



**MATANUSKA-SUSITNA BOROUGH  
AREA SCHOOL SITE SELECTION COMMITTEE  
FEBRUARY 18, 2021 MEETING AGENDA**

Location: MSB Assembly Chambers  
350 E. Dahlia Ave, Palmer AK 99645

Date: February 18, 2021  
10 am -12 pm

Remote Participation:

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or call in (audio only)**

[+1 907-290-7880,,349685911#](#) United States,

Anchorage

Phone Conference ID: 349 685 911#

**Committee Members**

Kristina Adamczak - Community At-Large

Jesse Sumner - Assembly

Vacant - Assembly

Mary Anderson - Planning Commission

Patricia Chesbro - Planning Commission Alt.

Thomas Bergey - School Board

Ole Larson - School Board

James Hart - School Board Alt.

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**I. Call to Order, Roll and Determination of Quorum**

**II. Approval of Agenda**

**III. Items for Information**

- A. Review of School Site Selection process
- B. Potential school sites – MSB land
- C. Potential Mat-Su Central site – N Stringfield Road
- D. Review of School Board resolutions
  - a. American Charter Academy
  - b. Birchtree Charter School

**IV. Draft Resolutions for Information Only**

- A. A resolution of the Matanuska-Susitna Borough Area School Site Selection Committee recommending a permanent site for Mat-Su Central School.

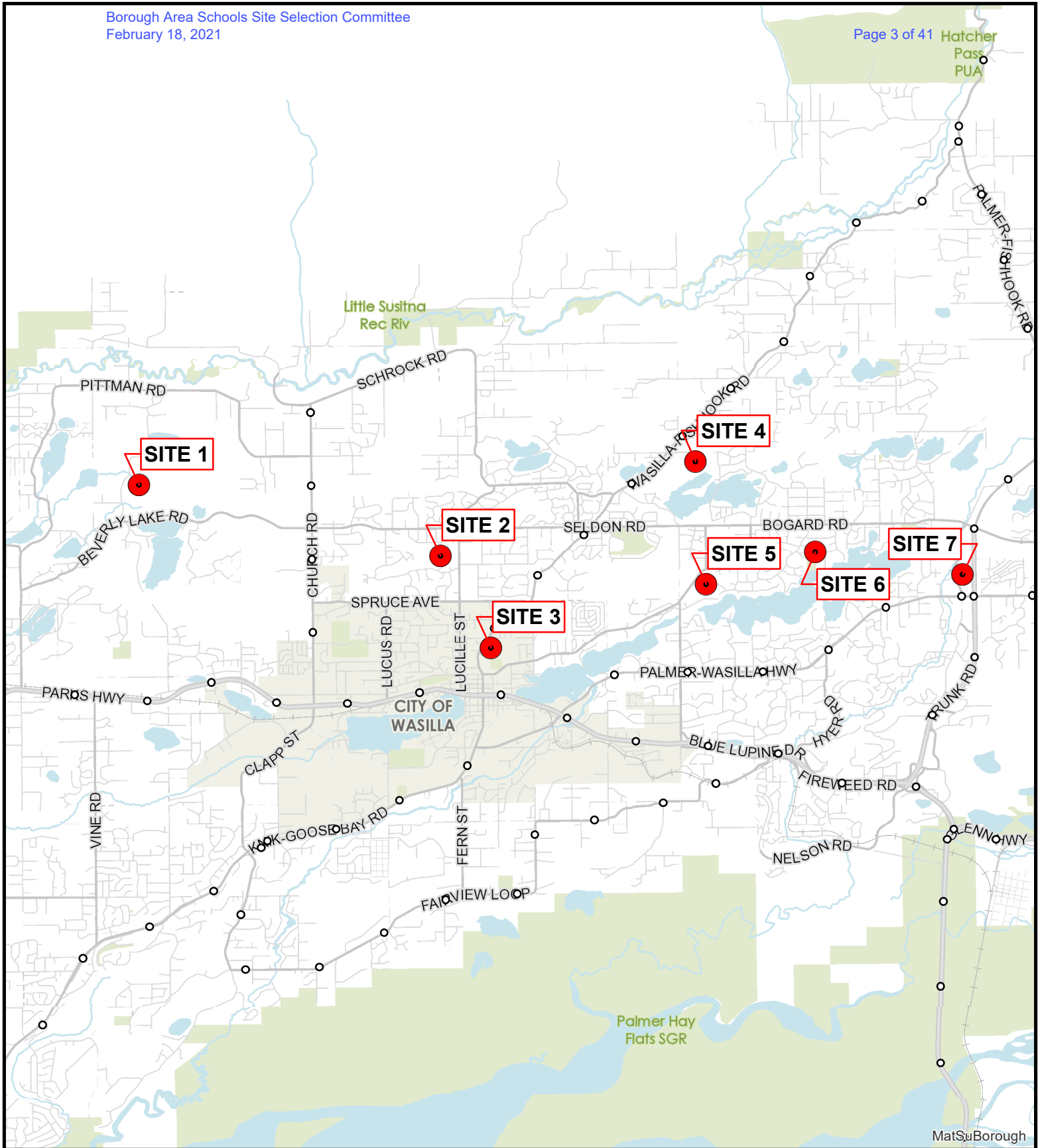
**V. Public Comments (Three minutes per person)**

**VI. Staff Comments**

**VII. Committee Members Comments**

**VIII. Next Meeting**

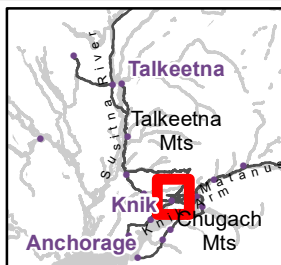
**IX. Adjourn**



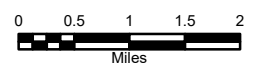
Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



● SELECTED PARCELS



Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: MSB  
Author: MSB LRMD





Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 1MSB  
Author: MSB LRMD





Matanuska - Susitna Borough  
Land and Resource  
Management Division

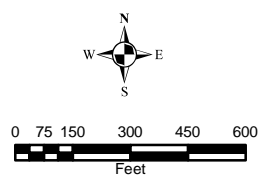


Potential School Sites  
MSB Land



■ SELECTED PARCEL

SITE 2  
18N01W33A002  
80 ACRES  
SCHOOL/TANAINA ELEM



Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 2MSB  
Author: MSB LRMD

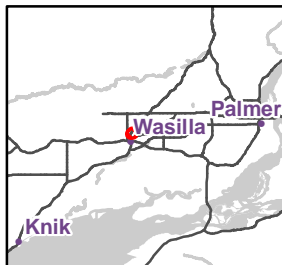




Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



■ SELECTED PARCEL

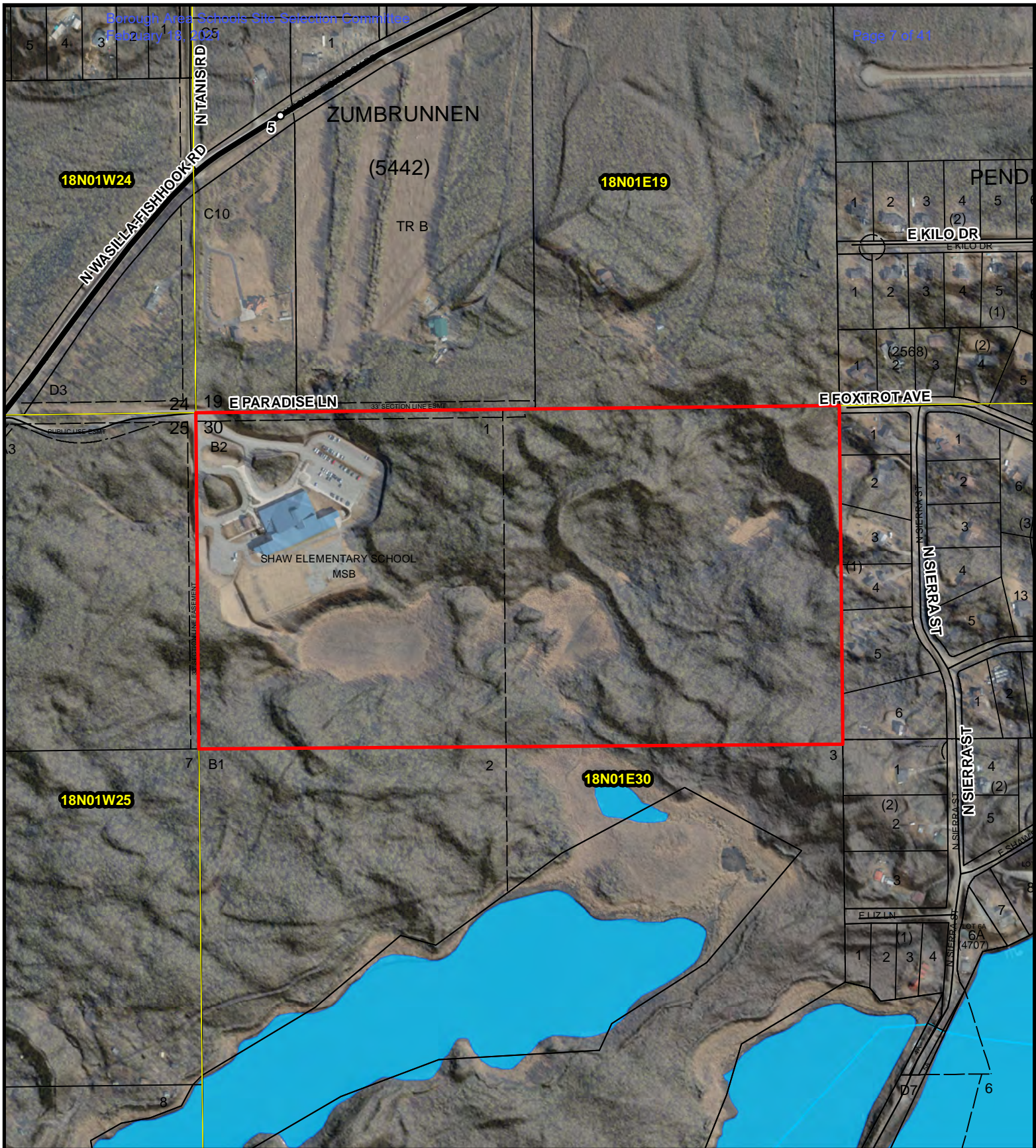
SITE 3  
7390000L001  
20.37 ACRES  
SCHOOL/IDITAROD ELEMENTARY



0 75 150 300 450 600  
Feet

Date: July 2019  
Source: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 3MSB  
Author: MSB LRMD

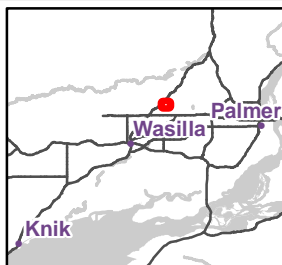




Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



SELECTED PARCEL

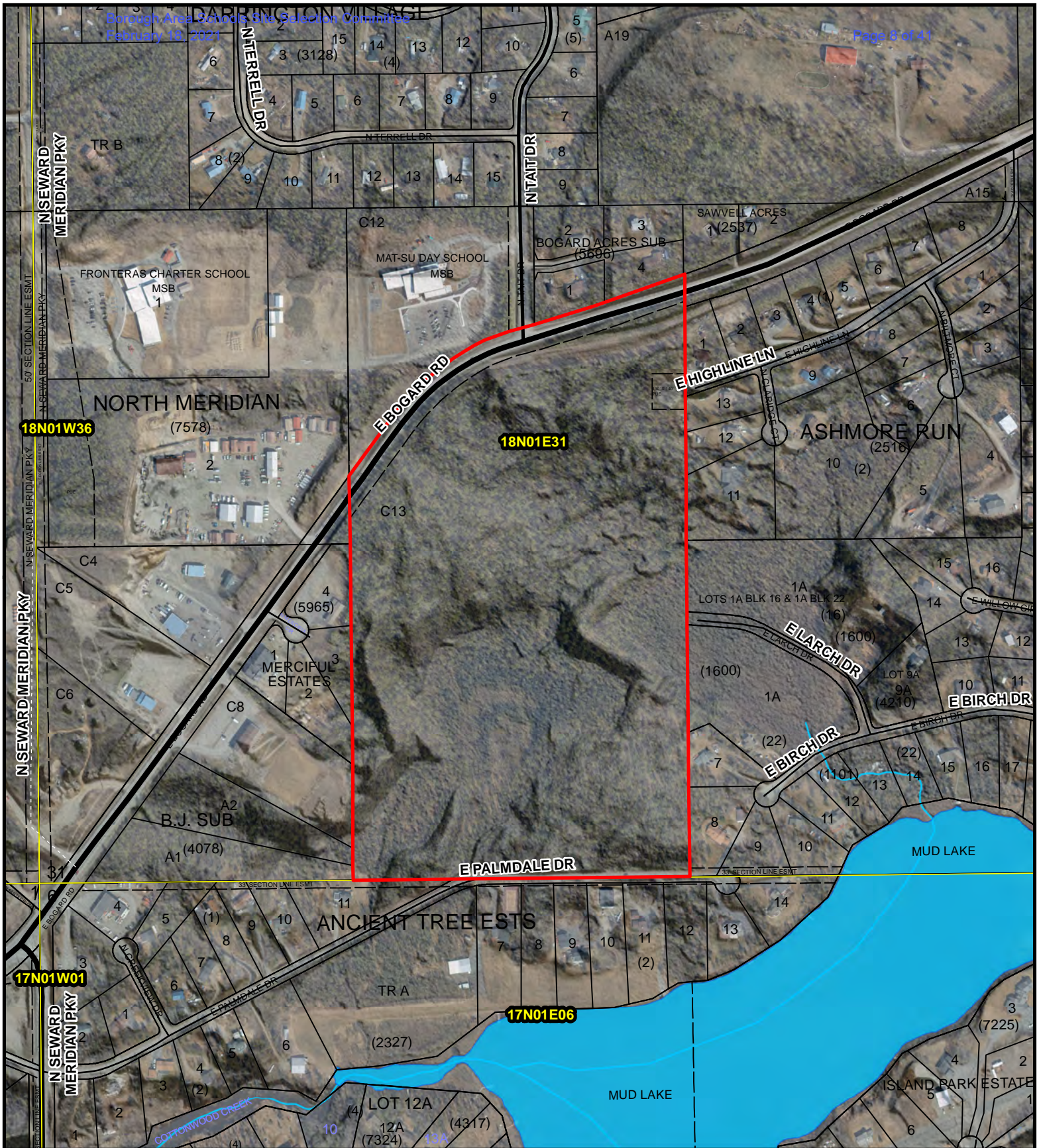
SITE 4  
18N01E30B002  
76.81 ACRES  
SCHOOL/ SHAW ELEMENTARY



0 75 150 300 450 600  
Feet

Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 4MSB  
Author: MSB LRMD

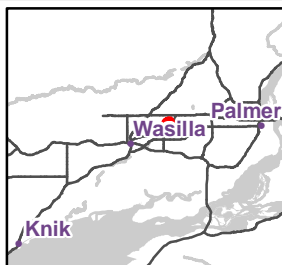




Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



■ SELECTED PARCEL

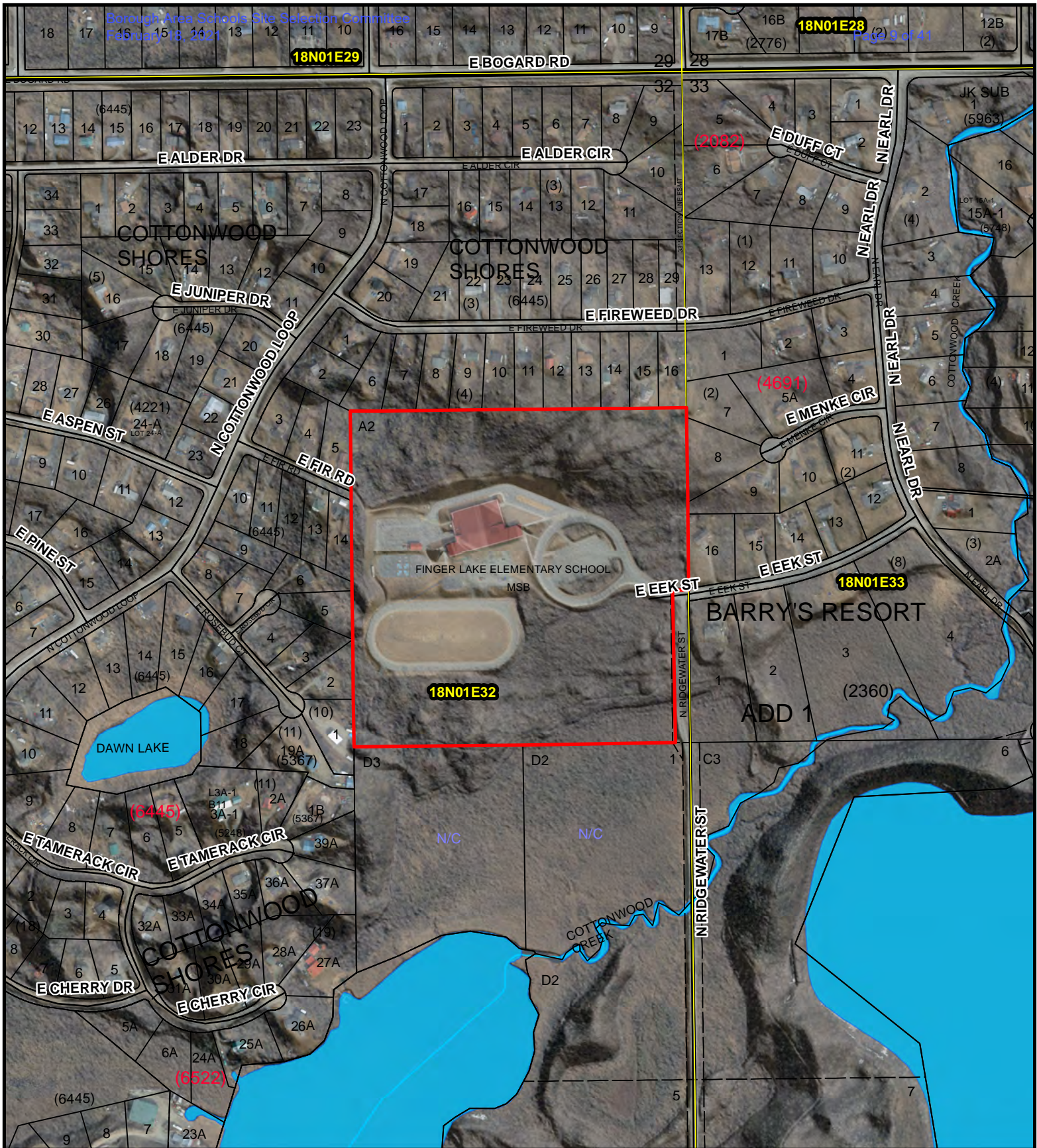
SITE 5  
18N01E31C013  
55.92 ACRES



0 75 150 300 450 600  
Feet

Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 5MSB  
Author: MSB LRMD





Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



■ SELECTED PARCEL

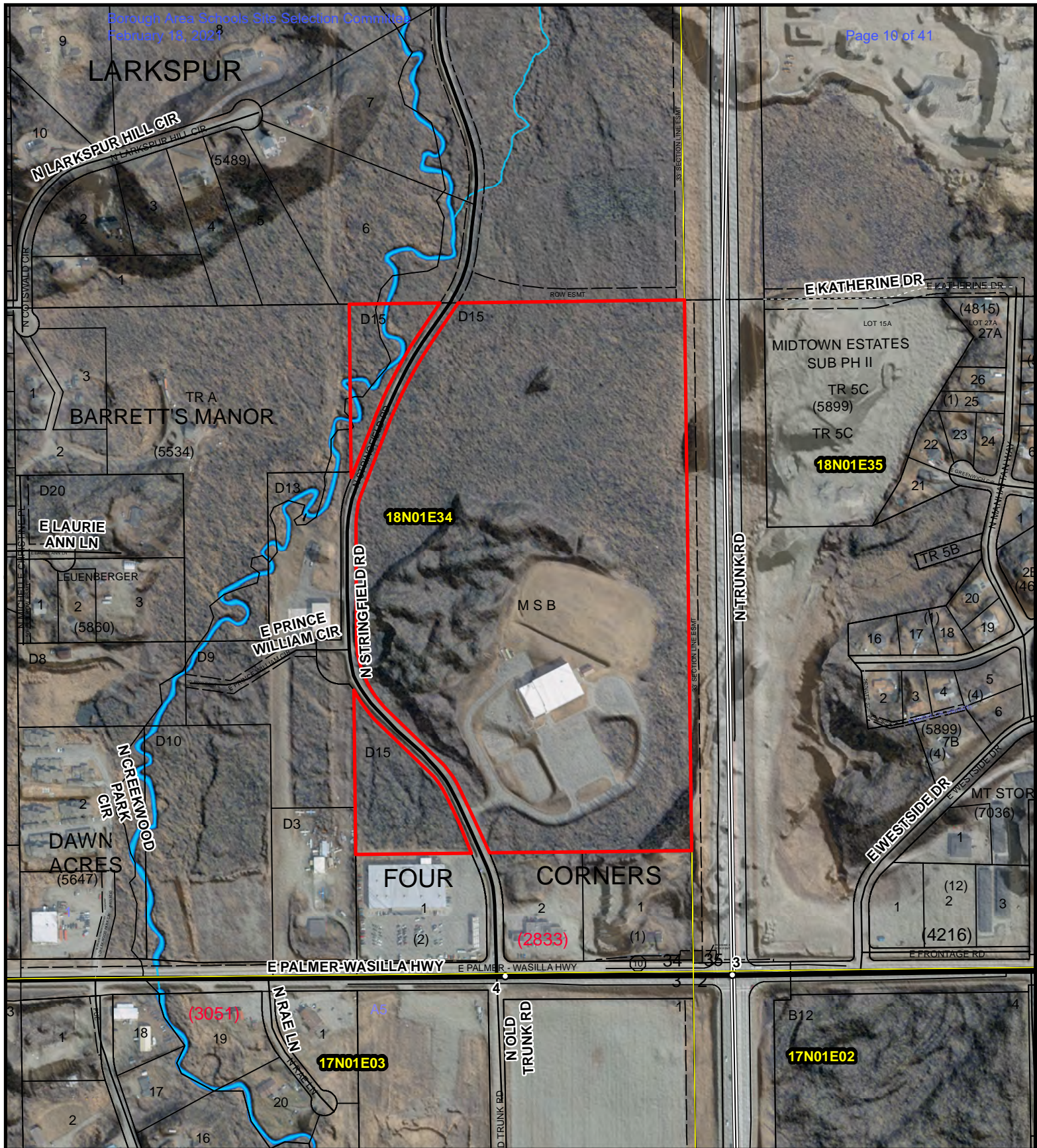
SITE 6  
18N01E32A002  
39 ACRES  
SCHOOL/FINGER LAKE ELEM



0 75 150 300 450 600  
Feet

Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 6MSB  
Author: MSB LRMD

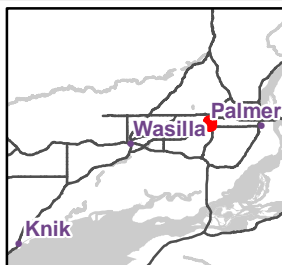




Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



 SELECTED PARCEL

SITE 7  
18N01E34D015  
63.94 ACRES  
SCHOOL/PIONEER PEAK ELEM



0 75 150 300 450 600  
Feet

Date: July 2019  
Sources: MSB GIS, MSB LRMD, AK DOT  
Projection: NAD 83 AK ST PLN Z4  
Location: SITE 7MSB  
Author: MSB LRMD





**MATANUSKA-SUSITNA**  
BOROUGH SCHOOL DISTRICT



**OFFICE OF THE SCHOOL BOARD**

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD  
RESOLUTION 20-009**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD SUPPORTING INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION OF A PERMANENT FACILITY FOR MAT-SU CENTRAL SCHOOL AT 1959 N. STRINGFIELD ROAD TO BE KNOWN AS "STRINGFIELD SUBDIVISION."**

**WHEREAS**, the Matanuska-Susitna Borough School District has leased Mat-Su Central School building and property from a private entity for over 20 years for the purpose of a correspondence school; and

**WHEREAS**, the current lease agreement for Mat-Su Central School is set to expire on June 30, 2021 with the option for an additional extension; and

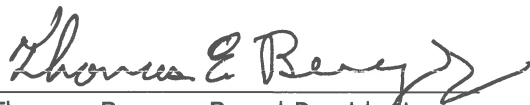
**WHEREAS**, Mat-Su Central School needs a permanent facility to support its growing student population and innovative programs; and

**WHEREAS**, in cooperation with the Mat-Su Borough, the District has identified 1959 N. Stringfield Road to be known as "Stringfield Subdivision" (Appendix A) as a possible location for Mat-Su Central School; and

**WHEREAS**, MSB 19.08.020 provides for a School Site Selection Committee which shall make recommendations to the Assembly on the needs for school sites.

**NOW, THEREFORE BE IT RESOLVED** that the Matanuska-Susitna Borough School Board supports the initiation of the formal process to identify the location of a permanent facility for Mat-Su Central School at 1959 N. Stringfield Road to be known as "Stringfield Subdivision."

**APPROVED** by the Matanuska-Susitna Borough School Board this 5<sup>th</sup> day of February, 2020.

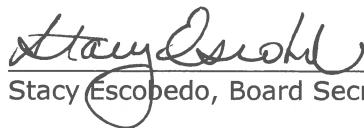


Thomas Bergey, Board President



Dr. Monica Goyette, Superintendent

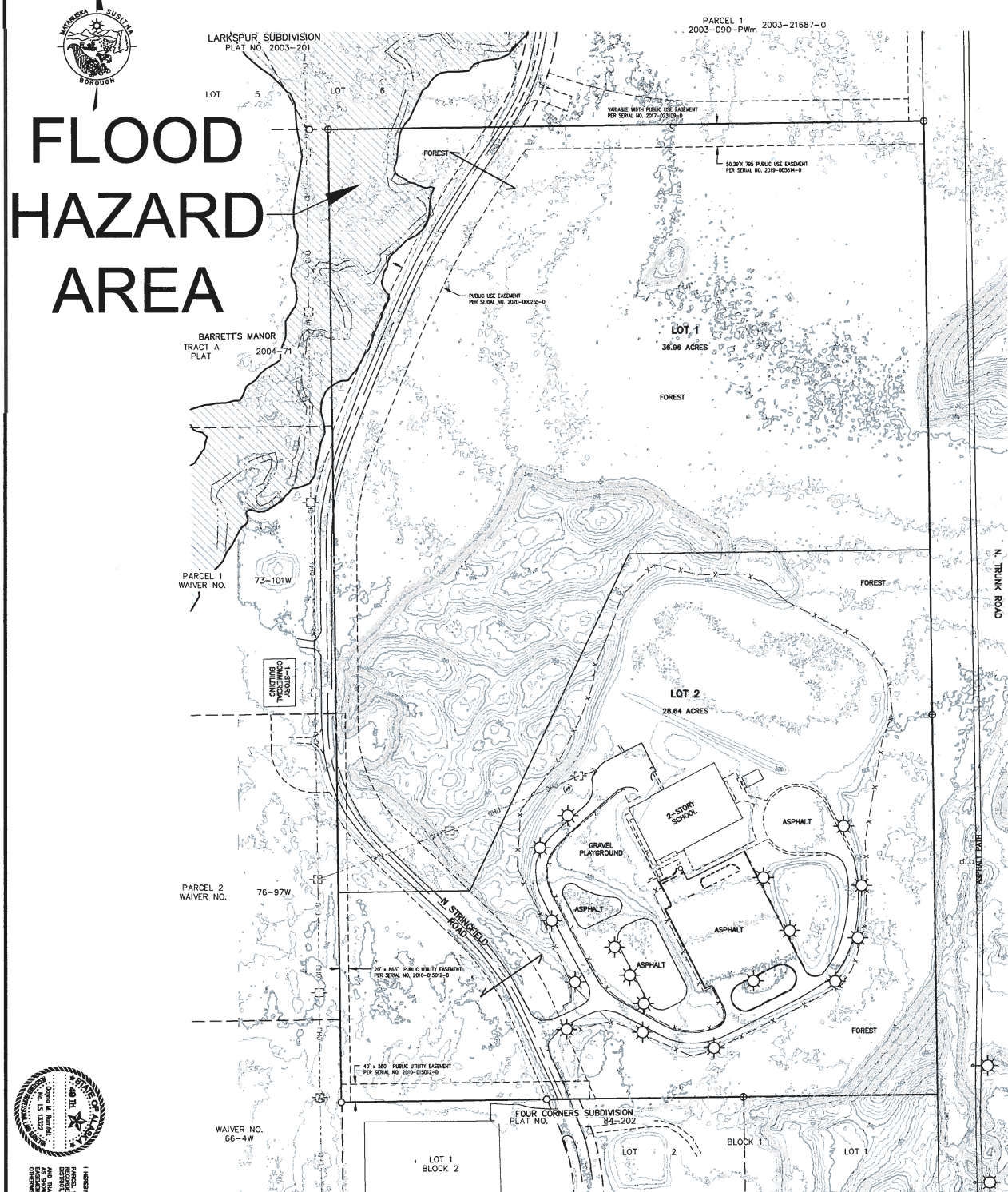
ATTEST:



Stacy Escobedo, Board Secretary

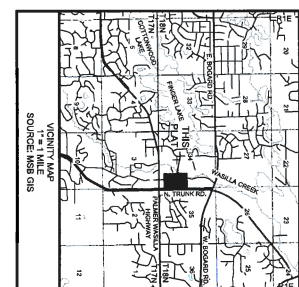




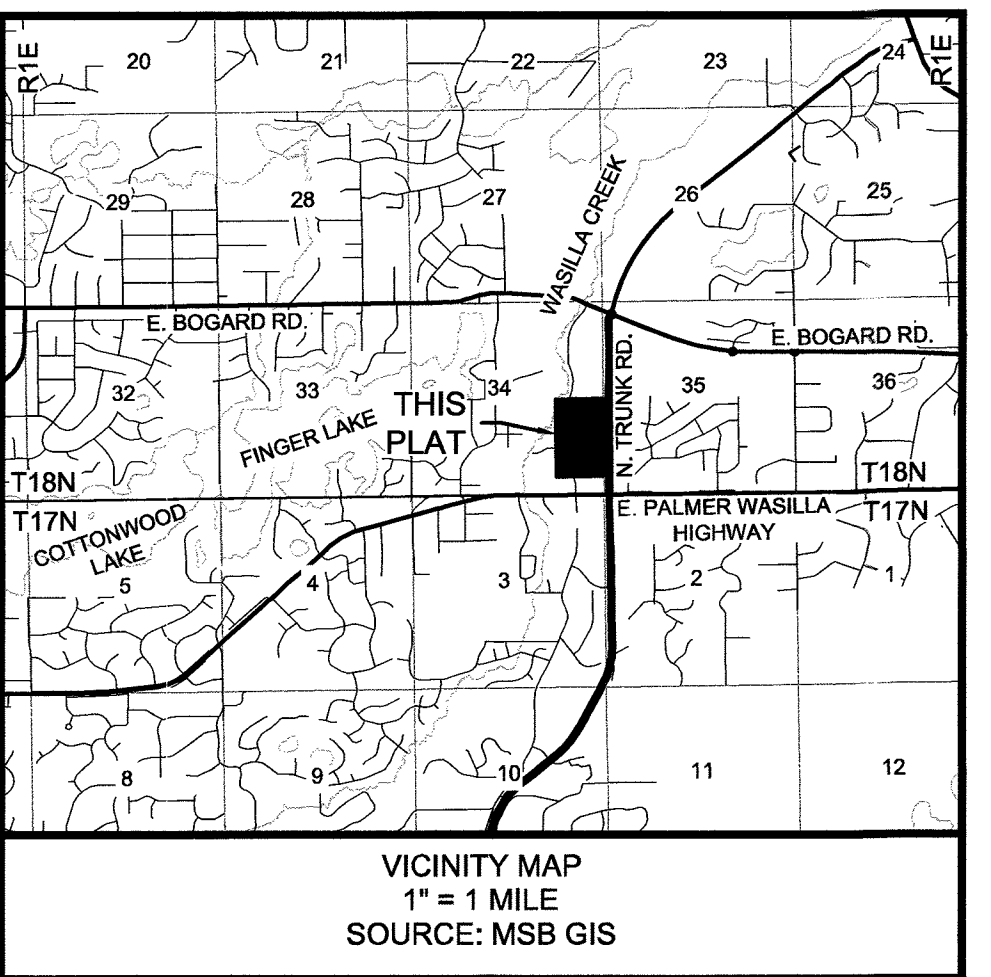
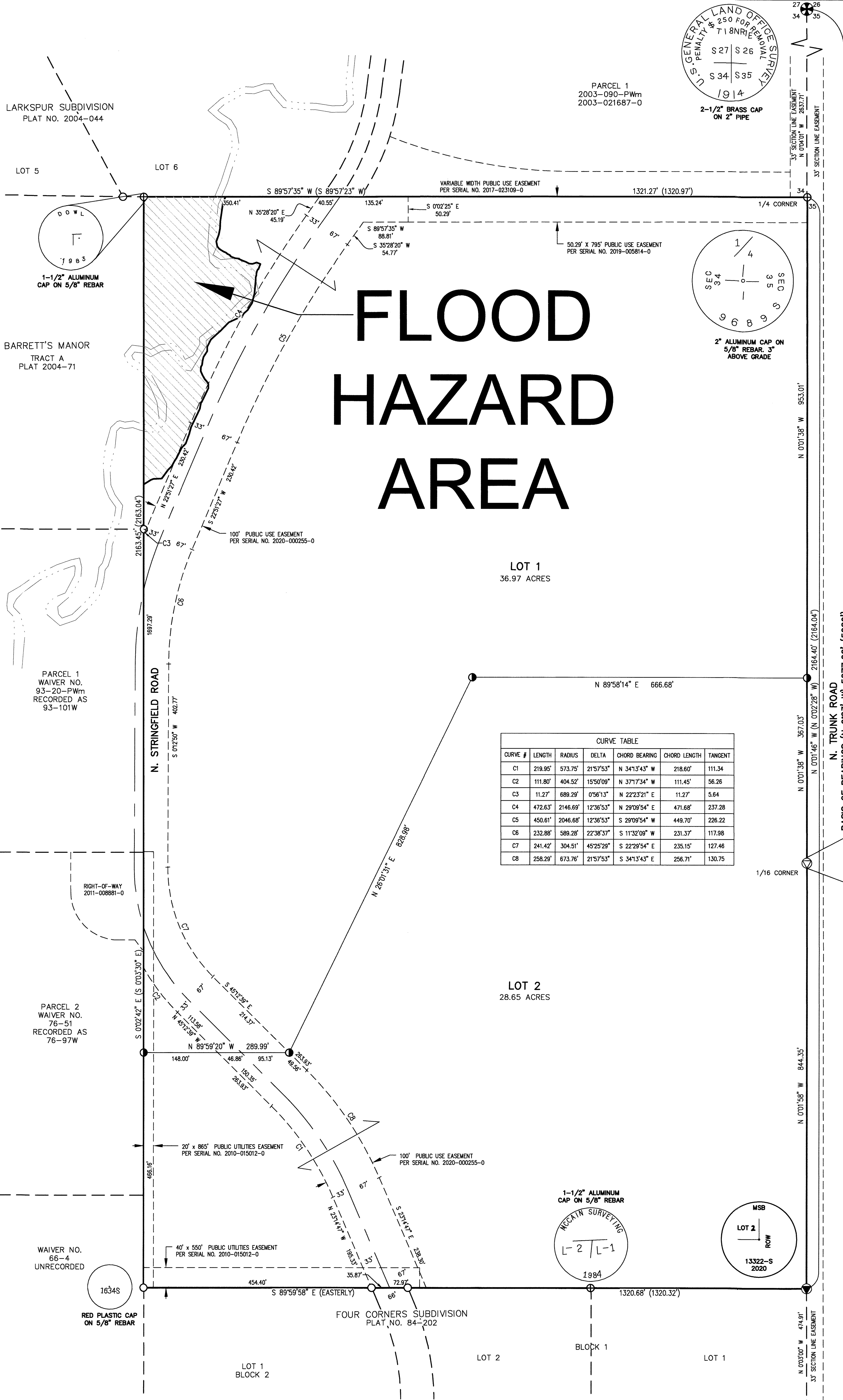


I HEREBY CERTIFY THAT I HAVE FORWARDED A COPY OF  
PARCEL 1 OF WAIVER RESOLUTION NO. 21-15-PM,  
RECORDED AS PLAT NO. 21-15-PM, PLAIN RECORDING  
DISTRICT, MATAMORAS BOROUGH, PENNSYLVANIA  
AND THAT THE APPLICANTS AS DIRECTED HEREIN HAVE  
EXAMINED THE RECORDS OF THE MATAMORAS BOROUGH  
AND HAVE NO OBJECTION TO THE SAME.

|   |                  |
|---|------------------|
| <b>STRINGFIELD SUBDIVISION</b>  |                  |
| A RESUBDIVISION OF PARCEL 1 OF WAIVER<br>RESOLUTION NO. 21-15-PM, RECORDED AS PLAT<br>NO. 21-15-PM, PLAIN RECORDING DISTRICT,<br>MATAMORAS BOROUGH, PENNSYLVANIA<br>LOCATED IN<br>T-1800, MATAMORAS DISTRICT<br>PLAIN RECORDING DISTRICT<br>CONTAINING 65.64 ACRES<br>PARCELS 1A, 1B, 1C<br>500 EDWARDS AVENUE<br>MATAMORAS, PENNSYLVANIA<br>DATE: 11/17/2021 |                  |
| SCALE: 1" = 100'  | DATE: 11-15-2021 |
| ORIGIN: PHIN  | SHEET 1 OF 1     |







#### OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

*George Hays* 8/14/2020  
DATE  
JOHN MOOSEY BOROUGH MANAGER  
MATANUSKA-SUSITNA BOROUGH  
350 E. DAHLIA AVE.  
PALMER, AK 99645

#### NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 14th DAY OF AUGUST, 2020  
FOR JOHN MOOSEY GEORGE HAYS.

*Robertson*  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 2-13-2021

#### CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH DECEMBER 31, 2020, AGAINST THIS PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

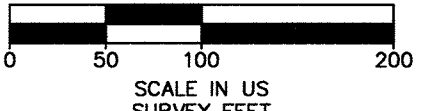
10/27/2020 *Margaret Sackett*  
DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

#### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2020-104, DATE 8-27-2020, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

10/27/2020 *John S. Smith*  
DATE PLANNING & LAND USE DIRECTOR

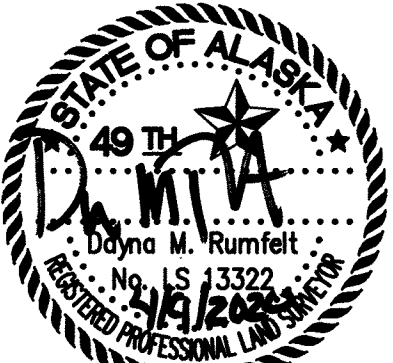
ATTEST: *Kimberly A. McCune*  
PLATTING CLERK



#### NOTES

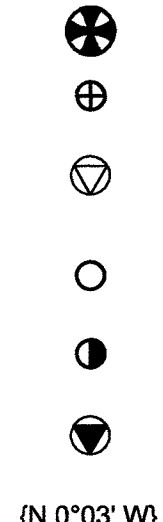
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- A PORTION OF THIS PARCEL LIES WITHIN FLOOD ZONE A, AS DEPICTED ON THE FEMA FLOOD MAP NUMBER 02170C8130F, EFFECTIVELY DATED SEPTEMBER 27, 2019, PRD.
- A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC EXISTS AT BOOK 11, PAGE 250, PRD.
- A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC EXISTS AT BOOK 32, PAGE 98, PRD.
- A BLANKET EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC EXISTS AT BOOK 37, PAGE 97, PRD.
- A BLANKET EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC EXISTS AT BOOK 147, PAGE 992, PRD.
- A BLANKET EASEMENT IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC EXISTS AT BOOK 148, PAGE 1, PRD.
- A PORTION OF LOT 1 IS IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 322-329 FEET, AS DEPICTED ON THE FEMA FLOOD MAP PANEL NUMBER 020021 8130 F, EFFECTIVE SEPTEMBER 27, 2019.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

**SURVEYOR'S CERTIFICATE**  
I, DAYNA RUMFELT LS-13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
*Dayna M. Rumfelt* 4/9/2020  
DATE  
DAYNA M. RUMFELT PLS  
REGISTERED LAND SURVEYOR  
LS-13322



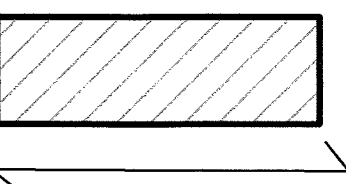
#### LEGEND

- FOUND BRASS CAP-AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP-AS SHOWN AND DESCRIBED
- FOUND PRIMARY MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR / 5/8" REBAR WITH PLASTIC CAP -AS SHOWN AND DESCRIBED
- SET 5/8" x 30" REBAR WITH PINK PLASTIC CAP TYP.
- SET 3/4" x 3" DRIVE ROD WITH 2-1/2" ALUMINUM CAP - AS SHOWN
- RECORD DATA PER BLM TOWNSHIP MAP ACCEPTED APRIL 2, 1915
- RECORD DATA PER RECORD WAIVER RESOLUTION NO. 84-12-PWm, RECORDED AS PLAT 84-33W, PRD.
- FLOOD HAZARD AREA
- PARCEL CONTINUES



(N 0°03' W)

(N 0°02'28" W)



2020-96  
Plat #  
Palmer  
Rec Dist  
10/30/2020  
Date  
Time 9:28 A.M.

| PLAT OF<br>STRINGFIELD SUBDIVISION   |                  |               |
|--|------------------|---------------|
| A SUBDIVISION OF PARCEL 1 OF WAIVER RESOLUTION NO 84-12-PWm, RECORDED AS PLAT NO. 84-33W, LOCATED IN SEC. 34, T. 18 N., R. 1 E., SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT PALMER RECORDING DISTRICT STATE OF ALASKA CONTAINING 65.62 ACRES |                  |               |
| MATANUSKA-SUSITNA BOROUGH<br>CAPITAL PROJECTS DEPARTMENT<br>350 E. DAHLIA AVENUE<br>PALMER, AK 99645<br>907-861-7727   |                  |               |
| DRAWN BY: DMR  | SCALE: 1" = 100' | DWG: 19-010fp |
| CHECKED BY: NC   | DATE: 4/3/2020   | SHEET 1 OF 1  |





# **Stringfield Subdivision Palmer, Alaska**

## **Geotechnical Investigation**

**January 2020**

### **Location**

The subject property is fronting Stringfield Road North of the Palmer Wasilla Highway about 4 miles west of Palmer, Alaska. It is Lot D15 of Section 34, Township 18 N, Range 1 E, Seward Meridian, Alaska.

### **Scope of Investigation**

This investigation is to verify useable areas and identify soils useful for development. This is presently the site of Pioneer Peak Elementary School. The proposed subdivision divides one approximately 44-acre parcel into 2 parcels.

### **Findings**

1. The soils observed in Test Pit #1 (in the flat area on the northern part of the site) consisted of peat and silt with gravel at depth. Ground water was 6' deep during excavation, but only 1.7 feet on 1/24/2020. We expect water depth to vary seasonally.
2. The soils in Test Pits #2 and #3 consisted of 4 to 5 feet of silt over gravel. After excavation and removal of the surficial silt, the gravel from the locations we tested would be suitable for high quality borrow such as DOT Selected Material Type A. No ground water was encountered in this area.
3. The gravel areas identified in Test Pits #2 and #3 would be suitable for building construction or on-site wastewater disposal, but may need some leveling to qualify as useable septic area due to the steepness of the terrain.
4. No bedrock or impermeable soil layer was encountered.



## General Topography

Portions of the subdivision is relatively flat terrain. Others areas have low but steep undulating terrain. Vegetation consisting of birch, alders and spruce is relatively heavy.

## Field Exploration

The investigation included three test pits. Exploration was conducted on Jan. 20, 2020 using a Komatsu 150 excavator, operated by Rob Cox of Earth Matters Excavating. Exploration was supervised and the test holes logged by Tyler Hansen.

The approximate test pit locations are shown on the attached location map. Test pits were located in the field using handheld GPS. The GPS coordinates are shown on the logs. Note that the locations by handheld GPS are not as precise as survey GPS.

## Test pit Logs

Descriptions of the soils encountered are recorded on the right side of the field logs. The moisture content, type and location of samples, and the general soil type are shown graphically on the left side.

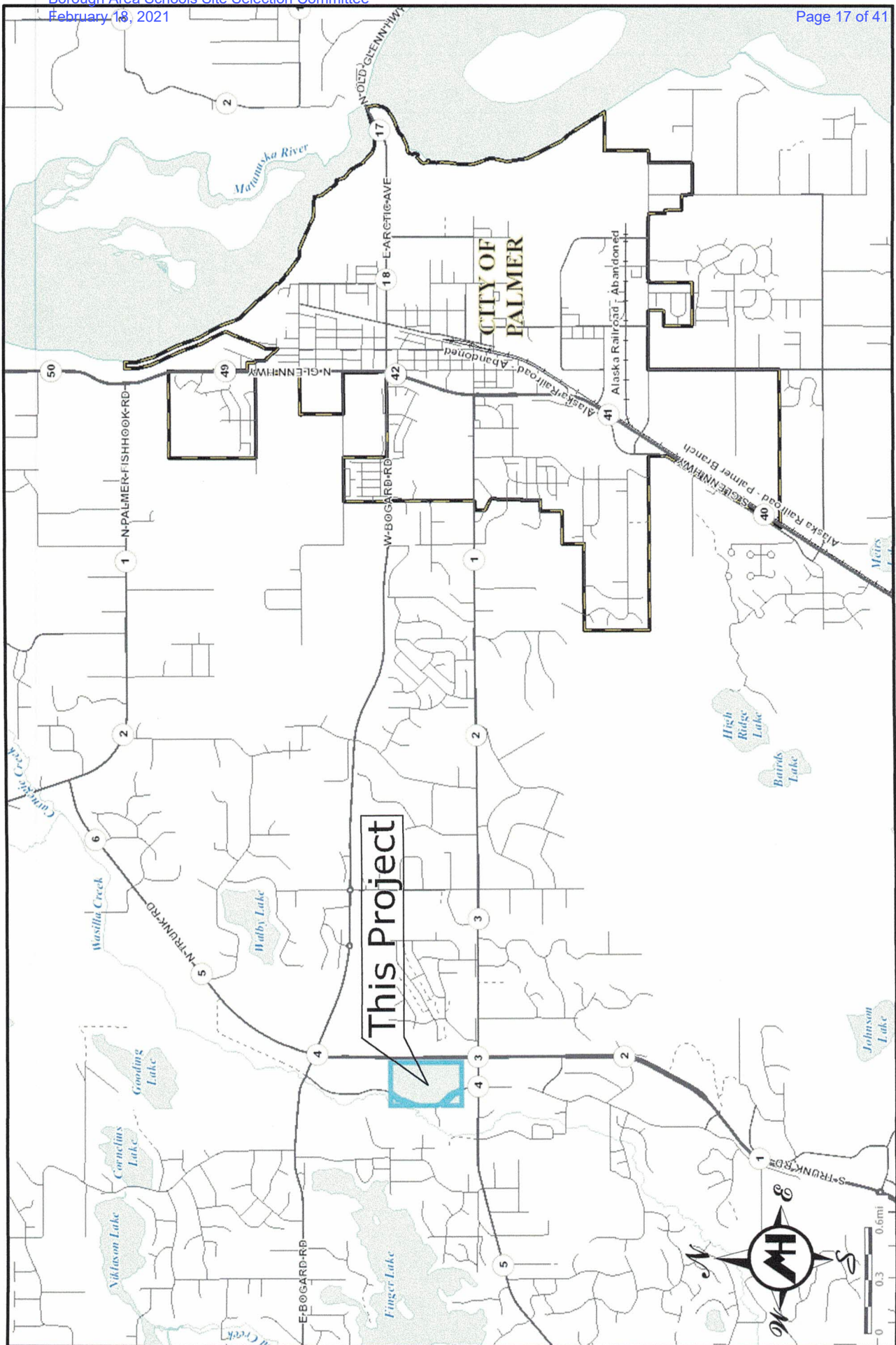
## Laboratory

In the laboratory, the samples were visually classified according to frost and unified classification and the moisture content determined. A sieve analysis was performed on selected samples. The results of these analyses are shown on the testing summary attached.



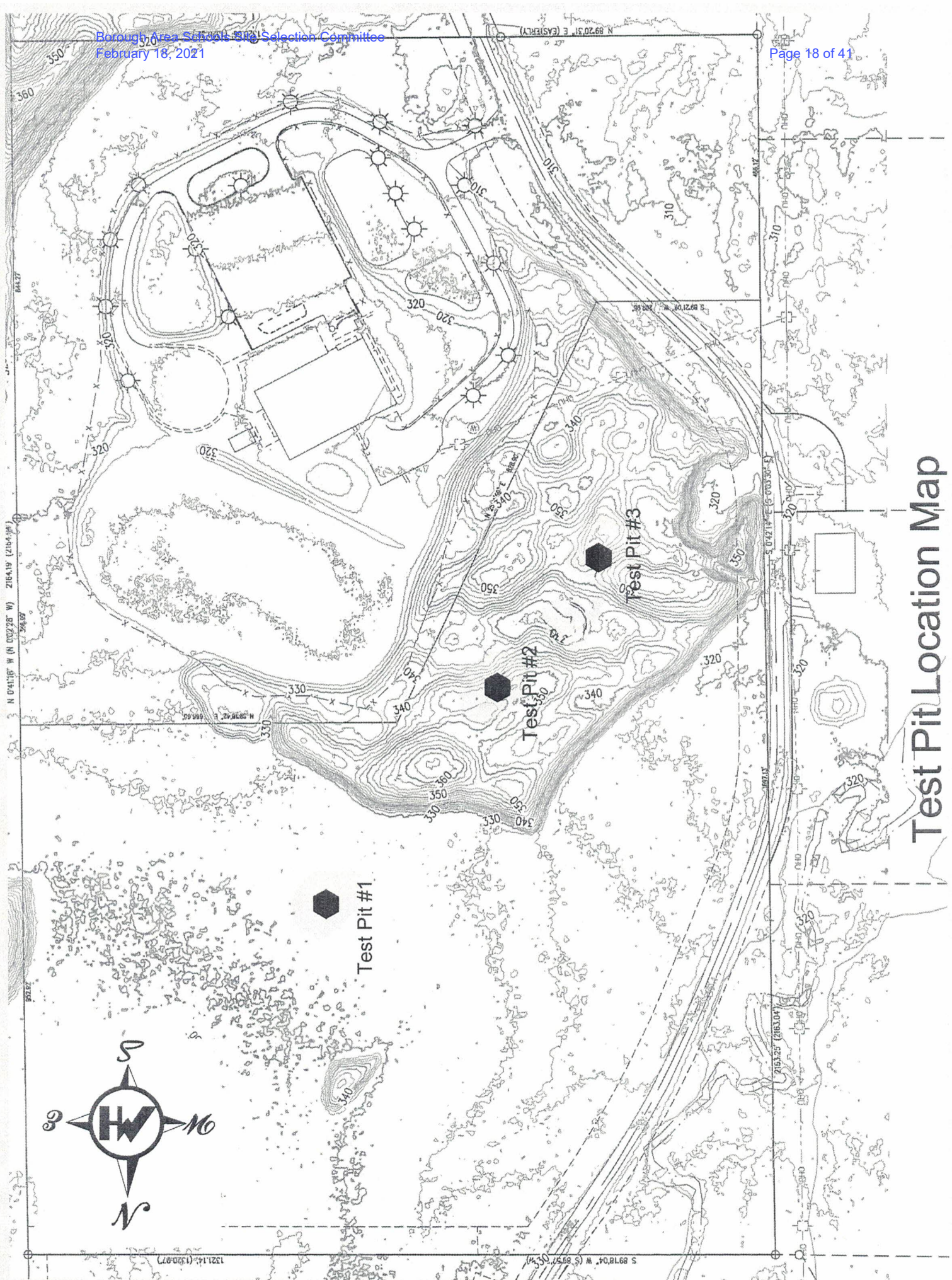
1-24-2020





# Vicinity Map

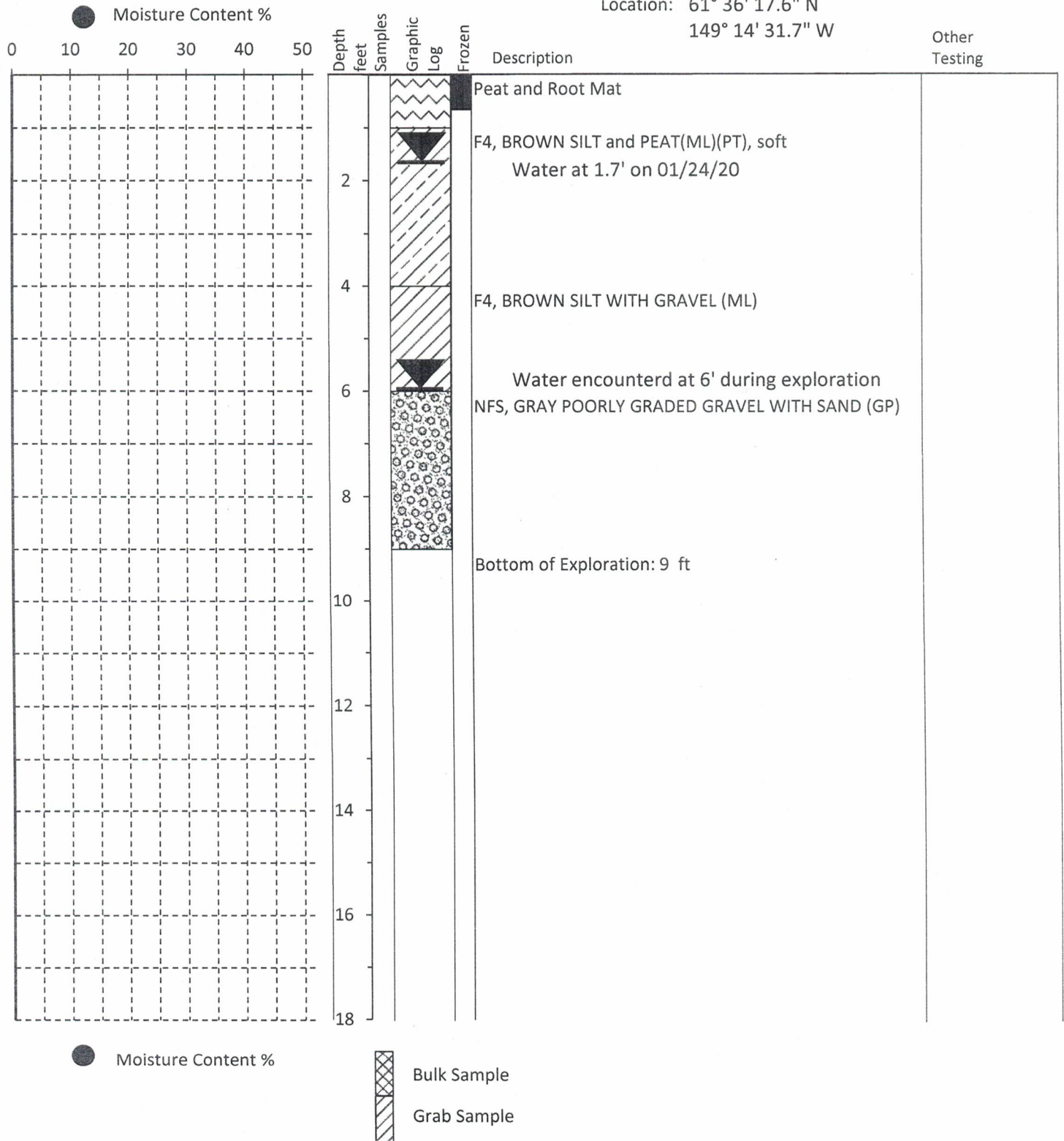




Test Pit Location Map



Exploration: January 20, 2020  
Equipment: Komatsu 150 Excavator  
Location: 61° 36' 17.6" N  
149° 14' 31.7" W



**MARK HANSEN P.E.**

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

Job No.: 20001

Date: January 2020

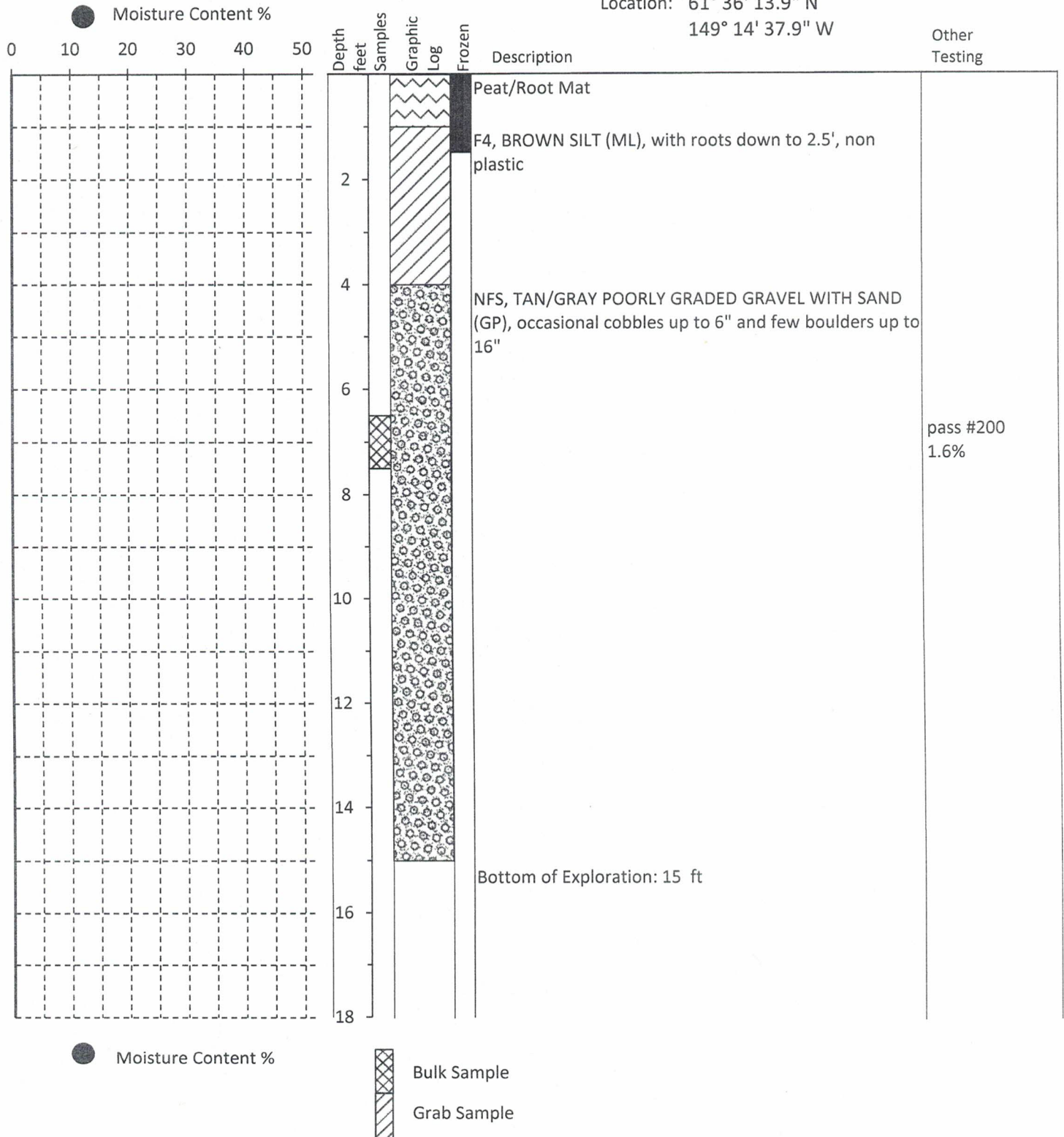
**Log of Test Pit 1**

**Stringfield Subdivision**  
Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer, AK 99645

Plate  
**1**



Exploration: January 20, 2020  
Equipment: Komatsu 150 Excavator  
Location: 61° 36' 13.9" N  
149° 14' 37.9" W



**MARK HANSEN P.E.**

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

Job No.: 20001

Date: January 2020

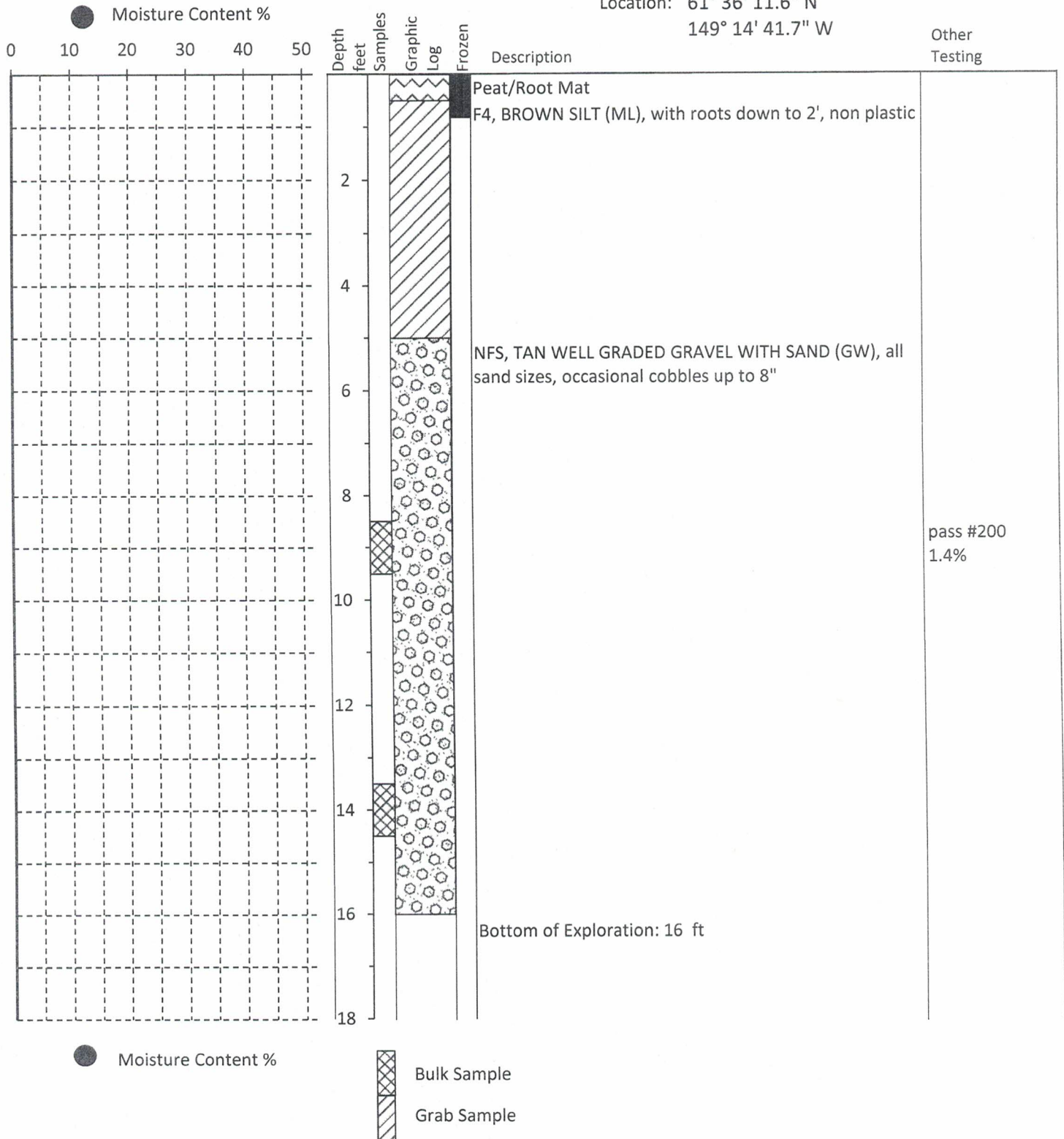
**Log of Test Pit 2**

**Stringfield Subdivision**  
Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer, AK 99645

Plate  
**2**



Exploration: January 20, 2020  
Equipment: Komatsu 150 Excavator  
Location: 61° 36' 11.6" N  
149° 14' 41.7" W



**MARK HANSEN P.E.**

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net

Job No.: 20001

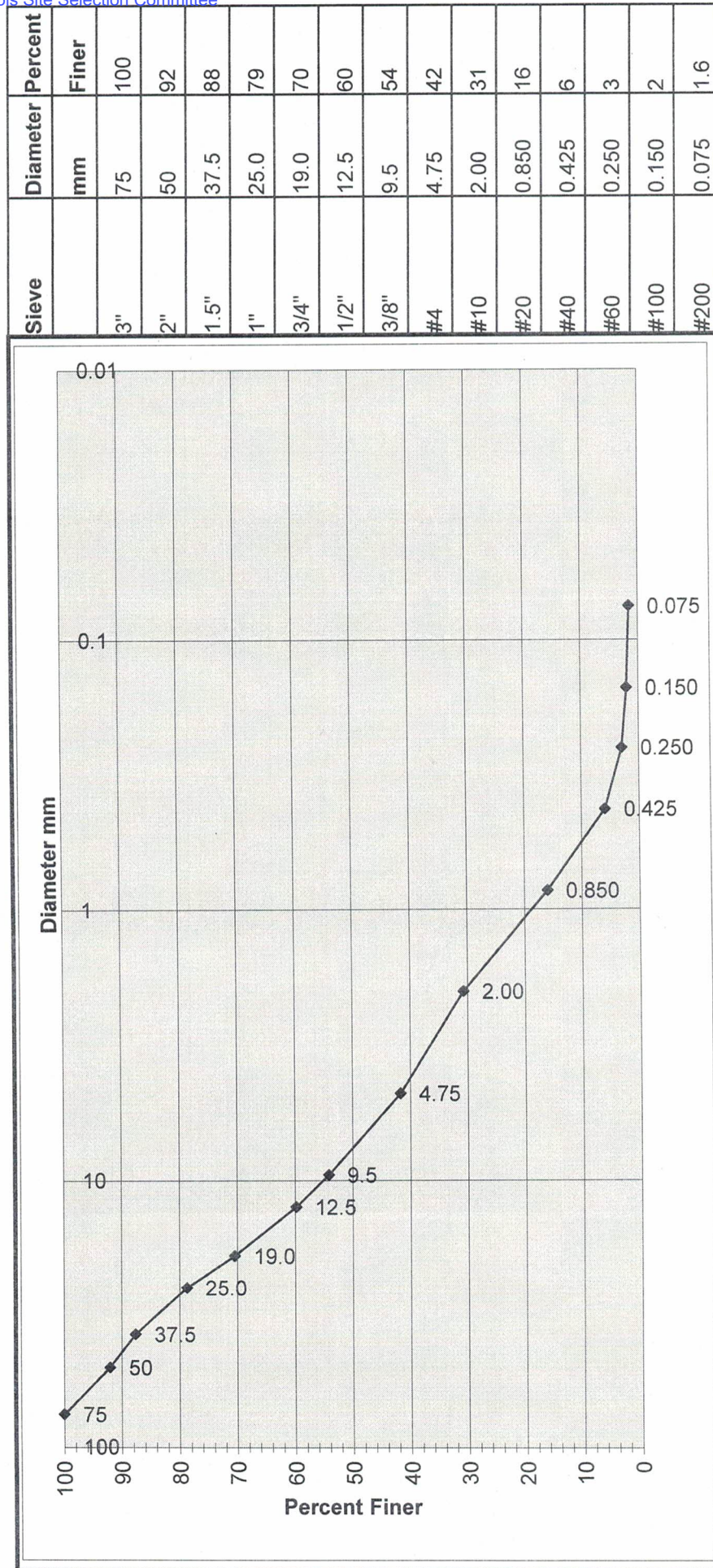
Date: January 2020

**Log of Test Pit 3**

**Stringfield Subdivision**  
Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer, AK 99645

Plate  
**3**





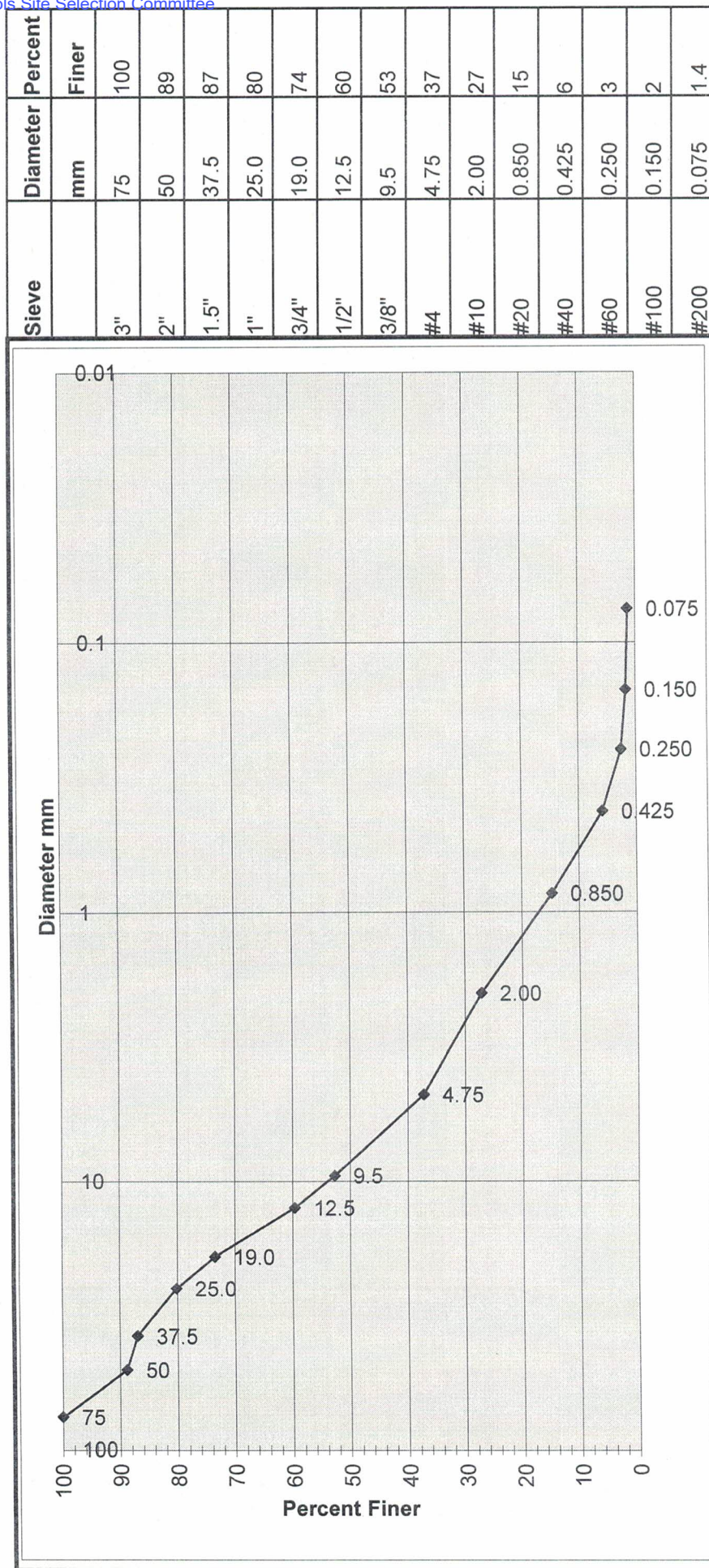
Date 1/23/2020  
Sample Date: 1/20/2020  
C<sub>u</sub>= 21  
C<sub>c</sub>= 0.5  
Proj. no: 20001

Client: **Matanuska Sustina Borough** Soil Description: Poorly Graded Gravel with Sand

Project Stringfield Subdivision Unified Classification: GP

Sample Location: TP #2 @ 7'





Date: 1/23/2020  
Sample Date: 1/20/2020  
Proj. no: 20001  
C<sub>u</sub>= 21  
C<sub>c</sub>= 1.0

Client: **Matanuska Sustina Borough**  
Project: Stringfield Subdivision  
Sample Location: TP #3 @ 9'





## GRAPHICS LOG KEY

|    |  |  |
|----|--|--|
| GW |  | WELL GRADED GRAVEL, SANDY GRAVEL           |
| GP |  | POORLY GRADED GRAVEL, SANDY GRAVEL         |
| GM |  | SILTY GRAVELS, SILT SAND GRAVEL MIXTURES   |
| GC |  | CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES  |
| SW |  | WELL GRADED SAND, GRAVELLY SAND            |
| SP |  | POORLY GRADED SAND, GRAVELLY SAND          |
| SM |  | SILTY SAND, SILT GRAVEL SAND MIXTURES      |
| SC |  | CLAYEY SAND, CLAY GRAVEL SAND MIXTURES     |
| ML |  | INORGANIC SILT, VERY FINE SAND, ROCK FLOUR |
| CL |  | GRAVELLY AND SANDY CLAY, SILTY CLAY        |
| OL |  | ORGANIC SILT AND CLAY OF LOW PLASTICITY    |
| MH |  | ORGANIC SILT                               |
| CH |  | INORGANIC CLAY, FLAT CLAY                  |
| OH |  | ORGANIC SILT, CLAY OF HIGH PLASTICITY      |
| Pt |  | PEAT AND OTHER HIGHLY ORGANIC SOILS        |
|    |  | ASPHALT CONCRETE PAVEMENT                  |
|    |  | ROCK                                       |
|    |  | CONCRETE                                   |



# ASTM Soil Classification Chart

2021

| Criteria for assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup> |  |   |  | Soil Classification             |                                   |      |
|--|--|---|--|---------------------------------|-----------------------------------|------|
|  |  |   |  | Group Symbol                    | Group name <sup>B</sup>           |      |
| Coarse-Grained Soils<br>More than 50% retained on No. 200 sieve                          | Gravels<br>More than 50% of coarse fraction retained on No. 4 sieve. | Clean Gravels   | Cu ≥ 4 and 1 ≤ Cc ≤ 3 <sup>E</sup>                 | GW                              | Well graded gravel <sup>F</sup>   |      |
|  |  | Less than 5% fines <sup>C</sup>                           | Cu < 4 and /or 1>Cc 3 <sup>E</sup>                 | GP                              | Poorly graded gravel <sup>F</sup> |      |
|  | Sands<br>50% or more of coarse fraction passed No. 4 sieve           | Gravel with Fines More than 12% fines <sup>C</sup>        | Fines classify as ML or MH                         | GM                              | Silty gravel <sup>F,G,H</sup>     |      |
|  |  | Clean Sands   | Fines classify as CL or CH                         | GC                              | Clayey gravel <sup>F,G,H</sup>    |      |
|  |  | Less than 5% fines <sup>D</sup>                           | Cu ≥ 6 and 1 ≤ Cc ≤ 3 <sup>E</sup>                 | SW                              | Well graded sand                  |      |
|  |  | Sands with fines more than 12% fines <sup>D</sup>         | Cu < 6 and /or 1>Cc 3 <sup>E</sup>                 | SP                              | Poorly graded sand <sup>I</sup>   |      |
|  | Silt and Clays<br>Liquid limits less than 50                         | Inorganic   | Fines classify as ML or MH                         | SM                              | Silty sand <sup>G,H,I</sup>       |      |
|  |  |   | Fines classify as CL or CH                         | SC                              | Clayey sand <sup>G,H,I</sup>      |      |
|  |  | Organic   | PI > 7 and plots on or above "A" line <sup>J</sup> | CL                              | Lean Clay <sup>K,L,M</sup>        |      |
|  |  |   | PI < 4 or plots below "A" line <sup>J</sup>        | ML                              | Silt <sup>K,L,M</sup>             |      |
| Fine-Grained Soils<br>50% or more passes the No. 200 Sieve                               | Silt and Clays<br>Liquid limits less than 50                         | Organic   | Liquid limit - oven dried                          | <div>&lt; 0.75</div>            | Organic Clay <sup>K,L,M,N</sup>   |      |
|  |  |   | Liquid limit - not dried                           | OL                              | Organic silt <sup>K,L,M,O</sup>   |      |
|  | Silt and Clays<br>Liquid limits 50 or more                           | Inorganic   | PI plots on or above "A" line                      | CH                              | Fat Clay                          |      |
|  |  |   | PI plots below "A" line                            | MH                              | Elastic silt <sup>K,L,M</sup>     |      |
|  | Organic  | Liquid limit - oven dried                                 | <div>&lt; 0.75</div>                               | Organic Clay <sup>K,L,M,P</sup> |                                   |      |
|  |  | Liquid limit - not dried                                  | OH   | Organic silt <sup>K,L,M,Q</sup> |                                   |      |
|  | Highly organic soils   | Primarily organic matter, dark in color, and organic odor |  |                                 | PT                                | Peat |

<sup>A</sup> Based on the material passing the 3-in. (75-mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

<sup>C</sup> Gravels with 5 to 12% fines require dual symbols

<sup>D</sup> GW-GM well-graded gravel with silt

<sup>E</sup> GW-GC well-graded gravel with clay

<sup>F</sup> GP-GM poorly graded gravel with silt

<sup>G</sup> GP-GC poorly graded gravel with clay

<sup>H</sup> Sands with 5 to 12% fines require dual symbols

<sup>I</sup> SW-SM well-graded sand with silt

<sup>J</sup> SW-SC well-graded sand with clay

<sup>K</sup> SP-SM poorly graded sand with silt

<sup>L</sup> SP-SC poorly graded sand with clay

<sup>M</sup>  $Cu = D_{60}/D_{10}$   $Cc = (D_{30})^2$

<sup>N</sup>  $D_{10} \times D_{60}$

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

<sup>H</sup> If fines are organic, add "with organic fines" to group name.

<sup>I</sup> If soil contains  $\geq 15\%$  gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

<sup>K</sup> If soil contains 15 to 29 % plus No. 200, add

"with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly sand, add "sandy" to group name.

<sup>M</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup> PI  $\geq 4$  and plots on or above "A" line.

<sup>O</sup> PI  $< 4$  or plots below "A" line.

<sup>P</sup> PI plots on or above "A" line.

<sup>Q</sup> PI plots below "A" line.





U.S. Corps of Engineers  
Frost Design Soil Classification

| Frost group | Soil Type  | Percentage finer than 0.02mm, by weight | Typical soil types under Unified Soil Classification System  |
|-------------|--|---|--|
| NFS         | Sands and Gravelly soils   | < 3                                     | SP, SW, GP, GW   |
| FI          | Gravelly soils   | 3 to 10                                 | GW, GP, GW-GM, GP-GM   |
| F2          | (a) Gravelly soils<br>(b) Sands  | 10 to 20<br>3 to 15                     | GM, GW-GM, GP-GM<br>SW, SP, SM, SW-SM, SP-SM   |
| F3          | (a) Gravelly soils<br>(b) Sands, except very fine silty sands<br>(c) Clays, PI >12   | >20<br>>15<br>----                      | GM, GC<br>SM, SC<br>CL, CH   |
| F4          | (a) All silts<br>(b) Very fine silty sands<br>(c) Clays, P <sub>I</sub> <12<br>(d) Varved clays and fine-grained, banded sediments | ----<br>>15<br>----<br>----             | ML, MH<br>SM<br>CL, CL-ML<br>CL and ML<br>CL, ML, and SM;<br>CL, CH, and ML;<br>CL, CH, ML, and SM |



## ALTERNATIVE 2 – PARCEL A

- Student transportation facility and one school
- Approximately 27 acres available
- Little room for expansion
- Excellent access to arterial roadways with addition of Katherine Drive
- Natural gas, electric, and telecommunications utilities available
- May require wetlands mitigation
- Potential to share driveways

Option 1 – Locate bus maintenance facility on a different site

- Bus parking only
- Small reduction in area needed
- Reduced area likely can avoid wetlands

Option 2 – Locate bus parking on a different site

- Bus maintenance only
- Significantly reduces area needed
- Can avoid wetlands
- Room for expansion or addition of sports fields

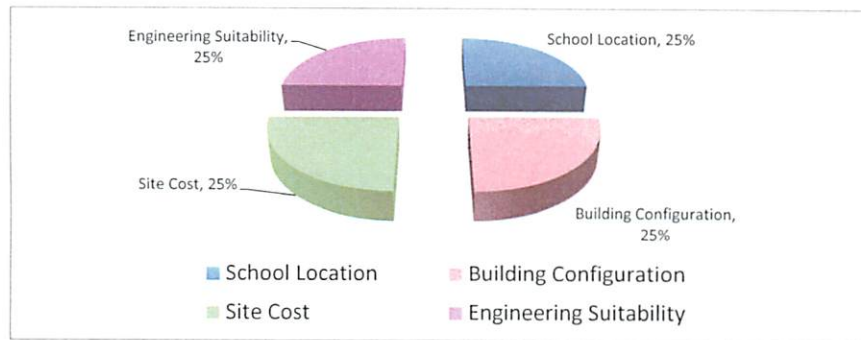








## Stringfield School Site Suitability Criteria - Summary - 1/29/21



| Category          | School Location                                       | Building Configuration   | Site Cost                     | Engineering Suitability  |
|-------------------|---|--|-------------------------------|--|
| Category Score    | 25%   | 25%  | 25%                           | 25%  |
| 10-Point Criteria | Center of Existing Student "Cloud"                    | Size<br>ES=10Ac+1Ac/100Stu<br>MS=20Ac+1Ac/100Stu<br>HS=30Ac+1Ac/100Stu                                 | Available                     | Access to Urban Infrastructure - Water, Sewer, Electrical                |
| 5-Point Criteria  | Center of Existing Staff "Cloud"                      | Adjacency to Appropriate Road Classification<br>ES=Collector<br>MS=Minor Arterial<br>HS=Minor Arterial | Road Construction Costs       | Acceptable Soils / Building Foundation Conditions                        |
| 3-Point Criteria  | Proximity to Fire Response Equipment                  | Ease of Year-Round Access  | Natural Gas Availability Cost | Avoids Natural Hazards - Flooding, Erosion                               |
| 2-Point Criteria  | Proximity to Future Growth                            | Acceptable Topography  | Broadband Access Cost         | Acceptable Seismic Conditions  |
| 1-Point Criteria  | Proximity to Other Community Facilities               | Positive Solar Orientation Possible  | Grading Costs                 | Acceptable Drainage  |
| 1-Point Criteria  | Separation from Social Hazards                        | Acceptable Protection from Elements (Wind)   | Water Development Costs       | Acceptable Permafrost Stability  |
| 1-Point Criteria  | Separation from Hazardous Materials Conduits          | Nominal Demolition / Excavation Needs  | Sewage Development Costs      | Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations) |
| 1-Point Criteria  | Access to Outdoor Recreation / Learning Opportunities | Joint Development Opportunities  | Electric Development Costs    | All Permitting Viable  |
| 1-Point Criteria  | Access to Cultural Resources                          | Access to Pedestrian Facilities  | Telephone Development Costs   | Acceptable Zoning  |



### School Location Issues - 25 Points Possible

Scorer Comment: This school serves the entire MSB and is centrally located.

| Criteria  | Classification   | Possible Points |   |
|---|--|-----------------|---|
| Center of Existing Student "Cloud"                    | Site is less than 10 percent of the distance away from the centroid of the students to be served by the school using the distance from the centroid of the "student cloud" to the edge of the cloud. | 10 Points       | 8 |
|   | Site is less than 20 percent of the distance away from the centroid of the students to be served.  | 8 Points        |   |
|   | Site is less than 30 percent of the distance away from the centroid of the students to be served.  | 6 Points        |   |
|   | Site is less than 40 percent of the distance away from the centroid of the students to be served.  | 4 Points        |   |
|   | Site is less than 50 percent of the distance away from the centroid of the students to be served.  | 2 Points        |   |
|   | Site is more than 50 percent of the distance away from the centroid of the students to be served.  | 0 Points        |   |
| Center of Existing Staff "Cloud"                      | Site is between 10-30 percent of the distance away from the centroid of the staff to be served.  | 3 Points        | 2 |
|   | Site is between 31-50 percent of the distance away from the centroid of the staff to be served.  | 2 Points        |   |
|   | Site is less than 50-75 percent of the distance away from the centroid of the staff to be served.  | 1 Point         |   |
|   | Site is more than 75 percent of the distance away from the centroid of the staff to be served.   | 0 Points        |   |
| Proximity to Fire Response Equipment                  | Site is within municipal boundary of Palmer or Wasilla   | 3 Points        | 3 |
|   | Site is within seven minute fire response service time.  | 2 Points        |   |
|   | Site is within eight to fifteen minute fire response service time.   | 1 Point         |   |
|   | Site is beyond fifteen minute fire response service time.  | 0 Points        |   |
| Proximity to Future Growth                            | Service area for site includes actively developing subdivisions and vacant residential land amounting to 40% of the land area of the school zone.  | 3 Points        | 3 |
|   | Service area for site includes actively developing subdivisions and vacant residential land amounting to 20-39% of the land area of the school zone.   | 2 points        |   |
|   | Service area for site includes vacant residential land amounting to 20% of the land area of the school zone.   | 1 Point         |   |
|   | Service area for site does not include actively developing subdivisions or vacant residential land.  | 0 Points        |   |
| Separation from Hazardous Materials Conduits          | Site is not within 2,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.  | 2 Point         | 0 |
|   | Site is not within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials   | 1 Point         |   |
|   | Site is within 1,000 feet separation from a highway, railroad or pipeline transporting hazardous materials.  | 0 Points        |   |
| Separation from Social Hazards                        | Site is not within 1,000 feet separation from an adult business, convenience store or other social hazard.   | 1 Point         | 1 |
|   | Site is within 1,000 feet separation from an adult business, convenience store or other social hazard.   | 0 Points        |   |
| Access to Outdoor Recreation / Learning Opportunities | Site is within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.  | 1 Point         | 1 |
|   | Site is not within a ten minute walk of Parks, Trails or Other Outdoor Recreation / Learning Opportunities.  | 0 Points        |   |
| Access to Cultural Resources                          | Site is within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.   | 1 Point         | 0 |
|   | Site is not within a ten minute walk of Museums, Cultural Centers or Other Cultural Resources.   | 0 Points        |   |
| Proximity to Other Community Facilities               | Site is within ten minute walk of Parks, Libraries, or other Community Facilities.   | 1 Point         | 0 |
|   | Site is not within ten minute walk of Parks, Libraries, or other Community Facilities.   | 0 Points        |   |



### Building Configuration Issues - 25 Points Possible

Scorer Comment: Non-Traditional school. Minimum site requirements.

| Criteria  | Classification   | Possible Points |    |
|---|--|-----------------|----|
| <b>Size</b><br>ES=10Ac+1Ac/100Stu<br>MS=20Ac+1Ac/100Stu<br>HS=30Ac+1Ac/100Stu                                 | Site complies with size requirements   | 10 Points       | 10 |
|   | Site is within 98% of size requirements  | 8 Points        |    |
|   | Site is within 96% of size requirements  | 6 Points        |    |
|   | Site is within 94% of size requirements  | 4 Points        |    |
|   | Site is within 92% of size requirements  | 2 Points        |    |
|   | Site is less than 92% of size requirements   | 0 Points        |    |
| <b>Adjacency to Appropriate Road Classification</b><br>ES=Collector<br>MS=Minor Arterial<br>HS=Minor Arterial | Site is immediately adjacent to the desired road category.   | 5 Points        | 5  |
|   | Site is within one land parcel of the desired road category.   | 4 Points        |    |
|   | Site is within two land parcels of the desired road category.  | 3 Points        |    |
|   | Site is adjacent to a different road category than desired, but still deemed acceptable by staff.  | 2 Points        |    |
|   | Site is within three land parcels of the desired road category.  | 1 Point         |    |
|   | Site does not meet requirements.   | 0 Points        |    |
| <b>Ease of Year-Round Access</b>  | Site is served by highways and major roads that have existing year-round maintenance.  | 2 Points        | 5  |
|   | Site is served by highways and major roads that require slight adjustment of year-round maintenance patterns and schedules, but no extension of service. | 1 Points        |    |
|   | Site requires extension of maintenance service as determined by staff.   | 0 Point         |    |
| <b>Acceptable Topography</b>  | Site requires no overlot grading to achieve desired grade.   | 2 Points        | 0  |
|   | Site requires minor overlot grading to achieve desired grade as determined by staff and / or facility design.  | 1 Point         |    |
|   | Site requires major overlot grading or results in grades in excess of those desired for facility design as determined by staff.                          | 0 Points        |    |
| <b>Access to Pedestrian Facilities</b>  | Site has immediate access to significant sidewalk network or pedestrian trail network.   | 2 Points        | 0  |
|   | Site does not have access to sidewalks or trails.  | 0 Points        |    |
| <b>Positive Solar Orientation Possible</b>  | Site presents opportunity for facility orientation satisfying passive solar design goals as determined by staff.   | 1 Point         | 1  |
|   | Site does not present opportunity for passive solar facility orientation.  | 0 Points        |    |
| <b>Acceptable Protection from Elements (Wind)</b>   | Site presents opportunity for facility orientation satisfying wind protection design goals as determined by staff.                                       | 1 Point         | 1  |
|   | Site does not present opportunity for protection from wind.  | 0 Points        |    |
| <b>Nominal Demolition / Excavation Needs</b>  | Site does not include structures that require demolition or significant topographical irregularities.  | 1 Point         | 1  |
|   | Site includes structures that require demolition or significant topographical irregularities requiring grading.  | 0 Points        |    |
| <b>Joint Development Opportunities</b>  | Site presents opportunity for joint development or use between MSB School District and Borough or other agency.  | 1 Point         | 1  |
|   | No joint development opportunities.  | 0 Points        |    |



### Site Cost Issues - 25 Points Possible

| Criteria                             | Classification   | Possible Points |    |
|--------------------------------------|--|-----------------|----|
| <b>Available</b>                     | Site is owned by the Borough or can be donated.  | 10 Points       | 10 |
|                                      | Site is available within appraised value.  | 8 Points        |    |
|                                      | Site is available within 105% of appraised value.  | 6 Points        |    |
|                                      | Site is available within 110% of appraised value.  | 4 Points        |    |
|                                      | Site is available within 115% of appraised value.  | 2 Points        |    |
|                                      | Site cost is in excess of 115% of appraised value.   | 0 Points        |    |
| <b>Road Construction Costs</b>       | Site is adjacent to desired road category and requires only site access driveways.   | 5 Points        | 5  |
|                                      | Site is two hundred feet away from desired road category and requires nominal road construction costs for access.                      | 4 Points        |    |
|                                      | Site is four hundred feet away from desired road category and requires reasonable road construction costs for access.                  | 3 Points        |    |
|                                      | Site is six hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff.   | 2 Points        |    |
|                                      | Site is eight hundred feet away from desired road category and requires road construction costs for access deemed acceptable by staff. | 1 Point         |    |
|                                      | Site is one thousand or more feet away from desired road category and requires significant road construction costs.                    | 0 Points        |    |
| <b>Natural Gas Availability Cost</b> | Site is adjacent to necessary gas lines and only requires normal tapping costs.  | 2 Points        | 2  |
|                                      | Site is within four hundred feet of necessary gas lines and requires nominal line extension costs as deemed acceptable by staff.       | 1 Point         |    |
|                                      | Site requires significant gas line extension costs as determined by staff or does not have gas available to the site.                  | 0 Points        |    |
| <b>Grading Costs</b>                 | Grading costs are normal given construction expectations as determined by staff.   | 2 Point         | 0  |
|                                      | Grading costs are constrained by existing soil conditions given construction expectations determined by staff                          | 1 point         |    |
|                                      | Grading costs are excessive given construction expectations as determined by staff.  | 0 Points        |    |
| <b>Water Development Costs</b>       | Water development costs are normal given construction expectations as determined by staff.   | 2 Point         | 2  |
|                                      | Water development costs are constrained by existing conditions given construction expectations determined by staff                     | 1 point         |    |
|                                      | Water development costs are excessive given construction expectations as determined by staff.  | 0 Points        |    |
| <b>Sewage Development Costs</b>      | Sewage development costs are normal given construction expectations as determined by staff.  | 1 Point         | 1  |
|                                      | Sewage development costs are excessive given construction expectations as determined by staff.   | 0 Points        |    |
| <b>Electric Development Costs</b>    | Electric development costs are normal given construction expectations as determined by staff.  | 1 Point         | 1  |
|                                      | Electric development costs are excessive given construction expectations as determined by staff.                                       | 0 Points        |    |
| <b>Telephone Development Costs</b>   | Telephone development costs are normal given construction expectations as determined by staff.   | 1 Point         | 1  |
|                                      | Telephone development costs are excessive given construction expectations as determined by staff.                                      | 0 Points        |    |
| <b>Broadband Access Cost</b>         | Site is adjacent to broadband access lines and only requires nominal linkage costs.  | 1 Points        | 1  |
|                                      | Site is remote from broadband access lines and requires significant extension costs as determined by staff.                            | 0 Points        |    |



### Engineering Suitability Issues - 25 Points Possible

| <u>Criteria</u>   | <u>Classification</u>  | <u>Possible Points</u> |    |
|---|--|------------------------|----|
| <b>Access to Urban Infrastructure - Water, Sewer, Electrical</b>                | Site is immediately adjacent to urban infrastructure.  | 10 Points              | 10 |
|   | Site is within two hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.  | 8 Points               |    |
|   | Site is within four hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.   | 6 Points               |    |
|   | Site is within six hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.  | 4 Points               |    |
|   | Site is within eight hundred feet of urban infrastructure and requires acceptable extension costs as determined by staff.  | 2 Points               |    |
|   | Site requires unacceptable urban infrastructure extension costs.   | 0 Points               |    |
| <b>Acceptable Soils / Building Foundation Conditions</b>                        | No soil / building foundation challenges exist. Site is completely outside of identified problem soil zones.   | 5 Points               | 2  |
|   | Site may be slightly within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with nominal cost as determined by staff.                | 4 Points               |    |
|   | Site may be partially within problem soil zones. Minor soil / building foundation challenges exist, but can be addressed with reasonable cost as determined by staff.            | 3 Points               |    |
|   | Site is well within problem soil zones. Soil / building foundation challenges exist, but can be addressed with acceptable cost as determined by staff.                           | 2 Points               |    |
|   | Site is predominantly within problem soil zones. Soil / building foundation challenges exist, further soil testing is warranted, but site remains viable as determined by staff. | 1 Point                |    |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>Avoids Natural Hazards - Flooding, Erosion</b>                               | No natural hazard, erosion, and flooding conditions exist.   | 3 Points               | 1  |
|   | Minor natural hazard conditions exist, but do not result in significant hazard or mitigation cost as determined by staff.  | 2 Points               |    |
|   | Natural hazard conditions exist. Further evaluation or study is required, but site remains viable as determined by staff.  | 1 Point                |    |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>Acceptable Seismic Conditions</b>  | No seismic issues exist.   | 2 Points               | 2  |
|   | Seismic conditions meet appropriate governmental requirements.   | 1 Point                |    |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>Acceptable Drainage</b>  | Drainage conditions meet appropriate governmental requirements.  | 1 Point                | 1  |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>Acceptable Permafrost Stability</b>  | Permafrost stability conditions meet appropriate governmental requirements.  | 1 Point                | 1  |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>Not Susceptible to Forest Fire (Avoidance of Spruce Beetle Infestations)</b> | Forest fire susceptibility conditions meet appropriate governmental requirements.  | 1 Point                | 1  |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>All Permitting Viable</b>  | All permitting is viable and meets appropriate governmental requirements.  | 1 Point                | 1  |
|   | Site does not meet requirements.   | 0 Points               |    |
| <b>Acceptable Zoning</b>  | Zoning issues of site meet appropriate governmental requirements.  | 1 Point                | 1  |
|   | Site does not meet requirements.   | 0 Points               |    |







**MATANUSKA-SUSITNA**  
BOROUGH SCHOOL DISTRICT

**OFFICE OF THE SCHOOL BOARD**

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD  
RESOLUTION 20-005**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT SCHOOL BOARD IN SUPPORT OF THE INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION, IDENTIFY THE FUNDING AND BUILD A SCHOOL BUILDING FOR AMERICAN CHARTER ACADEMY.**

---

**WHEREAS**, American Charter Academy, Matanuska-Susitna Borough School District has leased business suites and playground property in and around the Meadow Lakes Community Center from a private entity for over 8 years for the purpose of a public charter school; and

**WHEREAS**, American Charter Academy has continued to excel and grow in academics whether it be MAPs, PEAKS, AimsWeb, national competitions or regular classwork; and

**WHEREAS**, American Charter Academy is a proven entity that is here to stay highlighted by its loyal and Pro-AMC parents/families as well as its trend of increase in enrollment; and

**WHEREAS**, American Charter Academy and its families are looking at least expensive building options while meeting the needs of AMC student for future success; and

**WHEREAS**, the location for American Charter Academy's future site needs to be in line with the least expensive pertaining to road access, land suitability, within the area of its families; and

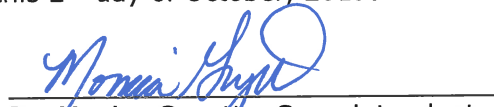
**WHEREAS**, Matanuska-Susitna Borough has an Area School Site Selection Committee to ensure selection criteria is in place and addressed; and

**WHEREAS**, Funding sources and building types for American Charter Academy to move forward require location, road and land specifics; and


**NOW, THEREFORE BE IT RESOLVED** that the Mat-Su School Board support the initiation of the MSB and MSBSD Formal New Construction Site Selection and Development Process for American Charter Academy.

**APPROVED** by the Mat-Su School Board this 2<sup>nd</sup> day of October, 2019.

  
Dr. Donna Dearman, Board President

  
Dr. Monica Goyette, Superintendent

ATTEST:

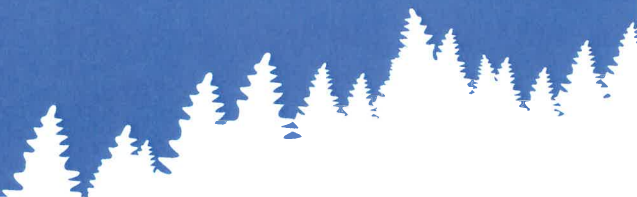
  
Stacy Escobedo, Board Secretary







**MATANUSKA-SUSITNA**  
BOROUGH SCHOOL DISTRICT



**OFFICE OF THE SCHOOL BOARD**

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD  
RESOLUTION 20-007**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT SCHOOL BOARD IN SUPPORT OF THE INITIATION OF THE FORMAL PROCESS TO IDENTIFY THE LOCATION, FUNDING, AND BUILDING OF A PERMANENT FACILITY FOR BIRCHTREE CHARTER SCHOOL.**

---

**WHEREAS,** Birchtree Charter School and the Matanuska-Susitna Borough School District have leased a commercial building and property located near Trunk Road and the Palmer-Wasilla Highway from a private entity for 10 years for the purpose of a public charter school; and

**WHEREAS,** Birchtree Charter School continues to bring a unique and highly desired educational program to many families across the District, serving around 400 students annually; and

**WHEREAS,** Birchtree Charter School and its families are looking for the least expensive building options while meeting the needs of Birchtree's students through a Waldorf driven philosophy; and

**WHEREAS,** the location for Birchtree Charter School's future site needs to be centrally located between Wasilla and Palmer to provide a location allowing accessibility to our families throughout the District; and

**WHEREAS,** the Matanuska Borough has an Area School Site Selection Committee to ensure selection criteria are in place and addressed; and

**WHEREAS,** funding sources and building types for Birchtree Charter School to move forward require a location, road, and land specifics; and

**NOW, THEREFORE BE IT RESOLVED** that the Mat-Su School Board support the initiation of the formal process to identify the location, funding, and building of a permanent facility for Birchtree Charter School.

**APPROVED** by the Mat-Su School Board this 5th day of February, 2020.

  
Mr. Thomas Bergey, Board President

  
Dr. Monica Goyette, Superintendent

ATTEST:

  
Stacy Escobedo, Board Secretary





**MATANUSKA-SUSITNA BOROUGH  
AREA SCHOOLS SITE SELECTION COMMITTEE  
RESOLUTION SERIAL NO. 21-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AREA SCHOOL SITE  
SELECTION COMMITTEE RECOMMENDING A SITE FOR MAT-SU CENTRAL SCHOOL.

WHEREAS, the Matanuska-Susitna Borough School District is seeking to identify a site for the permanent location of Mat-Su Central School; and

WHEREAS, the current lease agreement for Mat-Su Central School is set to expire on June 30, 2021 with the option for an additional extension; and

WHEREAS, the Mat-Su Borough Area Schools Site Selection Committee (the Committee) received a request from the Matanuska-Susitna School District to identify a suitable location for this school; and

WHEREAS, Matanuska-Susitna Borough 19.08.020 provides that the Committee make recommendations to the Assembly on requested school sites; and

WHEREAS, there is currently no funding allocated to school site procurement, thus, only Matanuska-Susitna Borough owned property was considered for selection; and

WHEREAS, Matanuska-Susitna Borough owned property within the area of Mat-Su Central's families was reviewed for school site

suitability, using criteria outlined in Matanuska-Susitna Borough code and represented through a site suitability criteria scoring matrix; and

WHEREAS, the review of Matanuska-Susitna Borough property returned "Stringfield Subdivision" as a potential preferred location; and

WHEREAS, the preferred location is legally described as Lot 1, Stringfield Subdivision, Plat No. 2020-96, located in Section 34, Township 18 North, Range 1 East, S.M., AK., Palmer Recording District, Third Judicial District, State of Alaska; and

WHEREAS, a professional engineering firm performed a geotechnical analysis to verify useable areas and identify soils useful for development, with acceptable findings.

NOW THEREFORE BE IT RESOLVED that the Matanuska-Susitna Borough Area Schools Site Selection Committee does hereby recommend to the Matanuska-Susitna Borough School Board, Planning Commission and Assembly that Lot 1, Stringfeild Subdivision be identified as a preferred location of a permanent facility for Mat-Su Central School.



ADOPTED by the Matanuska-Susitna Borough Area Schools Site  
Selection Committee this \_\_th day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
\_\_\_\_\_, Chairperson

Attest:

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Adam Bradway, Planner II