Have A Single Document For All

Fees In The Matanuska-Susitna Borough. *(Reconsideration Verbally Filed By Assemblymember Mayfield On March 15, 2016)*

(1) IM No. 16-046

MOTION: Assemblymember Mayfield moved to reconsider Resolution Serial No. 16-023.

VOTE: The motion passed without objection.

MOTION: Assemblymember Mayfield moved a primary amendment to IM No. 16-046, Matanuska-Susitna Borough Fiscal Year 2017 Schedule of Rates and Fees, as follows:

- Effective July 1, 2016:
  - line 565, by striking "$13" and inserting "$14" in its place;
  - line 566, by striking "$26" and inserting "$28" in its place;
  - line 567, by striking "$32" and inserting "$34" in its place;
  - line 568, by striking "$45" and inserting "$48" in its place;
  - line 569, by striking "$60" and inserting "$64" in its place.
- Effective July 1, 2017:
  - line 565, by striking "$14" and inserting "$15" in its place;
  - line 566, by striking "$28" and inserting "$30" in its place;
  - line 567, by striking "$34" and inserting "$36" in its place;
  - line 568, by striking "$48" and inserting "$51" in its place; and
  - line 569, by striking "$64" and inserting "$68" in its place.

MOTION: Assemblymember Doty moved to postpone Resolution Serial No. 16-023 to a time certain of May 3, 2016.

VOTE: The motion passed with Assembly members Mayfield and Kowalke opposed.

B. PUBLIC HEARINGS (Three minutes per person.)

1. **Ordinance Serial No. 16-012:** An Ordinance Amending MSB 15.24.030, Adopting The Port Master Plan.

a. IM No. 16-023

Deputy Mayor Beck opened the public hearing.

The following persons spoke in opposition of Ordinance Serial No. 16-012: Ms. Savon Duchein, Ms. Michelle Church, and Ms. Patricia Rosnell.

The following person spoke in favor of postponing Ordinance Serial No. 16-012: Ms. Patricia Rosnell.

The following person queried when the Port was due to make money: Mr. Timothy Hale.

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

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Mayfield moved to adopt Ordinance Serial No. 16-012.

MOTION: Assemblymember McKee moved to postpone Ordinance Serial No. 16-012 to a time certain of June 7, 2016.

MOTION: Assemblymember Doty moved to call for the question.

VOTE: The motion failed with Assembly members Beck, Colligan, Doty, and Kowalke in support. (Requires five votes.)

VOTE: The motion to postpone failed with Assemblymembers McKee and Colligan in support.

VOTE: The main motion failed with Assemblymembers Mayfield, Doty, and Kowalke in support.

2. **Ordinance Serial No. 16-028:** An Ordinance Approving An Appropriation Of $62,000 From The Willow Fire Service Area Fund Balance, Fund 258, To Fund 405, Project No. 45282, To Allow For The Purchase And Installation Of An Electric Fill Pump At Willow Fire Station 12-6.

a. **Resolution Serial No. 16-026:** A Resolution Approving The Scope Of Work And Budget For Project No. 45282, To Allow For The Purchase And Installation Of An Electric Fill Pump At Willow Fire Station 12-6.

(1) IM No. 16-047

Deputy Mayor Beck opened the public hearing.

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

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Kowalke moved to adopt Ordinance Serial No. 16-028 and Resolution Serial No. 16-026.

VOTE: The motion passed without objection.

3. **Ordinance Serial No. 16-029:** An Ordinance Reappropriating $10,663 From Fund 435, Project No. 10145, Mat-Su Convention And Visitors Bureau Roof Repairs To Fund 440, Project No. 15040, Parks And Recreation Shop Upgrades, $20,667 From Fund 440; Project No. 15002, Knik Museum Upgrade/Improvements To Fund 480, Project No. 15035, Recreational Highway Signage.

a. **Resolution Serial No. 16-027:** A Resolution Amending The Budgets For Project Nos. 10145, 15002, 15032, 15036, 15039, 15040, And 15035, And Amending The Scope Of Work For Project No. 10173.

(1) IM No. 16-049

Deputy Mayor Beck opened the public hearing.

The following person spoke in opposition to Ordinance Serial No. 16-029 and Resolution Serial No. 16-027: Mr. David Straub.

The following person spoke to concerns of reappropriating funds at year end: Ms. Patricia Rosnell.

The following person inquired about the ownership of the Matanuska-Susitna Visitors and Convention Bureau: Ms. Savon Duchein.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Sykes moved to adopt Ordinance Serial No. 16-029 and Resolution Serial No. 16-027.

VOTE: The motion passed without objection.

4. **Ordinance Serial No. 16-030:** An Ordinance Approving An Appropriation Of $13,140 From Fund 100 To Project No. 45267, Fund 425, To Allow For The Replacement Of An Emergency Medical Services Vehicle That Was Destroyed In A Collision.

a. **Resolution Serial No. 16-028:** A Resolution Approving The Scope Of Work And Budget For Project No. 45267, To Allow For The Replacement Of An Emergency Medical Services Vehicle That Was Destroyed In A Collision.

(1) IM No. 16-050

Deputy Mayor Beck opened the public hearing.

There being no one present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Sykes moved to adopt Ordinance Serial No. 16-030 and Resolution Serial No. 16-028.

VOTE: The motion passed with Assemblymember McKee opposed.

5. **Ordinance Serial No. 16-031:** An Ordinance Appropriating $704,890 From The Land Management Permanent Fund, To Fund 450, Project No. 70012, As A Loan To Fund 520, To Fund Repairs To The Port Mackenzie Barge Dock Which Will Be Paid Back By Transfers From The Areawide Fund, Port Revenues And Insurance Settlement.

a. **Resolution Serial No. 16-029:** A Resolution Approving The Scope Of Work And Budget Of $704,890 For The Port Mackenzie Barge Dock Repair, Project No. 70012.

(1) IM No. 16-059

Deputy Mayor Beck opened the public hearing.

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

The following persons spoke in opposition to Ordinance Serial No. 16-031 and Resolution Serial No. 16-029: Mr. Brad Empey, Ms. Patricia Rosnell, and Ms. Michelle Church.

There being no others present who wished to testify, the public hearing closed and discussion moved to the Assembly.

MOTION: Assemblymember Mayfield moved to adopt Ordinance Serial No. 16-031 and Resolution Serial No. 16-029.

MOTION: Assemblymember McKee moved a primary amendment to Ordinance Serial No. 16-031 to strike "port revenues, and insurance settlement" from the legislation.

VOTE: The primary amendment failed with Assemblymember McKee in support.

VOTE: The main motion passed with Assemblymember McKee opposed.

(The meeting recessed at 8:35 p.m. and reconvened at 8:45 p.m.)

C. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person commended the Assembly and spoke to the School District Honors Music Program: Ms. Patty Fisher.

The following persons spoke to the proposed ordinance establishing a temporary moratorium on marijuana establishments scheduled for introduction on April 19, 2016: Mr. Brian Endel, Mr. Shawn Wheisler, Ms. Janet Johnson, and Ms. Edna DeVries.

The following persons spoke in opposition of commercialized marijuana: Mr. Finn Rye and Ms. Cheryl Bowie.

The following persons spoke in support of postponing action on Ordinance Serial No. 16-003 until after the October 4, 2016, regular election: Mr. Larry DeVilbiss and Mr. Conrad Daley.

The following persons spoke in support of commercialized marijuana: Mr. Joe McAneney, and Ms. Rhonda Marcy.

The following persons spoke in opposition of referring Ordinance Serial No. 16-003: Mr. Timothy Hale and Mr. Nick Miller.

The following persons spoke to the proposed amendments to Ordinance Serial No. 16-003: Mr. Don Hart and Ms. Michelle Church.

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

The following person spoke to the Planning Commission meeting held on Monday, April 4, 2016, and to possible gravel extraction from the landfill: Mr. Brad Empey.

The following person spoke to the actions of the Marijuana Advisory Committee regarding amendments to Ordinance Serial No. 16-003: Ms. Savon Duchein.

The following person noted a typographical error in the Frontiersman Borough News page regarding the April 5 work session item: Ms. Patricia Rosnell.

The following person thanked the Assembly: Ms. Sara Williams.

D. CONSENT AGENDA

1. RESOLUTIONS

a. **Resolution Serial No. 16-030:** A Resolution Amending The Scopes Of Work And Budgets For Project Management System, Project No. 47507 And Sharepoint Development And Implementation, Project No. 47044 To Include The Development And Implementation Of A Project Management Site, Completion Of The Trim Upgrade To HP Records Management Allowing For Integration With Sharepoint And Consulting And Training For The Use Of HP Records Management.

(1) IM No. 16-053

b. **Resolution Serial No. 16-031:** A Resolution Amending The Scopes Of Work And Budgets For Flood Plain Mapping, Project No. 47512, And Aerial Imagery Acquisition, Project No. 47519, To Include Flood Plain Mapping Advertising.

(2) IM No. 16-054

c. **Resolution Serial No. 16-032:** A Resolution Amending The Budget For Project No. 10063, To Provide Additional Funding For The Dorothy Swanda Jones Administration Building Phase 2 Roof Top Unit Connections, Fire Proofing, And Back-Up Generator.

(1) IM No. 16-058

2. ACTION MEMORANDUMS

a. **AM No. 16-022:** Award Of Proposal No. 16-079P To TBI Construction, Inc., In The Amount Not To Exceed $198,000 For The Dorothy Swanda Jones Administration Building Elevator Replacement And Elevator Modifications Design And Build.

b. **AM No. 16-024:** Award Of Bid 16-096B To CYS Enterprises In The Contract Amount Of $546,917 For School District Flooring Replacement At Eight Schools.

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Sykes moved to approve the consent agenda as read into the record by the Clerk.

VOTE: The motion passed without objection.

d. **Resolution Serial No. 16-033:** A Resolution Requesting The Alaska State Legislature And Governor Walker To Enact, During The 2016 Legislative Session, Legislation To Provide For A Balanced, Sustainable, And Predictable State Budget. *(Sponsored By Mayor Halter)*

(1) IM No. 16-061

MOTION: Assemblymember Sykes moved to adopt Resolution Serial No. 16-033.

MOTION: Assemblymember Sykes moved a primary amendment to Resolution Serial No. 16-033 to strike "and immediate" from the first "Therefore, Be It Resolved" paragraph.

VOTE: The primary amendment passed with no objection.

MOTION: Assemblymember Sykes moved a primary amendment to insert a Whereas clause before the last Whereas clause to read: "WHEREAS, all options to solve the fiscal gap should be on the table, and the Permanent Fund Dividend is important to be held in tact as a way to bottom feed the economy".

MOTION: Assemblymember Sykes moved a secondary amendment to strike "as a way to bottom feed the economy".

VOTE: The secondary amendment passed with no objection.

MOTION: Assemblymember Doty moved a secondary amendment to strike "and the Permanent Fund Dividend is important to be held in tact".

VOTE: The secondary amendment passed with Assemblymember Sykes opposed.

VOTE: The primary amendment as amended passed with Assembly members Colligan and Mayfield opposed.

VOTE: The main motion passed as amended with no objection.

e. **Resolution Serial No. 16-034:** A Resolution Supporting A Security Assessment Of The Financial Management Software, Logos, In An Amount Not To Exceed $50,000. *(Sponsored By Assemblymember Kowalke)*

(1) IM No. 16-070

MOTION: Assemblymember Kowalke moved to adopt Resolution Serial No. 16-034.

VOTE: The motion passed with no objection.

MOTION: Assemblymember Colligan moved to suspend the rules to extend the meeting to 10:30 p.m.

VOTE: The motion passed with no objection.

c. **AM No. 16-023:** Authorization To Amend Contract 15-035P With The Boutet Company In The Amount Not To Exceed $25,000 To Allow For Phase 3 Of The Matanuska River Mitigation Acquisition Project.

MOTION: Assemblymember Kowalke moved to adopt Action Memorandum No. 16-023.

VOTE: The motion passed with Assembly members McKee and Kowalke opposed.

VIII. UNFINISHED BUSINESS

B. **Resolution Serial No. 16-012:** A Resolution Approving Certain Unincorporated Communities And The Incorporated Nonprofit Entity For Participation In The Fiscal Year 2017 Community Revenue Sharing Program.

1. IM No. 16-033

PENDING MOTION: Assemblymember Doty moved to adopt Resolution Serial No. 16-012.

MOTION: Assemblymember McKee moved to postpone Resolution Serial No. 16-012 to a time certain of April 19, 2016.

WITHDRAW: Assemblymember McKee moved to withdraw the motion to postpone.

VOTE: The motion passed with no objection.

VOTE: The main motion passed with no objection

IX. VETO

(There were no vetoes presented.)

X. NEW BUSINESS

A. INTRODUCTIONS (For public hearing – 04/19/16 Assembly Chambers)

1. **Ordinance Serial No. 16-027:** An Ordinance Amending MSB 2.45, Capital Projects Department.

a. IM No. 16-044

1. **Ordinance Serial No. 16-036:** An Ordinance Approving Classification Of Borough-Owned Lands For Inclusion In The 2016 Competitive Sealed Bid Land Sale (MSB007129).

a. **Resolution Serial No. 16-035:** A Resolution Approving A Best Interest Finding Recommending Classification Of Borough-Owned Lands Identified Herein For Inclusion In The 2016 Competitive Sealed Bid Land Sale (MB007129).

(1) IM No. 16-055

2. **Ordinance Serial No. 16-037:** An Ordinance Amending MSB 17.28.090(A), Adding An Interim Materials District Known As Alsop East Pit, Located On A Portion Of Tract A, Point Mack Phase 1 Subdivision, Within Township 15 North, Range 4 West, Section 27, Seward Meridian.

a. IM No. 16-056

3. **Ordinance Serial No. 16-038:** An Ordinance Accepting And Appropriating $30,000 From The Alaska State Department Of Health And Social Services Grant Program, To Fund 425, Project No. 45284, For Emergency Response Materials, Planning, Training, And Exercise, As Well As Personnel Costs For Coordinating The Support Of The Emergency Operations Plan.

a. **Resolution Serial No. 16-036:** A Resolution Approving The Scope Of Work And Budget For The Alaska State Department Of Health And Social Services Grant, Fund 425, Project No. 45284, For Emergency Response Materials, Planning, Training, And Exercise, As Well As Personnel Costs For Coordinating The Support Of The Emergency Operations Plan.

(1) IM No. 16-060

4. **Ordinance Serial No. 16-032:** An Ordinance Confirming The Assessment Roll For The West Mollies Circle Road Paving Local Improvement District No. 550 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

a. **Ordinance Serial No. 16-033:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $44,000 Principal Amount Of Special Assessment Bonds For The West Mollies Circle Road Paving Local Improvement District No. 550, And Fixing Details Of Said Bonds.

(1) IM No. 16-062

5. **Ordinance Serial No. 16-034:** An Ordinance Confirming The Assessment Roll For The West Coghlan Circle Natural Gas Local Improvement District No. 557 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

a. **Ordinance Serial No. 16-035:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $85,000 Principal Amount Of Special Assessment Bonds For The West Coghlan Circle Natural Gas Local Improvement District No. 557, And Fixing Details Of Said Bonds.

(1) IM No. 16-063

6. **Ordinance Serial No. 16-039:** An Ordinance Approving A Supplemental Appropriation Of $16,000 From The Willow Fire Service Area Fund Balance, Fund 258, To The Fiscal Year 2016 Willow Fire Service Area Operating Budget To Cover Wages And Benefits For The Remainder Of Fiscal Year 2016.

a. IM No. 16-065

7. **Ordinance Serial No. 16-040:** An Ordinance Approving A Supplemental Appropriation Of $24,000 From The Caswell Fire Service Area Fund Balance, Fund 248, To The Fiscal Year 2016 Caswell Fire Service Area Operating Budget To Cover Wages And Benefits For The Remainder Of Fiscal Year 2016.

a. IM No. 16-066

8. **Ordinance Serial No. 16-041:** An Ordinance Amending MSB 5.25.012 Service Area No. 7: Talkeetna Flood Control Service Area, To Establish The Board Of Supervisors, And MSB 5.15.010(A), Organization Of Boards Of Supervisors. *(Sponsored By Assemblymember Kowalke)*

a. IM No. 16-067

9. **Ordinance Serial No. 16-042:** An Ordinance Approving An Appropriation Of $182,500 From Meadow Lakes Road Service Area No.28 Fund Balance, Fund 281, To Fund 410, Project No. 30047, For Meadow Lakes Road Service Area No. 27 Capital Projects.

a. IM No. 16-068

10. **Ordinance Serial No. 16-043:** An Ordinance Approving An Appropriation Of $220,000 From The Willow Fire Service Area Fund Balance, To Fund 258, Project No. 45274, For The Construction Of A Willow Fire Service Area Warm Storage Building At Four Mile Road.

a. **Resolution Serial No. 16-037:** A Resolution Approving The Amended Budget For Project No. 45274, To Allow For The Construction Of A Willow Fire Service Area Warm Storage Building At Four Mile Road.

(1) IM No. 16-069

11. **Ordinance Serial No. 16-044:** An Ordinance Accepting And Appropriating $4,290 From The Alaska State Division Of Homeland Security And Emergency Management Grant, Fund 425, Project No. 45158-4415, For Exercise Supplies And Contract Support.

a. **Resolution Serial No. 16-038:** A Resolution Approving The Amended Scope Of Work And Budget For The Alaska State Division Of Homeland Security And Emergency Management Grant, Fund 425, Project No. 45158-4415, For Emergency Operation

Center Software, Incident Command System Training, And Exercise Supplies And Contract Support.

(1) IM No. 16-071

12. **Ordinance Serial No. 16-045:** An Ordinance Amending MSB 2.27, Attorney, To Update, Organize, And More Fully Describe The Functions And Duties Of The Borough Attorney. *(Sponsored by Mayor Halter)*

a. IM No. 16-072

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Sykes moved to introduce the legislation as read into the record by the Clerk and set the public hearings for April 19, 2016.

VOTE: The motion passed without objection.

MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

Mayor Halter requested the following appointments for confirmation:

Aviation Advisory Board
Chris Kepler
Historical Preservation Committee
Lisa Schwarzburg
Fish and Wildlife Commission
Bruce Knowles
Platting Board
Amy Hansen
Bogard RSA #25
Craig Kinnowr
Circle View and Stampede Estates Flood and Water Erosion #131
Joseph Martorell

Talkeetna Sewer and Water Service Area #36
Joseph McAneney
Whitney Wolff

MOTION: Assemblymember Sykes moved to confirm the Mayor's appointments.

VOTE: The motion passed without objection.

C. OTHER NEW BUSINESS

1. ~~MOTION TO RESCIND *(Requested By Assemblymember Kowalke)*~~

a. ~~**AM No. 16-016:** Award Of Proposal No. 16-069P To the Firms Of Resource Data, Inc. and Alaska IT Group, Inc. In The Contract Amount Not To Exceed $150,000 Per Year Per Firm For Up To Three Years For Information Technology Term Contracts For Project Management.~~

b. ~~**AM No. 16-017:** Award Of Proposal No. 16-069P To the Firms Of Resource Data, Inc., Alaska IT Group, Inc., And Sockeye Business Solutions, Inc. In The Contract Amount Not To Exceed $150,000 Per Year Per Firm For Up To Three Years For Information Technology Term Contracts For Business Analyst.~~

c. ~~**AM No. 16-019:** Award Of Proposal No. 16-069P To The Firms Of Resource Data, Inc. And Alaska IT Group, Inc. In The Amount Not To Exceed $150,000 Per Year Per Firm For Up To Three Years For Information Technology Term Contracts For Web/Application Specialist.~~

D. REFERRALS (For referral to the Planning Commission for 90 days or other date specified by the Assembly)

(There were no referrals presented.)

XI. RECONSIDERATION

B. **Ordinance Serial No. 16-012:** An Ordinance Amending MSB 15.24.030, Adopting The Port Master Plan.

(1) IM No. 16-023

MOTION: Assemblymember Beck moved to reconsider Ordinance Serial No. 16-012.

VOTE: The motion passed with Assemblymember McKee opposed.

MOTION: Assemblymember Sykes moved a primary amendment to IM No. 16-023, Port Master Plan 2016 Update, 1.7 Mission and Goals, to the Mission itself by inserting "To develop an analysis that prioritizes resource development" .

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended with Assemblymember McKee opposed.

MOTION: Assemblymember Colligan moved to suspend the rules to extend the meeting to 10:40 p.m.

VOTE: The motion passed without objection.

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. Spiropoulos noted an amendment to the draft ordinance establishing a temporary moratorium on marijuana establishments would be forthcoming and advised that the ordinance was non-areawide.

Ms. McKechnie noted the Clerk's department fiscal year 2017 budget had been provided to the Assembly.

Assemblymember Doty:
- commented on the amount of public testimony during the meeting; and
- requested information from the Manager related to historical rate changes for the ice rinks and pools.

Assemblymember Colligan:
- spoke to the borough-wide solid waste rates; and
- encouraged the Assembly to stick to a plan regarding the rates.

Assemblymember Sykes:
- spoke to the solid waste rates and the difference of how those were handled borough-wide;
- encouraged the Manager to ensure the directors, responsible for operations, had the opportunity to comment on the proposed rates;
- noted he spoke to Cynthia Franklin, Director of the Alcohol and Marijuana Control Office, regarding the State legislation and the anticipated delays for issuance of the marijuana establishment permits;
- spoke in support of the draft ordinance establishing a temporary moratorium on marijuana establishments; and
- commended the Marijuana Advisory Committee on its work regarding the marijuana legislation.

Assemblymember Kowalke:
- thanked Deputy Mayor Beck for stepping in for Mayor Halter;
- voiced his concerns regarding fairness and equity regarding the transfer sites;
- spoke to his intentions regarding his sponsorship on the draft ordinance establishing a temporary moratorium on marijuana establishments;
- thanked Director Dolan and staff for their hard work on the road maintenance;
- spoke briefly to the PERS/TRS issues; and
- commented that three of the top ten winners of the Iditarod were from the Willow area.

Assemblymember Mayfield:
- spoke to the solid waste rates and encouraged community cooperation and compromises in order to ensure the established ordinances and regulations have outcomes that everyone could live with;
- thanked Director Gamble, FSA Deputy Director Barkley, and all participants for their efforts on the Alaska Shield 2016 event; and

- noted he would be traveling to view the M/V Susitna on April 13 and 14, and would provide a report to the Assembly on April 19.

Assemblymember Beck:
- noted he was grateful for being a part of the Assembly; and
- expressed condolences to the Emery family, of Anchorage, for their loss.

XIII. EXECUTIVE SESSION

(There was no executive session held.)

XIV. ADJOURNMENT

The regular meeting adjourned at 10:39 p.m.