

## MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION  
Mary Anderson, District 1  
Jason Ortiz, District 2  
Patricia Chesbro, District 3  
Colleen Vague, Chair, District 4  
Chris Elder, District 5  
Stafford Glashan, District 6  
Sassan Mossanen, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE  
DEPARTMENT  
Alex Strawn, Director of Planning & Land  
Use  
Kim Sollien, Planning Services Manager  
Jay Magers, Development Services  
Manager  
Fred Wagner, Platting Officer  
Karol Riese, Planning Clerk

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

**March 15, 2021**  
**REGULAR MEETING**  
6:00 p.m.

Ways to participate in Planning Commission meetings:

**IN PERSON.** Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required to wear a mask for anyone entering or attending meetings in MSB facilities.

**IN WRITING:** You can submit written comments to the Planning Commission Clerk at [planning@matsugov.us](mailto:planning@matsugov.us).

**TELEPHONIC TESTIMONY:**

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name and provide your testimony.

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

*Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.*

A. MINUTES

1. February 1, 2021, Regular Meeting Minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not 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.***

*The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.*

***None to be heard.***

X. PUBLIC HEARING: LEGISLATIVE MATTERS

***None to be heard.***

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Adjudicatory (*if needed*)

B. Upcoming Planning Commission Agenda Items (*Staff: Mark Whisenhunt*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

*In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.*

**Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.**

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The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on February 1, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice-Chair  
Mr. Jason Ortiz, Assembly District #2\*  
Ms. Patricia Chesbro, Assembly District #3  
Ms. Colleen Vague, Assembly District #4, Chair  
Mr. Stafford Glashan, Assembly District #6\*  
Mr. Sassan Mossanen, Assembly District #7

Planning Commission members absent and excused were:

Mr. Chris Elder, Assembly District #5

Staff in attendance:

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

\*Indicates that the individual attended telephonically due to COVID safety protocols.

## **II. APPROVAL OF AGENDA**

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

GENERAL CONSENT: The agenda was approved without objection.

## **III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Jay Magers.

## **IV. CONSENT AGENDA**

A. Minutes

1. January 18, 2021, regular meeting minutes

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

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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

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

V. **COMMITTEE REPORTS**  
(*There were no committee reports.*)

VI. **AGENCY/STAFF REPORTS**  
(*There were no Agency/Staff Reports.*)

VII. **LAND USE CLASSIFICATIONS**  
(*There were no land use classifications.*)

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

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

IX. **PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

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

Chair Vague read the resolution title into the record.

Mr. Strawn provided a staff report:

- staff recommended approval of the resolution with recommendations

Commissioners questioned staff regarding:

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

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

MOTION: Commissioner Anderson moved to approve Resolution PC 21-02. The motion was seconded.

Discussion ensued

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

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed without objection.

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

*(There were no legislative public hearings.)*

**XI. CORRESPONDENCE AND INFORMATION**

*(There was no correspondence and information.)*

**XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

**XIII. NEW BUSINESS - *(There was no new business.)***

**XIV. COMMISSION BUSINESS**

A. Adjudicatory

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

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

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

VOTE: Motion passed without objection.

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

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

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

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

Commissioner Anderson: Welcomed Mr. Magers. Thanked staff.

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

**XVI. ADJOURNMENT**

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

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COLLEEN VAGUE, Planning Commission  
Chair

ATTEST:

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KAROL RIESE, Planning Commission Clerk

*Minutes approved:* \_\_\_\_\_

**INTRODUCTION FOR PUBLIC HEARING  
QUASI-JUDICIAL**

**Resolution No. PC 21-04**

**Matt Gittlein, of KG Enterprises**

**INTRODUCTION FOR PUBLIC HEARING**





# MATANUSKA-SUSITNA BOROUGH

**Planning and Land Use Department**  
**Development Services Division**  
 350 East Dahlia Avenue • Palmer, AK 99645  
 Phone (907) 861-7822 • Fax (907) 861-8158  
 Email: [permitcenter@matsugov.us](mailto:permitcenter@matsugov.us)

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DEC 10 2020

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

## APPLICATION FOR A CONDITIONAL USE PERMIT REGULATION OF ALCOHOLIC BEVERAGE USES – MSB 17.70

*Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.*

Application fee must be attached:  
         \$1,000 for Liquor Beverage Dispensary  
  x   \$1,000 for Liquor Package Store

*Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.*

**Subject Property** Township: 18N, Range: 4W, Section: 32, Meridian Seward  
 MSB Tax Account # 5667000L001C  
 SUBDIVISION: CHIPMAN SUB RSB L/1 BLOCK(S):         , LOT(S): 1C  
 STREET ADDRESS: 3065 N CHURCH RD WASILLA, AK 99654  
 BUSINESS NAME VALLEY COUNTRY STORE & FUEL dba VALLEY COUNTRY STORE # 2

**Ownership** A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached?  Yes  No  N/A

<p><b>Name of Property Owner</b>  <u>KG ENTERPRISES, LLC</u>                  Address: <u>4891 E STONEY HOLLOW DR</u>  <u>WASILLA, AK 99654</u>                  Phne: Hm <u>NA</u> Fax <u>376-3192</u>                  Wk <u>NA</u> Cell <u>907-841-5666</u>                  E-mail <u>MATTGITTLEIN59@HOTMAIL.COM</u></p>	<p><b>Name of Agent/ Contact for application</b>  <u>MATT GITTLEIN</u>                  Address: <u>4891 E STONEY HOLLOW DR</u>  <u>WASILLA, AK 99654</u>                  Phne: Hm <u>        </u> Fax <u>376-3192</u>                  Wk <u>        </u> Cell <u>841-5666</u>                  E-mail <u>MATTGITTLEIN59@HOTMAIL.COM</u></p>
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<p><b>In order to grant a conditional use permit under MSB 17.70, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:</b></p>	<p><b>Attached</b></p>
<p>1. Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?</p>	<p>✓</p>
<p>2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?</p>	<p>✓</p>



3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?	✓
4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?	✓
5. Is there any potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained?	✓
6. What measures are being proposed to reduce any negative effect upon adjacent and nearby properties by property line buffers and arterial buffers, planted berms, landscaping, reduction or elimination of obtrusive or garish signing or other features, lowered building elevation, clustering with other commercial establishments and use of frontage roads to reduce the number of entries and exits onto highways, arterials and collectors and where the surrounding area is predominantly residential in character, site and building design features that contribute to the residential character of the development?	✓
7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?	✓
8. Will access to the premises create an unreasonable traffic hazard?	✓
9. Will a reasonably expected increase in traffic overtax the existing road system?	✓
10. Is the use compatible with the character of the surrounding neighborhood?	✓
11. Is there or would the use tend to result in, a high crime rate or a high incidence of alcohol-related accidents in the area?	✓
12. Does the applicant or a person with an interest in the application have an interest in a liquor license which was suspended or revoked in the 12 months preceding the application?	NO
13. Has the applicant or person with an interest in the application demonstrated that the person is untrustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?	NO

<b>Supplemental Information – Explain in Detail</b>	<b>Attached</b>
1. Maximum occupancy capacity of facility as determined by Fire Marshall	INFO REQUESTED
2. Number of employees proposed to work on largest work shift.	7
3. Number of regular parking spaced provided.	22
4. Number of handicapped parking spaces provided.	2
5. Is the use a sole occupant in a building or a tenant in a building?	TENANT
6. Total square footage of space in building occupied by this use.	1707
7. Hours of operation.	ATTACHED
8. Noise mitigation measures	N/A



<b>SITE PLAN – Attach a detailed, to scale, site plan clearly showing the following information:</b>	<b>Attached</b>
1. Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the liquor use. Draw lot dimensions and indicate setback distance of structure(s) from the lot lines, rights-of-way, and waterbodies.	✓
2. Dimensions of all structures	✓
3. Interior floor plans (specific location of the use or uses to be made of the development)	✓
4. Signage – Existing and Proposed	✓
5. Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	✓
6. Proposed contouring	N/A
7. Vegetation and any landscaping	✓
8. Buffering – Fences, trees, topography, or berms	✓
9. Drainage	✓
10. Vehicular and pedestrian circulation patterns	✓
11. Exterior site lighting	✓
12. Distance(s) to the nearest intersection in all directions from proposed permit site along roads adjacent to the site.	✓
13. Location and dimensions of parking areas to be provided	✓
14. Boundary protection	✓
15. Scale and north arrow.	✓

**OWNER'S STATEMENT:** I am owner of the following property:

MSB Tax parcel ID #(s) 5667000L001C and,  
I hereby apply for approval an alcoholic beverage use conditional use permit on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.70 and with all other applicable borough, state or federal laws.

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 the buyer when I sell the land.

I understand that changes from the approved conditional use permit may require further authorization by the Borough Planning Commission. 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 grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

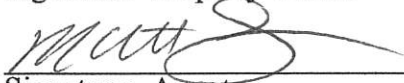
The information submitted in this application is accurate and complete to the best of my knowledge.



MATT GITTLEIN 12/10/2020

Signature: Property Owner

Printed Name Date



MATT GITTLEIN 12/10/2020

Signature: Agent

Printed Name Date

## VALLEY COUNTRY STORE # 2 CONDITIONAL USE PERMIT FOR PACKAGE LIQUOR STORE

Valley Country Store # 2 is proposing an interior remodel of the building located at 3065 N Church Road in Wasilla, Alaska. The remodel will not change the exterior size of the building. The liquor store will move into the area currently occupied by the convenience store and the convenience store will move into the area currently occupied by the liquor store and the vacant space in the end of the building that used to be a restaurant.

1. Yes the use is compatible with the surrounding area. It will not detract from the value, character or integrity of the area. The current store has been in operation here since 2008 and has been a great asset to the area.
2. No, the granting of the permit will have no negative effects on the public safety or welfare. It will enhance the convenience of the area. The store has been here for 12 years with a great track record.
3. Yes sufficient setbacks are in place. There are current landscaping features and vacant lot area left in place to buffer from surrounding properties.
4. No there is no potential for negative effect on other properties in the area. All parking lot areas are paved to reduce dust. All signage is directed towards the roads ways and not towards neighboring properties.
5. No the traffic patterns are established and changing the location of the liquor store within the existing building will have no negative effect on them. The driveways are built and maintained to borough and state standards.
6. Existing landscaping will remain in place. There are sufficient setbacks in place. The south side of the lot has a natural earth berm and fence between the neighboring properties. The east side of the property borders with a vacant gravel pit. The north and west side of the property borders with the existing roadways.
7. Yes there is adequate parking. Changing the location of the store within the building should not generate any additional traffic to the property.
8. No. The driveways onto the property are built and maintained to borough and state standards.
9. No. There should not be a substantial increase in traffic from the use.
10. Yes the use is compatible with the surrounding neighborhood. Our stores are small neighborhood style stores that fit with the area.
11. No. There is no issue with use there now and we see no reason why this would change. The store has been operating here for 12 years with a great track record of safety and passing all AMCO compliance checks. All employees are properly trained on safe alcohol serving practices.

12. No. All of our liquor licenses are current with the State of Alaska and we have never had one revoked or suspended.
13. No. All of our businesses are run with the highest standards and strictly follow and local, state and federal laws and regulations.

## **Supplemental Information**

1. Maximum occupancy – This information has been requested from the fire marshal
2. Number of Employees – 7
3. Number of parking spaces – 22 around the building, additional spaces available around the perimeter of the parking lot.
4. Number of Handicap spaces – 2
5. The use occupies only part of the building but is the owner of the building and the rest of the building is our convenience store and laundromat.
6. Total square footage of the use – 1707 sq. feet
7. Hours of operations – 8 AM –Midnight, Sunday – Saturday
8. Noise Mitigation – N/A this is a package liquor store so no noise is generated from the use.



#4

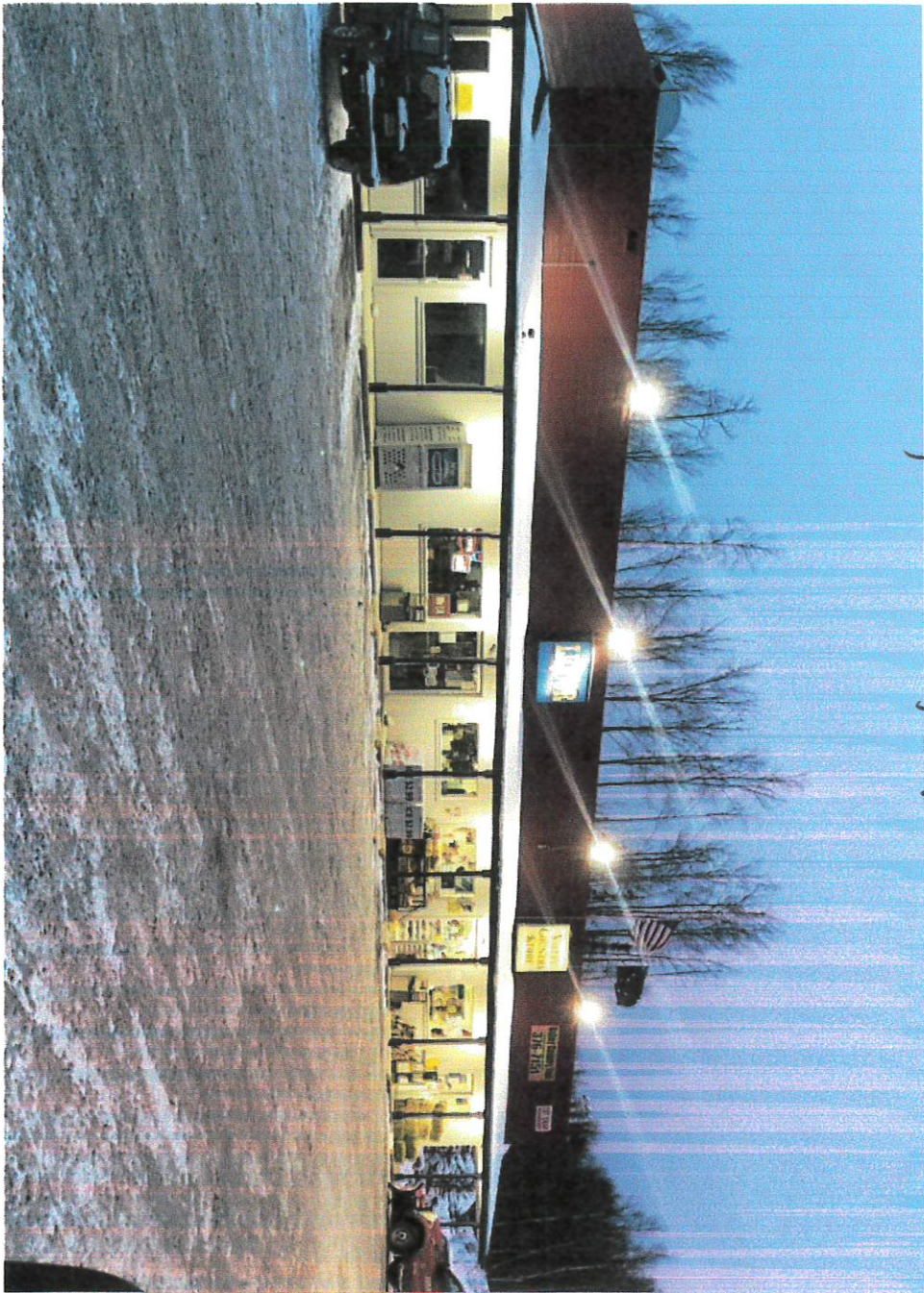
Existing Signage





# 4

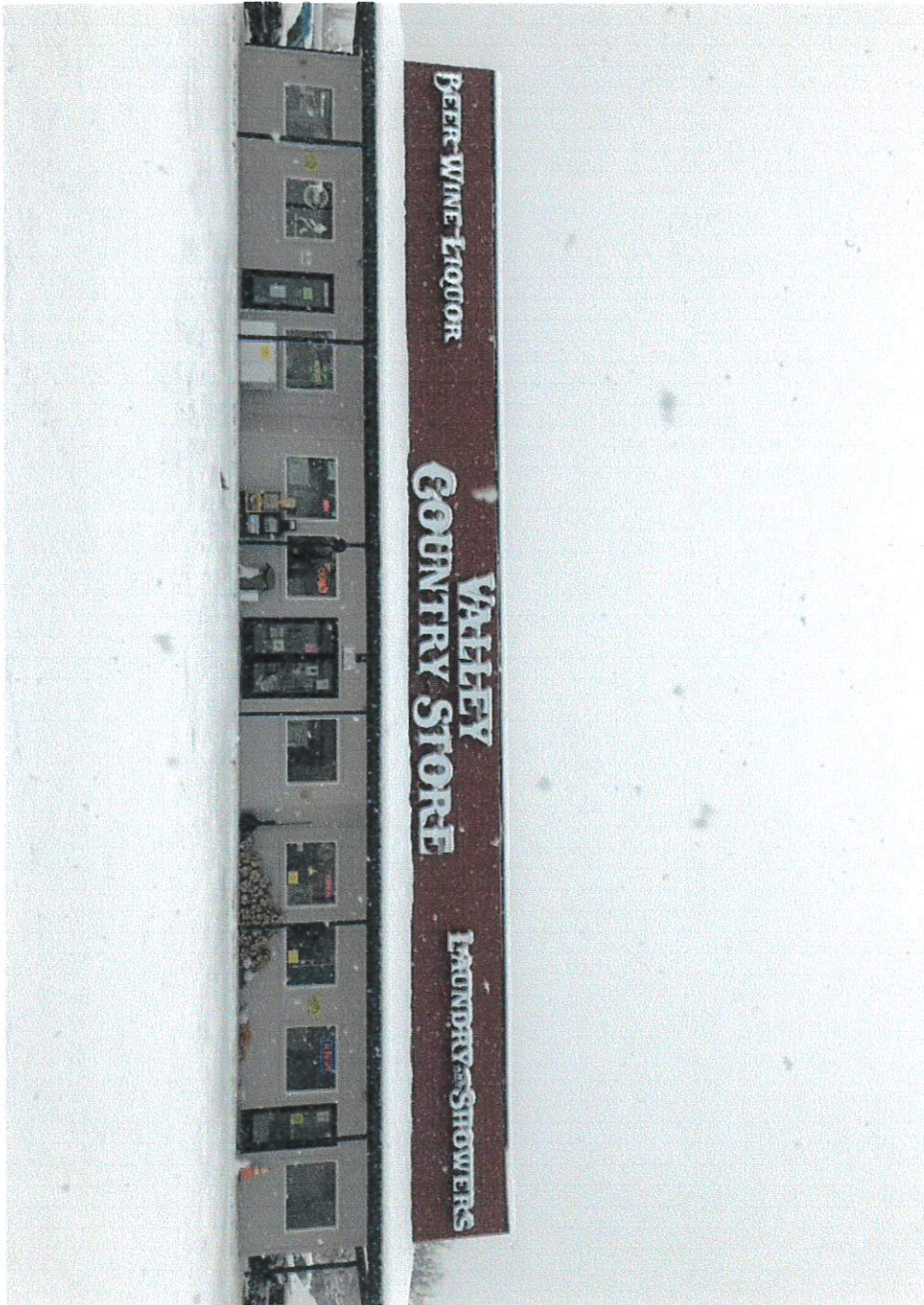
Existing Signage





#4

Proposed New Signage





- # 10
- # 13
- # 7
- # 8



Natural Earth Berm  
Left in place



#12

307 ft

248 ft

106 ft

KG  
ENTERPRISES  
LLC









RECEIVED  
DEC 10 2020

RECERT DONE ON 10/26/2020:  
ADDED CANOPY, CONCRETE, PAVED  
PARKING, COVERED WALK & GRAVEL AREA

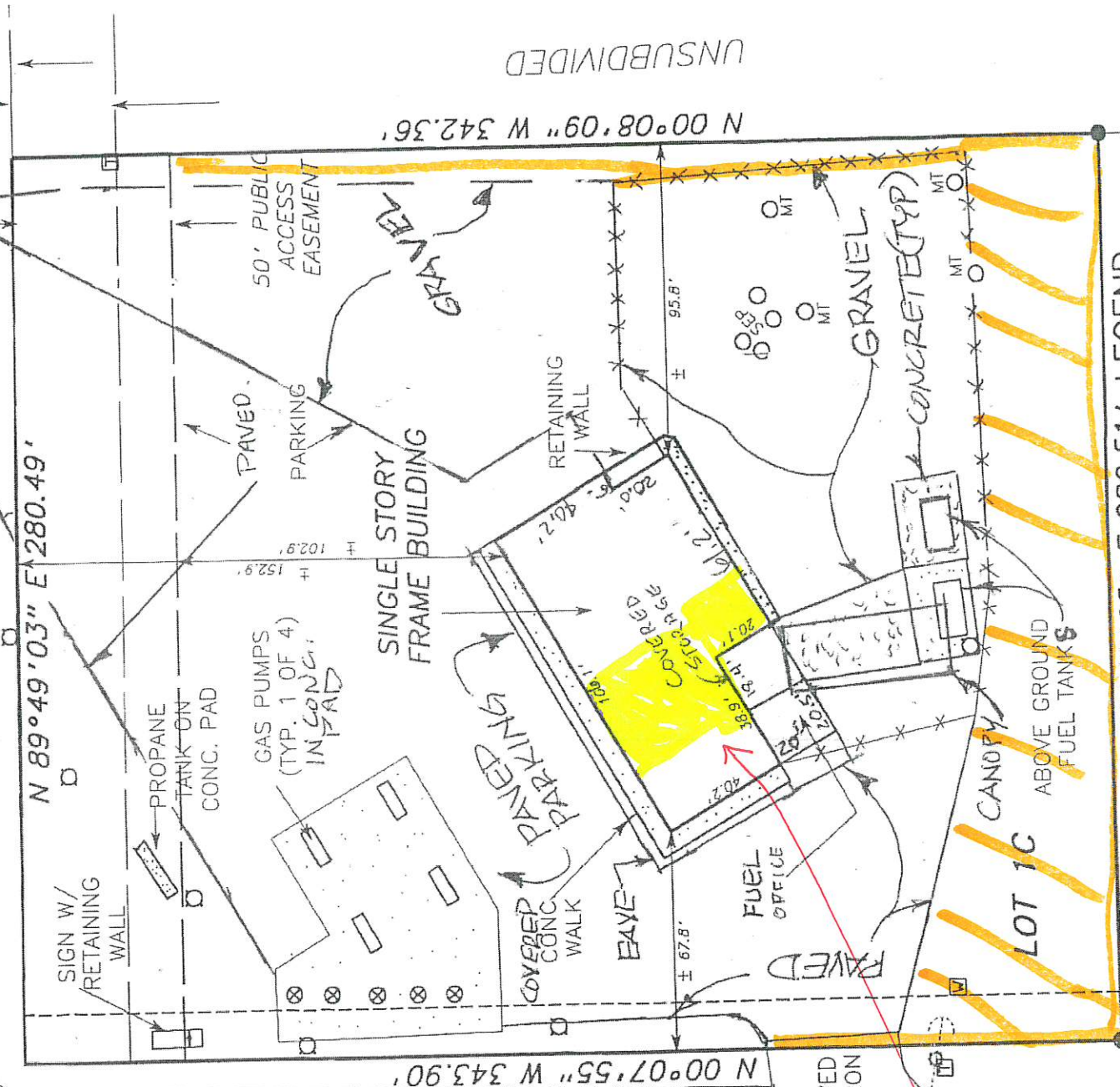
MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

33' SECTION  
LINE  
EASEMENT

W. SELDON RD.

N 89°49'03" E 280.49'

1" = 60'



N 89°52'05" E 280.51' LEGEND  
**Boundary Protection**  
15' SLOPE & MAINTENANCE EASEMENT  
LOT 1C

- \*-\*- = CHAIN LINK FENCE
- ===== = WOOD RAIL FENCE
- - - - = DRIVE/PARKING
- ▭ = CONCRETE (TYP)
- = FOUND 5/8" REBAR
- ◻ = WELL
- ▣ = MTA PEDESTAL
- = STREET LIGHT
- ⊗ = UNDER GROUND FUEL TANK
- = SIGN

NOTES:

1. SEE PLAT NOTES IF APPLICABLE.

**DENALI NORTH**  
847 W. Evergreen Ave. Palmer, Alaska 99645  
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED  
PROPERTY: LOT 1C, CHIPMAN  
SUBDIVISION, PLAT NO. 2005-14

PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.  
DATED THIS 26TH DAY OF OCT., 2010 AT WASILLA, ALASKA.  
IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER LOCATION SURVEY.



JOB NO. 11-212/6 / 20-448

SCALE 1" = 60'

CLIENT

AS-BUILT X

MAP

DRAWN HW

CKD. WW

FIELD BOOK/PG(S). 255/41-42

# 14

*Proposed  
Liquor use*



#3

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DEC 16 2020

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

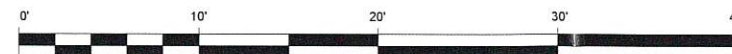
# CURRENT LIQUOR AREA

**SHEET NOTES:**

- C CONVENIENCE STORE
- D DELI (VACANT)
- L LAUNDRY
- M MECH / ELEC
- Q LIQUOR STORE
- (E) EXISTING TO REMAIN (NO WORK IN THIS AREA)
- (N) NEW / PROPOSED
- DEMO



1 FLOOR PLAN - EXISTING / DEMO  
3/16" = 1'-0"



REV NO: DATE

SAJJ ARCHITECTURE, LLC  
SCOTT A. JONES SJONES@SAJJARCHITECTURE.COM ANCHORAGE, AK 99502

COUNTRY STORE 2  
3065 CHURCH RD  
WASILLA, ALASKA

DR: CH  
CK: SAJ  
DT: 10/21/2020  
JB: Contractee  
DWG: (E) FLOOR PLAN

A2.1



#3

RECEIVED  
DEC 10 2020

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

# NEW LIQUOR AREA

**SHEET NOTES:**

- L LAUNDRY (NIC)
- M MECH / ELEC
- (E) EXISTING TO REMAIN (NO WORK IN THIS AREA)
- (F/D) FLOOR DRAIN (SEE MECH.)
- (F/S) FLOOR SINK (SEE MECH.)
- (N) NEW / PROPOSED
- (NIS) NOT IN SCOPE
- WALL/INFILL (N)
- WALL (N)(W.I.C.)(W.I.F.)



REV/NO: DATE

SAJJ ARCHITECTURE, LLC  
SCOTT A. JONES SJONES@SAJJARCHITECTURE.COM ANCHORAGE, AK 99502

COUNTRY STORE 2  
3065 CHURCH RD  
WASILLA, ALASKA

DR: CH  
CK: SAJ  
DT: 10/21/2020  
JB: Contractee  
DWG: (N) FLOOR PLAN

A2.2



1 FLOOR PLAN - NEW  
3/16" = 1'-0"



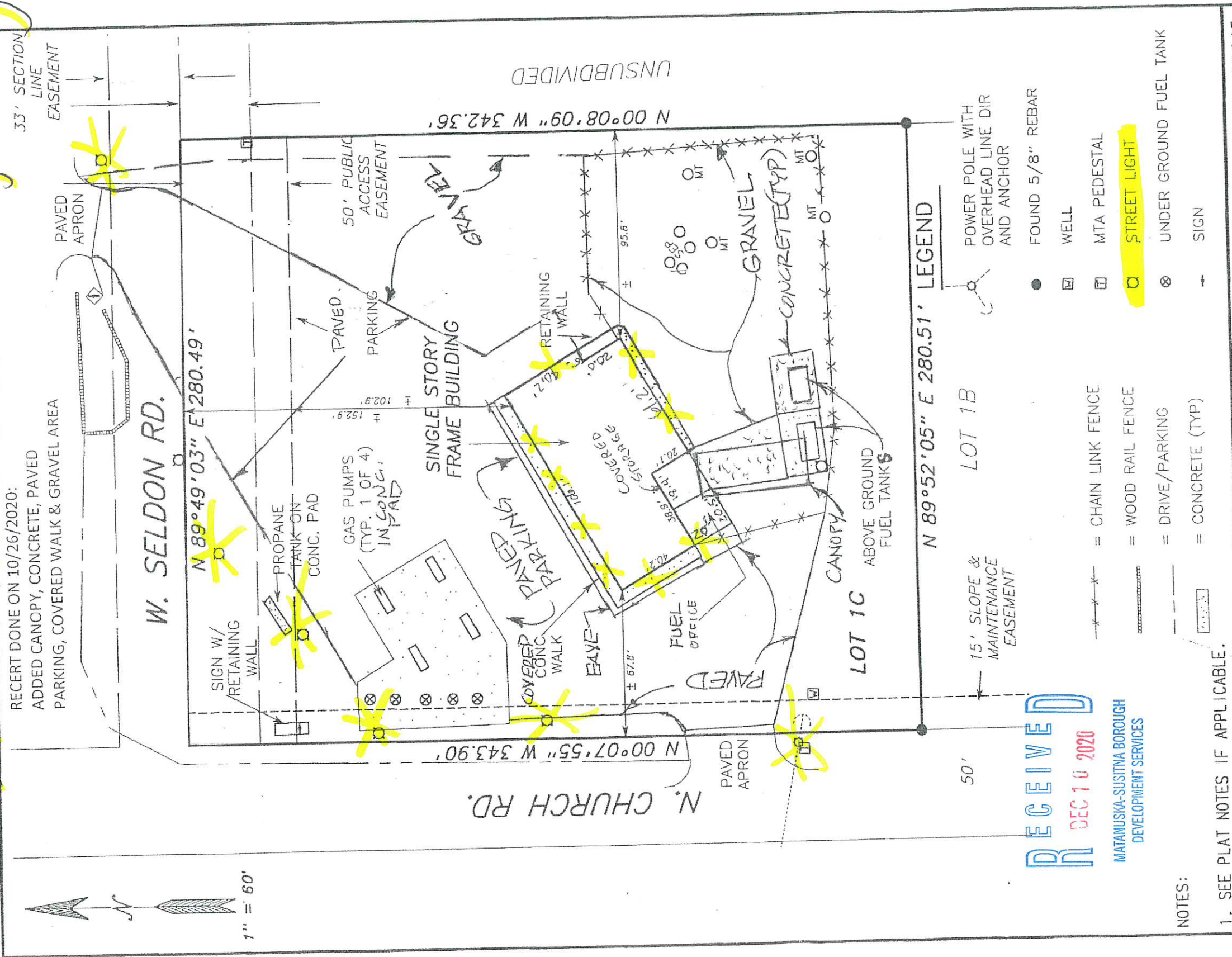
11X17 DRAWINGS ARE HALF THE INDICATED SCALE"

\* PRELIM SET \* 10/21/2020 \*



#11  
#15  
#5

# Exterior Site Lighting



RECERT DONE ON 10/26/2020:  
ADDED CANOPY, CONCRETE, PAVED PARKING, COVERED WALK & GRAVEL AREA

W. SELDON RD.  
N. CHURCH RD.

LOT 1C  
LOT 1B

Palmer, Alaska 99645  
Phone (907) 745-1110



I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:  
 LOT 1C, CHIPMAN SUBDIVISION, PLAT NO. 2005-14

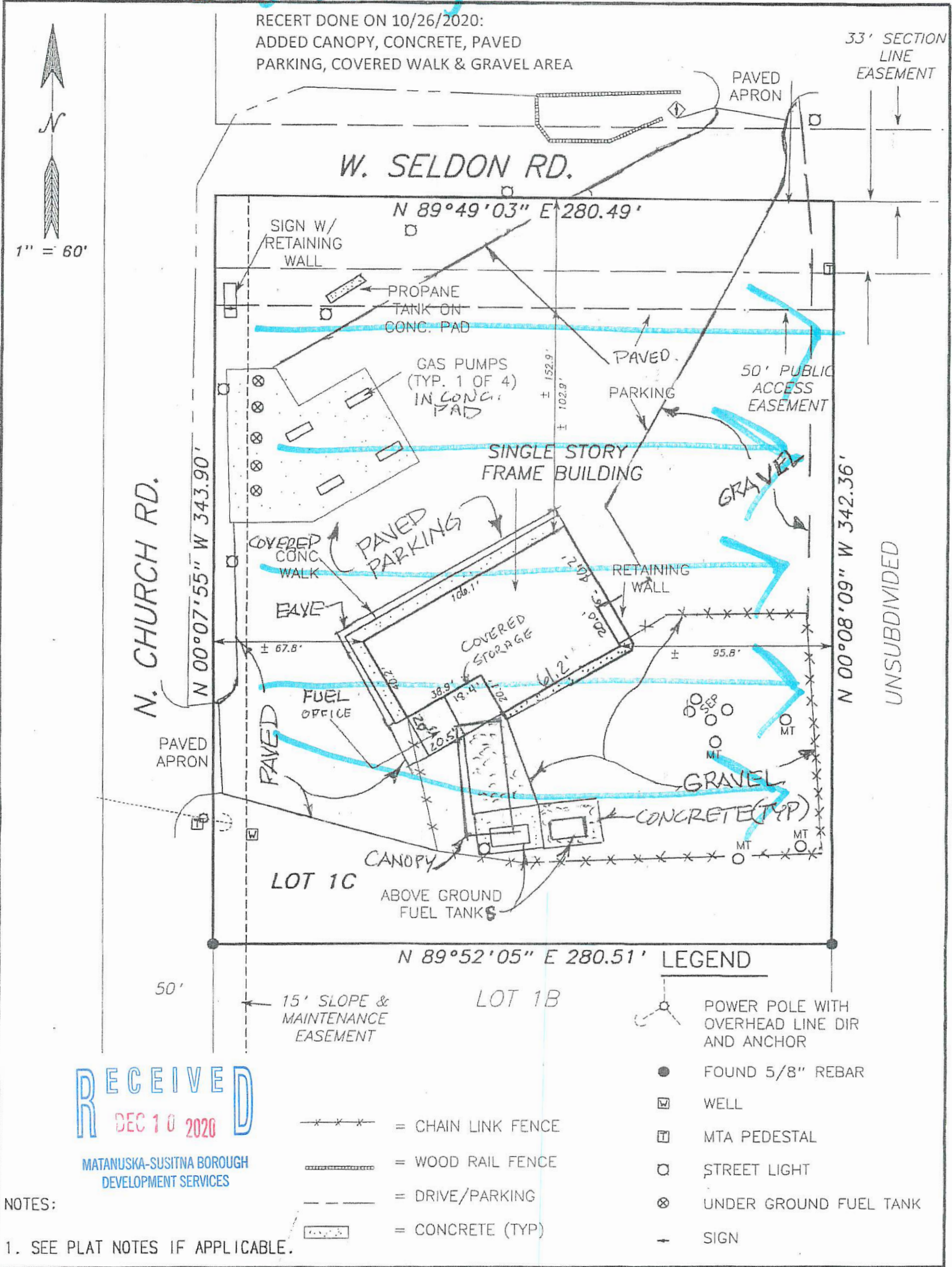
PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.  
 DATED THIS 26TH DAY OF OCT., 2020 AT WASILLA, ALASKA.  
 IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER LOCATION SURVEY.

JOB NO. 11-212/6/20-448	CLIENT	FIELD BOOK/PG(S) 255/41-42
SCALE 1" = 60'	AS-BUILT X	DRAWN HW
	MAP	CKD. WW



#9

# Drainage



RECEIVED  
DEC 10 2020

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

NOTES:

1. SEE PLAT NOTES IF APPLICABLE.

## DENALI NORTH

847 W. Evergreen Ave. Palmer, Alaska 99645  
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED  
PROPERTY: LOT 1C, CHIPMAN  
SUBDIVISION, PLAT NO. 2005-14

PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE  
AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.  
DATED THIS 26TH DAY OF OCT., 2020 AT WASILLA, ALASKA.  
IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDER TO DETERMINE  
THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH  
DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO  
CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR  
FOR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT  
CORNER LOCATION SURVEY.



JOB NO. 11-212/6/20-448	CLIENT AS-BUILT X	FIELD BOOK/PAGE(S) 255/41-42
SCALE 1" = 60'	MAP	DRAWN HW CKD. WW

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**INTRODUCTION FOR PUBLIC HEARING  
LEGISLATIVE**

**Resolution No. PC 21-03**

Amending MSB 17.55 To Exempt Signs from Setbacks  
To Rights-Of-Way and Property Lines

**INTRODUCTION FOR PUBLIC HEARING**

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**MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 21-047**

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.55 TO EXEMPT SIGNS FROM SETBACKS TO RIGHTS-OF-WAY AND PROPERTY LINES.

**AGENDA OF: April 20, 2021**

**ASSEMBLY ACTION:**

**MANAGER RECOMMENDATION:** Introduce and set for public hearing.

**APPROVED BY MICHAEL BROWN, BOROUGH MANAGER:** \_\_\_\_\_

Route To:	Department/Individual	Initials	Remarks
	Originator J MAGERS		
1	Planning and Land Use Director		
2	Finance Director		
3	Borough Attorney		
4	Borough Clerk		

**ATTACHMENT (S) :** Fiscal Note: YES \_\_\_\_\_ NO X  
 Ordinance Serial No. 21-019 (2 pp)  
 Planning Commission Resolution No. PC 21-03 (2 pp)  
 Matanuska-Susitna Borough Code 17.55 Setbacks and Screening Easements (15 pp)

**SUMMARY STATEMENT:** This ordinance is at the request of Assembly person Jesse Sumner. The intent of this ordinance is to add signs as an exempt structure from setbacks to right-of-way and property lines.

With regard to land use, signs are similar in nature to other currently exempt structures such as fences, flagpoles, and utility poles.

Signs by their nature are business related and generally accepted part of a community.

## COMPREHENSIVE PLAN

This ordinance implements the following goals of the MSB Comprehensive Plan which reads as follows:

### ***MSB Comprehensive Plan (2005 Update)***

Goal (E-3): *Create an attractive environment for business investment.*

Policy E3-2: *Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.*

Goal (LU-3): *Encourage commercial and industrial development that is compatible with residential development and local community desires.*

Policy LU3-2: *Allow local communities, through local community based plans, to refine Borough-wide regulations addressing development patterns and impacts while maintaining consistency with the goals and policies of the Borough-wide Comprehensive Plan.*

### ***MSB Economic Development Strategic Plan***

Strategy 5E: *Focus on quality development to improve the appearance of the Borough's built environment.*

Action 5E.1: ***Continue to update MSB planning code.*** *MSB leadership and planning staff should continue working with citizen groups, community councils, and incorporated cities to ensure that the borough's land and resources are efficiently used for the benefit of Mat-Su's economy and population as well as to protect its natural beauty.*

## **RECOMMENDATION OF ADMINISTRATION:**

Staff respectfully requests adoption of an ordinance amending the definition of structure within 17.55 setbacks and screening easements to exempt signs as structures.

CODE ORDINANCE

Sponsored by:  
Introduced:  
Public Hearing:  
Action:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 21-019**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.55 TO EXEMPT SIGNS FROM SETBACKS TO RIGHTS-OF-WAY AND PROPERTY LINES.

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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 Subsection. MSB 17.55.004(A) is hereby amended as follows:

- "Structure" means anything that is constructed or created and located on or above the ground, or attached to something fixed to the ground. For purposes of minimum setbacks and building separation requirements, the following are not considered structures unless specifically addressed by code: **signs**; fences; retaining walls; parking areas; roads, driveways, or walkways; window awnings; a temporary building when used for 30 days or less; utility boxes and other incidental structures related to utility services; utility poles and lines; guy wires; clotheslines; flagpoles; planters; incidental yard furnishings; water wells; monitoring

wells; and/or tubes, patios, decks, or steps less than  
18 inches above average grade.

Section 3. Effective date. This ordinance shall take effect  
upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day  
of -, 2021.

\_\_\_\_\_  
VERN HALTER, Borough Mayor

ATTEST:

\_\_\_\_\_  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**CHAPTER 17.55: SETBACKS AND SCREENING EASEMENTS**

Section

[17.55.004 Definitions](#)

[17.55.005 General](#)

[17.55.010 Setbacks](#)

[17.55.015 Shorelands; definition \[Repealed\]](#)

[17.55.020 Setbacks for shorelands](#)

[17.55.040 Violations, enforcement, and penalties](#)

**17.55.004 DEFINITIONS.**

(A) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- “Aircraft hangar” means a roofed structure which is used to completely or partially enclose and store aircraft and aircraft accessories.
- “Boathouse” means a roofed structure which is used to completely or partially enclose and store boats and boating accessories.
- “Building” means any structure intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.
- “Building line” means the line of that part of the building nearest the property line.
- “Dedication” means the reservation of land to a public use by the owner manifesting the intention that it shall be accepted and used presently or in the future for such public purpose. A dedication by the owner under the terms of this section is a conveyance of an interest in property which shall be deemed to include the warranties of title listed in A.S. 34.15.030. The dedication of streets, alleys, sidewalks, or public open space shall convey a fee interest in the area dedicated. The dedication of all other public rights-of-way shall be deemed to create an easement in gross to perform the indicated function in the area depicted.
- “Engineer” means a registered professional civil engineer authorized to practice engineering in the state of Alaska.

Matanuska-Susitna Borough Code CHAPTER 17.55: SETBACKS AND SCREENING  
EASEMENTS

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- “Incidental” means subordinate and minor in significance and bearing a reasonable relationship to the primary use.
- “Lot” means the least fractional part of subdivided lands having limited fixed boundaries and having an assigned number, or other name through which it may be identified.
- “Lot depth” means the average distance between front and rear lot lines.
- “Lot frontage” means all property abutting the right-of-way of a dedicated street or road easement, measured along the right-of-way between side lot lines of a lot.
- “Lot width” means the average distance between side lot lines.
- “Official streets and highway plan” means a map and attendant document depicting the proposed system of freeway, arterial, and collector streets in the borough, as adopted by the planning commission and by the assembly, and which is on file in the planning department office, together with all amendments thereto subsequently adopted.
- “Ordinary high water mark” means the mark made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and character of the vegetation and soil on the other side of the mark.
- “Parcel” means an unsubdivided plot of land.
- “Right-of-way” means a strip of land reserved, used, or to be used for a street, alley, walkway, airport, or other public or private purpose.
- “Structure” means anything that is constructed or created and located on or above the ground, or attached to something fixed to the ground. For purposes of minimum setbacks and building separation requirements, the following are not considered structures unless specifically addressed by code: fences; retaining walls; parking areas; roads, driveways, or walkways; window awnings; a temporary building when used for 30 days or less; utility boxes and other incidental structures related to utility services; utility poles and lines; guy wires; clotheslines; flagpoles; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes, patios, decks, or steps less than 18 inches above average grade.
- “Subdivision” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale or lease for more than ten years, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided.



Matanuska-Susitna Borough Code CHAPTER 17.55: SETBACKS AND SCREENING  
EASEMENTS

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- “Surveyor” means a professional land surveyor who is registered in the state of Alaska.
- “Utility box” means electric transformers, switch boxes, telephone pedestals and telephone boxes, cable television boxes, traffic control boxes, and similar devices.
- “Utility services” means the generation, transmission, or distribution of electricity, gas, communications, and municipal water and sewer systems.

(Ord. 17-088(SUB), § 2, 2017; Ord. 13-164, §§ 2, 3, 2013; Ord. 93-042, § 2 (part), 1993; Ord. 89-072, § 2 (part), 1989; Ord. 88-221, § 2 (part), 1988)

**17.55.005 GENERAL.**

This chapter establishes minimum structural setbacks from lot lines, water courses and water bodies, rights-of-way, and specific screening easements for certain lands within subdivisions in the Matanuska-Susitna Borough except where otherwise specified in special land use district regulations within this title.

(Ord. 03-053, § 2, 2003; Ord. 88-190, § 3 (part), 1988)

**17.55.010 SETBACKS.**

(A) No structure or building line shall be placed within 25 feet from the right-of-way line of any public right-of-way, except no furthermost protruding portion of any structure shall be placed within ten feet from the right-of-way line of any public right-of-way when the pre-existing lot:

(1) measures 60 feet or less in frontage on a public right-of-way, and is not located on a cul-de-sac bulb;  
or

(2) comprises a nonconforming structure erected prior to July 3, 1973. This setback shall be known as the structure or building line setback.

(B) Except where specifically provided other-wise by ordinance, no furthermost protruding portion of any structure or building line shall be located nearer than ten feet from any side or rear lot line.

(C) Except as otherwise specified by code, eaves may project a maximum of three feet into required setback areas.

(D) The setback requirements of this section do not apply to property within the cities of Palmer and Wasilla.

(E) If a condemnation by a governmental agency reduces the building line setback of a structure below 25 feet, but there remains at least ten feet setback, and the setback reduced by the condemnation met the requirements of this section prior to the condemnation, the resulting setback shall be the setback requirements for the lot.

(F) For purposes of this chapter, commercial or industrial buildings on separate but adjacent parcels, which

otherwise meet the setback requirements, may have connecting pedestrian walkways, enclosed or not.

Pedestrian walkways:

- (1) shall not contribute to the building area or the number of stories or height of connected buildings; and
- (2) must comply with the current adopted edition of the International Building Code, except that the outside width of the walkway shall not exceed 30 feet in width, exclusive of eaves.

(G) No furthest protruding portion of any structure or building line shall be located nearer than ten feet from railroad rights-of-way, except that utilities and rail dependent structures may extend up to railroad rights-of-way.

(Ord. 11-159, § 2, 2011; Ord. 11-019, § 2, 2011; Ord. 93-042, § 2 (part), 1993; Ord. 88-190, § 3 (part), 1988)

**17.55.015 Shorelands; definition. [Repealed by Ord. 17-088(SUB), § 3, 2017]**

**17.55.020 SETBACKS FOR SHORELANDS.**

(A) Except as provided in subsection (B) of this section, no structure or footing shall be located closer than 75 feet from the ordinary high water mark of a body of water. Except as provided otherwise, eaves may project three feet into the required setback area.

(B) Docks, piers, marinas, aircraft hangars, and boathouses may be located closer than 75 feet and over the water, provided they are not used for habitation and do not contain sanitary or petroleum fuel storage facilities. Structures permitted over water under this subsection shall conform to all applicable state and federal statutes and regulations.

- (1) Boathouses or aircraft hangars which are exempt from a minimum shoreline setback for structures shall:
  - (a) be built over, in, or immediately adjacent to a waterbody and used solely for storing boats and boating accessories;
  - (b) be designed, constructed and oriented for primary access by boats or aircraft directly to a waterbody;
  - (c) not have more than incidental accessory access to a street or driveway; and
  - (d) not be usable as a garage or habitable structure without significant alteration.

(C) In the city of Wasilla, this section does not apply to structures where construction was completed prior to November 16, 1982. Elsewhere in the borough, this section does not apply to structures where construction was completed prior to January 1, 1987, if the present owner or owners of the property had no personal knowledge of any violation of the requirements of this section prior to substantial completion of the structures. The director of

Matanuska-Susitna Borough Code CHAPTER 17.55: SETBACKS AND SCREENING  
EASEMENTS

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the planning department shall, upon application by a property owner, determine whether a property qualifies for an exception under this subsection.

(1) An application for a shoreline setback exception shall include a filing fee as established by resolution of the assembly.

(D) In this section, a “structure” is any dwelling or habitable building or garage.

(E) No part of a subsurface sewage disposal system shall be closer than 100 feet from the ordinary high water mark of any body of water. The planning commission shall require this distance be increased where necessary to protect waters within the borough.

(Ord. 17-088(SUB), § 4, 2017; IM 96-019, page 1, presented 3-19-96; Ord. 93-095, § 2, 1993; Ord. 93-042, § 2 (part), 1993; Ord. 90-052, § 3, 1990; Ord. 88-190, § 3 (part), 1988; initiative election of 5-5-87)

**17.55.040 VIOLATIONS, ENFORCEMENT, AND PENALTIES.**

(A) Except as otherwise specified in this chapter violations of this chapter are infractions.

(B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB 1.45.

(Ord. 95-088(SUB)(am), § 26 (part), 1995)

By: Jay Magers  
Introduced: March 15, 2021  
Public Hearing: April 5, 2021  
Action:

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

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

---

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

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

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

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

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

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

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

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

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

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

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COLLEEN VAGUE, Chair

ATTEST

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KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

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# **INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE**

## **Resolution No. PC 21-05**

Ordinance to Exempt Tethered Balloons from  
Provisions of Tall Structure Regulations and  
Amending MSB 17.125 Removing Tethered Balloons  
from Tall Structure Definition

**INTRODUCTION FOR PUBLIC HEARING**





**MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 21-048**

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.67 TO EXEMPT TETHERED BALLOONS FROM PROVISIONS OF TALL STRUCTURE REGULATIONS AND AMENDING MSB 17.125 REMOVING TETHERED BALLOONS FROM TALL STRUCTURE DEFINITION.

**AGENDA OF: April 20, 2021**

**ASSEMBLY ACTION:**

**MANAGER RECOMMENDATION:** Introduce and set for public hearing.

**APPROVED BY MICHAEL BROWN, BOROUGH MANAGER:** \_\_\_\_\_

Route To:	Department/Individual	Initials	Remarks
	Originator J MAGERS		
1	Planning and Land Use Director		
2	Finance Director		
3	Borough Attorney		
4	Borough Clerk		

**ATTACHMENT (S) :** Fiscal Note: YES \_\_\_\_ NO X  
 Ordinance Serial No. 21-020 (2 pp)  
 Planning Commission Resolution No. PC 21-05(2 pp)  
 Matanuska-Susitna Borough Code 17.67 Tall Structures (14 pp)  
 Matanuska-Susitna Borough Code 17.125 Definitions (17 pp)

**SUMMARY STATEMENT:** This ordinance is at the request of Assembly member Tamara Boeve. The intent of this ordinance is to amend MSB 17.67 to exempt tethered balloons from provisions of tall structure regulations and amend MSB 17.125 to remove tethered balloons from tall structure definition.

Chapter 17.67 was created in 2015 to establish regulations for the siting of telecommunication facilities, wind energy conversion systems (WECS), and other tall structures with regard to land use and infrastructure.

Due to the inclusion of "tethered balloons" in MSB 17.125.010 definition of "tall structure" in 2011, tethered balloons could be regulated the same as telecommunications towers and WECS in MSB 17.67.

Tethered balloons are temporary in nature and do not impact land use in the same manner as permanent telecommunications tower or WECS.

With respect to "height" or "altitude", tethered balloons, both manned and unmanned are regulated by the Federal Aviation Administration.

### **COMPREHENSIVE PLAN**

This ordinance implements the following goals of the MSB Comprehensive Plan which reads as follows:

#### ***MSB Comprehensive Plan (2005 Update)***

Goal (E-3): *Create an attractive environment for business investment.*

Policy E3-2: *Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.*

Goal (LU-3): *Encourage commercial and industrial development that is compatible with residential development and local community desires.*

Policy LU3-2: *Allow local communities, through local community based plans, to refine Borough-wide regulations addressing development patterns and impacts while maintaining consistency with the goals and policies of the Borough-wide Comprehensive Plan.*

### **RECOMMENDATION OF ADMINISTRATION:**

Staff respectfully requests adoption of an ordinance amending MSB 17.67 to exempt tethered balloons from provisions of tall structure regulations and amending MSB 17.125 removing tethered balloons from tall structure definition.

CODE ORDINANCE

Sponsored by:  
Introduced:  
Public Hearing:  
Action:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 21-020**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.67 TO EXEMPT TETHERED BALLOONS FROM PROVISIONS OF TALL STRUCTURE REGULATIONS AND AMENDING MSB 17.125 REMOVING TETHERED BALLOONS FROM TALL STRUCTURE DEFINITION.

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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 Subsection. MSB 17.67.030(A) is hereby amended as follows:

(A) The following items are exempt from the provisions of this chapter:

(1) church spires, religious icons, and flagpoles displaying official government or religious flags;

(2) temporary tall structures, including but not limited to drilling derricks and construction cranes which are utilized on active construction projects or are on site less than 180 calendar days total within a consecutive 12-month period and are not intended to routinely reoccur on the same site;

(3) temporary telecommunication facilities, upon the declaration of a state of emergency by federal, state, or

local government. Such facilities must comply with all federal and state requirements. Temporary telecommunication facilities may be exempt from the provisions of this chapter up to 12 months after the duration of the state of emergency. An additional extension, no longer than 12 months, may be granted by the director upon written request and determination that the telecommunication facilities continue to be necessary for post-emergency operations;

(4) temporary telecommunication facilities constructed for the purposes of providing coverage of a special event such as news coverage or sporting event, except that such facilities must comply with all federal and state requirements. Said telecommunication facilities are exempt from the provisions of this chapter up to 15 calendar days prior to the event and an additional 15 calendar days after the duration of the special event;

(5) essential service utilities as defined by MSB 17.05;

(6) tall structures within the boundaries of industrial districts designated by borough code;

(7) lighting support structures less than 185 feet in height that are constructed for the Alaska Department of Transportation, are located within a right-of-way, and are

used exclusively for illuminating major arterials and highways;

(8) licensed amateur (ham) radio towers, except that modification or use of such towers for commercial use shall require a conditional use permit in accordance with this chapter;

(9) addition, removal or reorientation of transmission equipment; [AND]

(10) routine maintenance and repair of tall structures and their components[.]; **and**

**(11) tethered balloons.**

Section 3. Amendment of Subsection. MSB 17.67.125 is hereby amended as follows:

- "Tall structure" means a structure that is over 85 feet above grade. The term includes, but is not limited to, [TETHERED BALLOONS,] flag poles, sculpture, buildings, elevators, storage or processing facilities, water tanks, derricks, cranes, signs, chimneys, area illumination poles, towers, broadcast facilities, and supports for communication.

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2021.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

## **CHAPTER 17.67: TALL STRUCTURES INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS, AND OTHER TALL STRUCTURES**

Section

[17.67.010 Purpose and intent](#)

[17.67.020 Applicability](#)

[17.67.030 Exemptions](#)

[17.67.040 Types of permits available](#)

[17.67.050 Pre-application requirements for new tall structures that require a conditional use permit](#)

[17.67.060 General permit process for administrative and conditional use permits](#)

[17.67.070 General application requirements for administrative and conditional use permits](#)

[17.67.080 Standards for approval of new tall structures](#)

[17.67.090 Operation standards for new tall structures](#)

[17.67.100 Additional operation standards for wind energy conversion systems](#)

[17.67.110 Network improvement permit](#)

[17.67.120 Reconstruction and replacement](#)

[17.67.130 Abandonment](#)

[17.67.140 Transfer of a conditional use permit](#)

[17.67.200 Nonconforming uses](#)

[17.67.300 Violations, enforcement, and penalties](#)

[17.67.400 Appeal procedure](#)

### **17.67.010 PURPOSE AND INTENT.**

(A) The purpose of this chapter is to establish regulations for the siting of telecommunication facilities, wind energy conversion systems (WECS), and other tall structures.

(B) It is the intent of the borough to enable the orderly build-out of wireless telecommunication infrastructure, WECS, and other tall structures while promoting the health, safety, and general welfare of the public by:

- (1) facilitating the organized deployment of wireless telecommunication networks;
- (2) minimizing the overall number of future towers within the borough by encouraging the collocation of telecommunication equipment on existing and future structures;
- (3) encouraging potential applicants for new tall structures to involve citizens early in the process so that concerns can be mitigated prior to application for permits;
- (4) requiring consideration of and compatibility with the goals and objectives of the borough-wide comprehensive plan and other applicable regulations;
- (5) minimizing potential hazards associated with tall structures; and
- (6) encouraging the placement of tall structures in a manner that minimizes the negative effects on the visual and scenic resources of all surrounding properties.

(Ord. 15-016, § 2 (part), 2015)

**17.67.020 APPLICABILITY.**

(A) This chapter applies to all private and public lands in the borough except within the incorporated city limits of Houston, Palmer, and Wasilla.

(B) The requirements of this chapter shall supersede requirements of special land use districts within the borough as they pertain to telecommunications towers, except that special land use districts may provide additional regulations for:

- (1) a reduced height at which a permit is required under this chapter;
- (2) vegetative screening and other camouflage techniques;
- (3) the color of tall structures;
- (4) tower type (monopole, lattice, guyed);
- (5) lighting requirements that are not in conflict with requirements of the Federal Aviation Administration; and
- (6) increased setbacks.



- (C) This chapter shall apply to all tall structures taller than 85 feet including but not limited to:
- (1) broadcast facilities;
  - (2) telecommunication towers;
  - (3) wind energy conversion systems; and
  - (4) tall structures as defined by MSB 17.125.
- (D) Permits are required prior to construction of all new tall structures except as allowed by MSB [17.67.120](#), Reconstruction and replacement.
- (E) Permits under this chapter shall not be approved unless the applicant has provided evidence demonstrating that the proposal conforms to the applicable provisions of this chapter.

(Ord. 15-016, § 2 (part), 2015)

**17.67.030 EXEMPTIONS.**

- (A) The following items are exempt from the provisions of this chapter:
- (1) church spires, religious icons, and flagpoles displaying official government or religious flags;
  - (2) temporary tall structures, including but not limited to drilling derricks and construction cranes which are utilized on active construction projects or are on site less than 180 calendar days total within a consecutive 12-month period and are not intended to routinely reoccur on the same site;
  - (3) temporary telecommunication facilities, upon the declaration of a state of emergency by federal, state, or local government. Such facilities must comply with all federal and state requirements. Temporary telecommunication facilities may be exempt from the provisions of this chapter up to 12 months after the duration of the state of emergency. An additional extension, no longer than 12 months, may be granted by the director upon written request and determination that the telecommunication facilities continue to be necessary for post-emergency operations;
  - (4) temporary telecommunication facilities constructed for the purposes of providing coverage of a special event such as news coverage or sporting event, except that such facilities must comply with all federal and state requirements. Said telecommunication facilities are exempt from the provisions of this chapter up to 15 calendar days prior to the event and an additional 15 calendar days after the duration of the special event;
  - (5) essential service utilities as defined by MSB 17.05;

- (6) tall structures within the boundaries of industrial districts designated by borough code;
- (7) lighting support structures less than 185 feet in height that are constructed for the Alaska Department of Transportation, are located within a right-of-way, and are used exclusively for illuminating major arterials and highways;
- (8) licensed amateur (ham) radio towers, except that modification or use of such towers for commercial use shall require a conditional use permit in accordance with this chapter;
- (9) addition, removal or reorientation of transmission equipment; and
- (10) routine maintenance and repair of tall structures and their components.

(Ord. 15-016, § 2 (part), 2015)

**17.67.040 TYPES OF PERMITS AVAILABLE.**

(A) There are three types of permits available for tall structures:

- (1) Administrative permit: new tall structures that are greater than 85 feet but less than or equal to 125 feet. The applicant may request that the decision on an administrative permit be made by the planning commission. The request shall be in writing at the time of application and all requirements for a conditional use permit shall be followed.
- (2) Conditional use permit: new tall structures greater than 125 feet; or tall structures that exceed the height threshold at which a conditional use permit within a special land use district is required.
- (3) Network improvement permit: allows legally constructed telecommunication towers to be increased in height in accordance with MSB [17.67.110](#).

(Ord. 15-016, § 2 (part), 2015)

**17.67.050 PRE-APPLICATION REQUIREMENTS FOR NEW TALL STRUCTURES THAT REQUIRE A CONDITIONAL USE PERMIT.**

(A) Prior to applying for a conditional use permit for a new tall structure, the potential applicant shall hold at least one community meeting:

- (1) The meeting shall be held at the nearest facility where community council meetings are regularly scheduled. If the facility is not available, the nearest available public facility that is capable of seating a minimum of 20 people shall be utilized;
- (2) The meeting shall be held at least 15 calendar days after mailing of the notification;

- (3) The meeting shall not start prior to 5 p.m. and no later than 7 p.m.;
  - (4) Notification of the meeting shall, at a minimum, include the following:
    - (a) legal description and map of the general parcel, or parcels, within the coverage area under consideration for the telecommunication facility;
    - (b) description of the proposed development including height, design, lighting, potential access to the site, and proposed service;
    - (c) date, time, and location of informational meeting;
    - (d) contact name, telephone number, and address of applicant; and
    - (e) comment form created by the borough that has a comment submittal deadline and provides options for submitting comments.
  - (5) At a minimum, the notification area for the meeting shall include the following:
    - (a) property owners within one-half mile of the parcels under consideration for the proposed tall structure; and
    - (b) the nearest community council and any community council whose boundary is within 1,200 feet of the parcels under consideration for the tall structure.
- (B) A written report summarizing the results of the community meeting shall be prepared that includes the following information:
- (1) dates and locations of all meetings where citizens were invited to discuss the potential applicant's proposal;
  - (2) content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, and other publications;
  - (3) sign-in sheet(s) used at the meeting, that includes places for names, addresses, phone numbers, and other contact information such as email addresses;
  - (4) a list of residents, property owners, and interested parties who have requested in writing that they be kept informed of the proposed development through notices, newsletters, or other written materials;
  - (5) the number of people who attended meetings;

- (6) copies of written comments received at the meeting;
- (7) a certificate of mailing identifying all who were notified of the meeting; and
- (8) a written summary that addresses the following:
  - (a) the substance of the public's written concerns, issues, and problems;
  - (b) how the applicant has addressed, or intends to address, concerns, issues, and problems expressed during the process; and
  - (c) concerns, issues, and problems the applicant has not addressed or does not intend to address and why.

(Ord. 15-016, § 2 (part), 2015)

**17.67.060 GENERAL PERMIT PROCESS FOR ADMINISTRATIVE AND CONDITIONAL USE PERMITS.**

(A) Incomplete Applications. For all permits under this chapter, the director may reject any application that fails to meet the requirements of this chapter. The rejection shall be issued, in writing, within 15 calendar days of receipt of an application under this chapter and shall state the deficient items.

- (1) Notification. Upon determination of a complete application, the director shall notify surrounding property owners in accordance with MSB 17.03, except that:
  - (a) The notification area will be one-half mile;
  - (b) If applicable, the notification shall include all individuals who were notified of or submitted comments at the community meeting required by MSB [17.67.050](#).

(B) Determination. In granting or denying a permit for a new tall structure, written findings of fact and determinations of law shall be issued and shall include conditions as deemed appropriate to protect the public health, safety or general welfare.

(C) Conditions of Approval. Conditions set by the commission for a conditional use permit or by the director for administrative permits may include but are not limited to the following:

- (1) height limitations;
- (2) increased height or structural capacity of a proposed tower to accommodate future collocation;
- (3) mitigation of drainage concerns;



- (4) tower type (monopole, lattice, guyed);
- (5) color;
- (6) landscaping;
- (7) parking;
- (8) screening;
- (9) signage;
- (10) lighting to be installed and maintained in accordance with Federal Aviation Administration AC 70/7460-1; or
- (11) setbacks greater than that required by MSB 17.55.

(D) Process Time Frame. For conditional use permits reviewed by the commission:

- (1) A public hearing shall be held by the commission within 60 calendar days of receipt of a complete application;
- (2) The commission shall render a decision within 30 calendar days from the close of public hearing.

(E) For an administrative permit reviewed by the director, a decision granting or denying the permit shall be made within 60 calendar days of receipt of a complete application.

(Ord. 15-016, § 2 (part), 2015)

**17.67.070 GENERAL APPLICATION REQUIREMENTS FOR ADMINISTRATIVE AND CONDITIONAL USE PERMITS.**

(A) An application for a conditional use or administrative permit to construct a new tall structure may be initiated by a property owner or the owner's authorized agent and shall include:

- (1) completed application form provided by the department and signed by the property owner or authorized agent;
- (2) design drawings for the proposed tall structure, drawn to scale, and certified by a registered engineer or architect;
- (3) fee in the amount designated in MSB 17.99;

- (4) citizen participation report in accordance with MSB [17.67.050](#)(B);
- (5) a certified site plan;
- (6) copy of a determination of no hazard to air navigation from the Federal Aviation Administration; and
- (7) if breakpoint technology is intended to be utilized, a written statement specifying the height at which the engineered structural weakness will be located.

(Ord. 15-016, § 2 (part), 2015)

**17.67.080 STANDARDS FOR APPROVAL OF NEW TALL STRUCTURES.**

- (A) A permit for a new tall structure may only be approved if it meets the requirements of this section in addition to any other applicable standards required by this chapter.
- (B) In granting or denying a permit, the commission or director shall make findings on whether the applicant has demonstrated that:
  - (1) To the extent that is technically feasible and potentially available, the location of the tall structure is such that its negative effects on the visual and scenic resources of all surrounding properties have been minimized;
  - (2) Visibility of the tall structure from public parks, trails recognized within adopted borough plans, and water bodies has been minimized to the extent that is technically feasible and potentially available;
  - (3) The tall structure will not interfere with the approaches to any existing airport or airfield that are identified in the borough's regional aviation system plan or by the Alaska State Aviation System Plan; and
  - (4) Granting the permit will not be harmful to the public health, safety, convenience, and welfare.

(Ord. 15-016, § 2 (part), 2015)

**17.67.090 OPERATION STANDARDS FOR NEW TALL STRUCTURES.**

- (A) The following setback requirements shall apply to all new telecommunications towers regulated under this chapter:
  - (1) The equipment compound shall meet minimum setback distances from all property lines in accordance with MSB 17.55.
  - (2) Minimum setback for the tower base shall be a distance equal to the height of the tower.
    - (a) The commission, or director if it is an administrative permit, may reduce the setback to a

distance less than the height of the tower, if the applicant demonstrates there is no risk to public health, safety, or welfare of adjacent property owners.

(3) Setbacks shall be determined from the dimensions of the entire lot, even though the tower may be located on lease areas within the lot.

(B) For all tall structures regulated under this chapter, adequate vehicle parking shall be provided on the subject property, outside of public use easements and rights-of-way, to enable emergency vehicle access.

(1) No more than two spaces per provider shall be required.

(C) The following requirements apply to all new and existing telecommunication towers and wind energy conversion systems regulated under this chapter:

(1) The following signage shall be visibly posted at the equipment compound:

(a) informational signs for the purpose of identifying the tower such as the antenna structure registration number required by the Federal Communications Commission, as well as the party responsible for the operation and maintenance of the facility;

(b) If more than 220 volts are necessary for the operation of the facility, warning signs shall be located at the base of the facility and shall display in large, bold, high contrast letters the following: "HIGH VOLTAGE – DANGER"; and

(c) a 24-hour emergency contact number.

(2) A fence or wall not less than six feet in height with a secured gate shall be maintained around the base of the tower.

(Ord. 15-016, § 2 (part), 2015)

**17.67.100 ADDITIONAL OPERATION STANDARDS FOR WIND ENERGY CONVERSION SYSTEMS.**

(A) In addition to the operation standards for new tall structures required by MSB [17.67.090](#), the following standards shall apply to wind energy conversion systems (WECS):

(1) WECS shall be equipped with an automatic overspeed control device designed to protect the system from sustaining structural failure such as splintered or thrown blades and the overturning or breaking of towers due to an uncontrolled condition brought on by high winds; and

(2) WECS shall have a manually operable method that assures the WECS can be brought to a safe condition in high winds. Acceptable methods include mechanical or hydraulic brakes or tailvane deflection systems which turn the rotor out of the wind.

(Ord. 15-016, § 2 (part), 2015)

**17.67.110 NETWORK IMPROVEMENT PERMIT.**

- (A) A network improvement permit allows legally constructed telecommunication towers to be replaced or modified in a manner that increases the overall height of the existing tower in accordance with this section.
- (B) A network improvement permit does not require notification to surrounding property owners.
- (C) The base of a replacement tower may be located no farther than 50 feet from the base of the original tower. The original tower shall be removed within 90 calendar days upon completion of construction of the replacement tower.
- (D) More than one network improvement permit may be obtained. However, the cumulative increase in overall height may not exceed the following:
  - (1) up to 20 feet for telecommunications towers that are located outside of special land use districts. If the existing tower exceeds 200 feet, it can be increased by up to 10 percent of the height of the existing tower;
  - (2) Within a special land use district, height increase under this section is limited to a cumulative increase of 10 percent of the existing facility unless the applicant demonstrates that the additional height, not to exceed 20 feet, is necessary for installation of one additional antenna array.
- (E) Application for a network improvement permit shall include the following:
  - (1) application form signed by the property owner or authorized agent;
  - (2) a description of the proposed modifications to the telecommunication tower, including a description of the height, type, and lighting of the new or modified structure and the existing structure;
  - (3) a certified site plan for purposes of setback verification; and
  - (4) design drawings for the proposed modified or new structure, drawn to scale, and certified by a registered engineer or architect.
- (F) In granting a network improvement permit, the director shall make the following findings:
  - (1) that the proposed development conforms to setback requirements of MSB 17.55;
  - (2) that the telecommunication tower being extended was lawfully constructed at the time of application for a network improvement permit; and



(3) that the proposed modification does not violate permit conditions of any valid permits that have been issued to the existing facility; provided, that the condition being violated does not limit height of the structure.

(G) A network improvement permit shall be approved within 60 calendar days from the time of application if it meets the requirements of this section.

(H) Telecommunication towers granted a permit under this section shall conform with the operation standards described by MSB [17.67.090](#)(C).

(I) Replacement or modification of a telecommunication tower that is in accordance with this section is not subject to application or pre-application requirements required for a new tower under this chapter.

(Ord. 15-016, § 2 (part), 2015)

**17.67.120 RECONSTRUCTION AND REPLACEMENT.**

(A) This section only applies to structures that are legally permitted or have obtained pre-existing legal nonconforming status.

(B) The property owner shall be responsible for all aspects of the operation, improvements, development, and maintenance of the site in compliance with the terms and conditions of the permit and all applicable local, state, and federal requirements.

(C) Tall structures may be replaced or reconstructed in order to improve the structural integrity of the tall structure or in the case of accidental damage or collapse.

(1) Reconstruction or replacement shall not:

- (a) increase lighting;
- (b) change the type of lighting;
- (c) change the tower type;
- (d) change the location of the tall structure; or
- (e) increase the height of a tall structure.

(2) In the case of accidental damage or collapse, if reconstruction or replacement has not commenced within one year of the date of the damage, the structure is considered to be abandoned and is subject to MSB [17.67.130](#), Abandonment.

(3) Reconstruction or replacement shall conform with requirements or conditions of a previously granted permit or pre-existing legal nonconforming determination.

(Ord. 15-016, § 2 (part), 2015)

**17.67.130 ABANDONMENT.**

(A) Any tower that is not operated for a continuous 12-month period shall be considered abandoned. In such circumstances, the following shall apply:

(1) Tall structures shall be removed within 90 calendar days of abandonment at the owner's expense.

(2) An applicant wishing to extend the time for removal or to initiate reactivation shall submit a letter to the department stating the reason for such extension. The director may extend the time for removal or reactivation up to 90 additional calendar days upon a showing of good cause.

(Ord. 15-016, § 2 (part), 2015)

**17.67.140 TRANSFER OF A CONDITIONAL USE PERMIT.**

Except as otherwise specified by code, or conditions placed by the commission or director, the privileges and requirements of a permit issued under this chapter shall run with the land.

(Ord. 15-016, § 2 (part), 2015)

**17.67.200 NONCONFORMING USES.**

(A) Within the borough there may be tall structures which have commenced construction or are in existence as of the effective date of this chapter. Such structures which were lawful before the effective date of this chapter, but which would otherwise be prohibited, regulated or restricted under this chapter, are allowed to continue but shall not be increased in height except as provided in this chapter.

(1) Structures which have commenced construction as of the date of adoption of this chapter are allowed to be constructed. The height of the structures one year after the date of adoption of this chapter shall be considered the final height of the structure. Such structures may only be expanded in accordance with a permit under this chapter.

(2) Existing or proposed structures which have been granted a conditional use permit under MSB 17.60 are considered to have pre-existing legal nonconforming status and are allowed to continue in accordance with the requirements of the permit but shall not be increased in height except as provided in this chapter.

(3) Structures which are existing as of the date of adoption of this chapter are eligible for pre-existing legal nonconforming status under this chapter.

(4) All telecommunications towers greater than 85 feet shall comply with operations standards required by MSB [17.67.090\(C\)](#).

(B) Nonconforming tall structures which have commenced construction or are in existence as of the date of this chapter are eligible for pre-existing legal nonconforming status upon submittal of the following:

- (1) name, title, and contact numbers of the landowner, applicant, and persons in charge of the operation;
- (2) height of structure;
- (3) legal description and borough tax account number of the subject parcel;
- (4) a certified site plan;
- (5) documentation of all signage within the equipment compound;
- (6) documentation demonstrating that the structure was in existence or had commenced construction prior to the date of adoption of this chapter; and
- (7) a nonrefundable fee as prescribed under MSB 17.99.

(C) Within 15 calendar days of submittal, the director shall issue a determination of incompleteness if the application fails to meet the requirements of this chapter. Rejection of the application for pre-existing legal nonconforming status shall be in writing and shall state the deficient items. Once the deficiencies are corrected, the application shall be accepted as complete.

(D) Pre-existing legal nonconforming status will be determined based on the following:

- (1) whether the applicant has demonstrated that the development was constructed legally under the applicable code provisions at the time, if any;
- (2) whether the development meets standards in MSB [17.67.090\(C\)](#).

(Ord. 15-016, § 2 (part), 2015)

#### **17.67.300 VIOLATIONS, ENFORCEMENT, AND PENALTIES.**

(A) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB 1.45.

(B) In addition to other applicable penalties, failure to correct the violation of code, after reasonable notice, may result in revocation of the permit.

(C) Complaints received by the borough of violations of state or federal law will be forwarded to the appropriate agency for enforcement.

(D) Authorized representatives of the borough shall be allowed to inspect the site and related records at reasonable times for the purpose of monitoring compliance with all permit conditions.

(E) The permittee shall assist and cooperate with authorized inspections upon reasonable notice from the borough.

(Ord. 15-016, § 2 (part), 2015)

**17.67.400 APPEAL PROCEDURE.**

The provisions of MSB 15.39 govern appeals from a decision of the commission or the director, except for appeals from decisions on a network improvement permit. Decisions on a network improvement permit shall be appealed to a court of competent jurisdiction.

(Ord. 15-016, § 2 (part), 2015)



## CHAPTER 17.125: DEFINITIONS

Section

### 17.125.005 General provisions

### 17.125.010 Definitions

#### **17.125.005 GENERAL PROVISIONS.**

(A) The definitions listed in this section shall apply to the words and phrases used in MSB Title 17 unless otherwise described within the individual chapters.

- (1) Words used in the present tense shall include the future.
- (2) Words in the singular number shall include the plural number and the plural number shall include the singular.
- (3) The word “shall” is mandatory.
- (4) The words “include,” “including,” and “includes” shall be interpreted as being followed by the phrase “but not limited to.”
- (5) The word “lot” includes the words “plot” and “parcel.”

(B) In instances where a word is not included in this section nor in the applicable section, reference will be made first to the most recent publication of “The Illustrated Book of Development Definitions” then to “The Zoning Dictionary” by Lehman and Associates, then to “Webster’s New Universal, Unabridged Dictionary.”

(Ord. 05-125(SUB)(AM), § 2 (part), 2005)

#### **17.125.010 DEFINITIONS.**

- “Access” means a legal way or means of approach to provide physical ingress or egress to a property.
- “Accessory building” means a building detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.
- “Accessory use” means a use or structure incidental and subordinate to the principal use or structure on a parcel of land, is on the same parcel as the principal use or structure, and is a use or structure commonly associated with the principal use or structure and integrally related to it. Some examples are: private garages or storage sheds on residential property or barns on agricultural property.
- “Administrative permit” means a written document issued administratively which may specify controls,

restrictions and safeguards on the administratively permitted activity to ensure compatibility with permitted uses.

- “Adult bookstore” means a commercial establishment where at least 51 percent of its interior floor area or retail merchandise is devoted to the sale, rent, lease, inspection, or viewing of books, films, video cassettes, magazines, or other media or periodicals whose dominant theme is actual or simulated specified sexual activities, display or exhibition of specified anatomical areas, removal of articles of clothing, or total nudity.
- “Adult business” means any bookstore, adult cabaret, adult escort service, adult massage service, adult mini-theater, or adult motion picture theatre.
- “Adult cabaret” means a restaurant, coffee house, or cabaret which features topless dancers, strippers, male or female impersonators, or similar entertainers who provide live adult entertainment for commercial purposes at any time or any number of times.
- “Adult entertainment” means any motion picture, live performance, display, or dance of any type whose dominant theme is actual or simulated specified sexual activities, display or exhibition of specified anatomical areas, removal of articles of clothing, or total nudity, whether live or by shadow effects, offered for commercial purposes.
- “Adult escort” means a person who, for monetary consideration such as a fee or tip, or for other non-monetary consideration, agrees or offers to act as a companion, guide, or date that may provide services such as modeling lingerie, adult entertainment, adult massage service, or similar activities.
- “Adult escort service” means a person or business that, for monetary consideration such as a fee or tip, or for other non-monetary consideration, furnishes or offers adult escorts.
- “Adult massage service” means a person or business that, for monetary consideration such as a fee or tip, or for other non-monetary consideration, furnishes or offers massages or related services, for which the service providers do not have a license for the practice of that profession or vocation as regulated under Alaska Statute Title 8, or which also provides adult entertainment.
- “Adult mini-theater” means an enclosed building with a capacity of less than 50 persons used for the purpose of displaying adult entertainment through films, video, or other motion pictures for commercial purposes.
- “Adult motion picture theater” means an enclosed building with a capacity of 50 or more persons used for the purpose of displaying adult entertainment through films, video, or other motion pictures for commercial purposes.
- “Adverse impact” means a condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site proposed for development or on other properties and facilities.
- “Affordable housing” means housing renting for monthly rent of not more than 30 percent of the total monthly

household income of low income households (defined to be household earnings less than 80 percent of the median annual income adjusted for household size, as determined by the United States Housing and Urban Development Department); or housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowner association fees, and assessments that do not add up to more than 30 percent of the total monthly household income of low income households.

- “Agricultural” means the production and harvest or care of plants, animals, birds, fish, bees, and other organisms by humans for use in providing food, fuel, fiber, shelter, travel, clothing, energy, and aesthetics.
- “Allowed use” means a use of land or a structure, which is permissible by right or condition within a certain zoning district according to the regulations of this code.
- “Amateur radio tower” means any tower used for amateur radio transmissions consistent with the “Complete Federal Communications Commission U.S. Amateur Part 97 Rules and Regulations” for amateur radio facilities.
- “Americans with Disabilities Act (ADA)” means a 1990 federal law designed to bring disabled Americans into the economic mainstream by providing them equal access to jobs, transportation, public facilities, and services.
- “Ancillary structure” means any form of development associated with a telecommunication facility, including but not limited to: foundations, concrete slabs on grade, guy wires, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets.
- “Angle of repose” means the steepest angle material can be piled without slumping.
- “Antenna” means any apparatus designed for the transmitting or receiving of electromagnetic waves. Types of antenna include, but are not limited to: omni-directional antennas, directional antennas, multi or single bay, yagi, or parabolic antennas.
- “Applicant” means a person or authorized representative submitting an application for development.
- “Aquifer” means a formation, a group of formations, or part of a formation that contains sufficient saturated permeable material to yield economical quantities of water to wells and springs.
- “Batch plant” means a plant or equipment used for production of asphalt or concrete.
- “Bedroom” means a private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom without crossing another bedroom.
- “Berm” means an earthen mound designed to provide visual interest, screen undesirable views, decrease noise, or control or manage surface drainage.

- “Bioswales” means open channels that usually possess a dense cover of grasses and other herbaceous plants through which runoff is directed during storm events. Bioswales allow runoff to infiltrate.
- “Breakpoint technology” means the engineering design of a tower wherein a specified point is designed to have stresses concentrated so that the stress point is at least 5 percent more susceptible to failure than any other point along the structure. In the event of a structural failure, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the tower.
- “Broadcast facilities” means a tower, antennas, or antenna arrays for FM/TV/HDTV broadcasting transmission facilities, and tower(s) utilized as antennas for an AM broadcast station that are licensed by the Federal Communications Commission.
- “Buffer” means a method of protection against negative impacts, which provides a physical separation or barrier.
- “Building” means any structure, including mobile homes, intended for the shelter, housing, or enclosure of any person, animal, process, equipment, goods, use, materials, or services of any kind or nature.
- “Cabin” means any residential building no greater than 800 square feet in gross floor area.
- “Capture area” means the area on the surface of the ground where infiltrating water will travel to a drinking water well.
- “Caretaker” means a person(s) who takes care of land, dwellings, animals, or belongings when an owner is absent.
- “Certified site plan” means a site plan that is prepared and sealed by an architect, professional engineer or land surveyor, authorized to engage in that profession by the state of Alaska. The certified site plan shall be at a scale of one inch equals 50 feet (or less) showing dimensions and locations of all existing and proposed development on the site in relationship to all property lines.
- “Character” means those attributes, qualities, and features that make up and distinguish a development project and give such project a sense of purpose, function, definition, and uniqueness.
- “Circulation” means systems, buildings, and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, and airways.
- “Collocation” means the installation of antennas and associated equipment from more than one provider on a single structure.
- “Commencement of construction or placement” means the first placement of permanent construction of a



building on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a building upon a foundation.

- “Commercial use” means a land use, business enterprise, or vehicle maintained for the purpose of buying or selling goods or services.
- “Commission” means the Matanuska-Susitna Borough Planning Commission.
- “Compatible design” means the visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building height, building elements, building mass, and other constructed elements of the urban environment, such that abrupt or severe differences are avoided.
- “Conditional use” means a use of a structure or land, which may be allowed by the planning commission after a public hearing and review and subject to certain prescribed or imposed conditions.
- “Conditional use permit (CUP)” means a written document which may specify controls, restrictions and safeguards on the conditional permitted activity to ensure compatibility with permitted uses.
- “Conditions of approval” means requirements established by the borough before preliminary or final approval of an application becomes effective.
- “Confined aquifer” means an aquifer which is bounded above and below by formations of impermeable or relatively impermeable material. An aquifer in which ground water is under significantly greater pressure than atmospheric pressure and its upper limit is the bottom of a bed of distinctly lower hydraulic conductivity than that of the aquifer itself. Confined aquifer is synonymous with artesian aquifer.
- “Confining layer” means a geologic bed or layer that retards but does not necessarily prevent the flow of water. A confining layer does not readily yield water to wells or springs. Confining layer is synonymous with aquitard.
- “Contiguous acres” includes acreage that may be separated by a highway or railroad.
- “Deciduous” means plants that drop their foliage annually before becoming dormant.
- “Density” means the number of dwelling units allowed per area of a development site or parcel.
- “Design standards” means a set of regulations defining parameters to be followed in site and building design and development.
- “Designee” means the director or his/her duly authorized representative.
- “Developer” means the legal or beneficial owner or owners of a lot or of any land included in a proposed

development, including the holder of an option or contract to purchase or other persons having enforceable proprietary interests in such lands.

- “Development” means the construction, reconstruction, conversion, structural alteration, relocation, placement, or enlargement of any building.
- “Director” means the director of planning and land use.
- “Dog mushing” means a transport method powered by one or more dogs for sport or paid service.
- “Drainage plan” means a plan that is prepared and stamped by a civil engineer authorized to operate in the state of Alaska, which contains the following:
  - (a) background information:
    - (i) project description;
    - (ii) existing (predevelopment) conditions; and
    - (iii) proposed future (development) conditions.
- “Duplex” means a structure containing two dwelling units, each of which has direct access to the outside.
- “Dwelling unit” means one or more rooms, providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- “Earth materials” includes those natural resources such as sand, rock, gravel, soil, peat moss, sphagnum, stone, pumice, cinders and clay; also called “materials.”
- “Earth materials processing” means any crushing, loading, screening, sorting, storing, washing, or production of asphalt.
- “Efficiency” means a one-room unit that serves as the occupant’s total living, sleeping, and eating space, usually containing a separate bathroom.
- “Egress” means an exit.
- “Equipment compound” means the area occupied by a tower including areas inside or under the following: an antenna-support structure’s framework, equipment cabinets, and ancillary structures.
- “Evergreen” means vegetation that has foliage that persists and remains green throughout the year.

- “Extraction” means to take and remove earth materials from the subject site to an off-site location.
- “Fair Housing Act of 1968” means that Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, which prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and handicap (disability).
- “Feed lines” means cables used as the interconnecting media between the transmission or receiving equipment and the antenna.
- “Fence” means a manmade barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- “Fence, solid” means a fence, including any gates, constructed of solid material, wood, or masonry, through which no visual images may be seen.
- “Fire service area” means a geographic region or area established by the borough to provide fire stations and related facilities or services that are needed to protect the health, safety, or welfare of persons and property within that area.
- “Flag lot” means a lot with a long, narrow strip protruding from one side (pole) which fronts on a borough standard width legal right-of-way and provides access to the lot.
- “Garage” means an accessory building or portion of a main building primarily used for storage of motor vehicles. A “garage” is distinguished from a “carport” in that a garage is enclosed on more than three sides, so that the stored or parked car is contained entirely inside the building.
- “Ground cover” means grasses or other low-growing plants and landscaping.
- “Groundwater” means that part of the subsurface where water occurs in the saturated zone.
- “Habitable” means a residence that is safe and can be occupied in reasonable comfort; the premises should be closed in against the weather, provide running water, access to decent toilets and bathing facilities, heating, and electricity. Particularly in multifamily developments, freedom from noxious smells, noise, and garbage are expected.
- “Heavy industrial” means the use of land, buildings, or structures for the manufacturing, processing, fabricating, or assembly of raw materials, warehousing or bulk storage of goods, and related accessory uses.
- “Height, building” means the height of a building, the vertical distance as measured from the base of the building at finished grade to the highest point of the building including appurtenances. The average between the highest and lowest grades within 20 feet of the building shall be considered finished grade and be used in

calculating the height.

- “Height, tall structure” means the vertical distance measured from finished grade to the highest point of the tall structure, not including appurtenances, antennas, or equipment affixed thereto. In the case of wind energy conversion systems, the blade is considered part of the overall height of the structure.
- “Historical uses” means lands with sites, structures, landmarks, or objects with local, regional, statewide, or national historical significance that have been used by past populations for historic or traditional uses (such as subsistence activities, trail use, etc.) and that are often currently enjoyed by users.
- “Impermeable” means a surface or material that provides a functional barrier to significant liquid flow or infiltration.
- “Impervious area/surface” means the area of the subject site covered by impenetrable materials. This surface has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.
- “Incentive points” means numerical points that are provided to applicants that exceed the required minimum design standards.
- “Industrial use” means any activity which includes manufacturing, processing, warehousing, storage, distribution, shipping, or other related uses.
- “Ingress” means access or entry.
- “Isochron” means a line drawn on a map through all points having the same numerical value of time.
- “Junkyard/refuse area” means a location which is commercially used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping or sale of used, discarded, wrecked or abandoned airplanes, appliances, vehicles, boats, building and building materials, machinery, equipment, or parts thereof, including, but not limited to, scrap metals, wood, lumber, plastic, fiber, or other tangible materials.
- “Landfill” means an area in which solid waste is disposed of on or into the land, or that portion of a facility where landfilling is taking or has taken place. “Landfill” does not include a landspreading facility or a containment structure used for the disposal of drilling wastes.
- “Landscape plan” means a plan, drawn to scale, showing proposed location and type of existing vegetation to be retained, and proposed new vegetation. The landscape plan may be a component of the certified site plan. Landscape plans shall also include:
  - (a) proposed grade changes;



(b) proposed buffers; and

(c) proposed screening devices.

- “Landscaping” means any of the following or combination of material such as, but not limited to, grass, natural ground cover, shrubs, flowers, vines, hedges, trees, indigenous plant materials, planters, brick, stone or natural forms, water forms, but not including the use of smooth concrete or asphalt.
- “Large-scale commercial” means a commercial building whose total gross building area, including outdoor display and sales area, is equal to or exceeds 25,000 square feet. Large-scale commercial does not include agricultural uses or activities.
- “Legal trail” means a trail that has been legally dedicated for public use either in fee simple or as a public use easement as a trail. The trail has an existing right-of-way or formal, written and recorded landowner permission allowing public access along its entire length.
- “Livable space” means the square footage of habitable or living areas in a building intended for occupancy by one or more persons for living or sleeping quarters.
- “Livestock” means outdoor animals (i.e., cows, goats, horses, pigs, sled dogs, barnyard fowl, etc.) kept for the purpose of providing food, clothing, work or recreation.
- “Living area” means an area or room(s) in a building designed for occupancy by one or more persons for living or sleeping quarters.
- “Lot” means the least fractional part of subdivided lands having limited fixed boundaries and having an assigned number, or other name through which it may be identified.
- “Lot area” means the total horizontal area within the lot lines of a lot, but does not include the pole area of a flag lot and excludes any street rights-of-way.
- “Maintenance” means the servicing, repairing, or altering of any premises, appliance, apparatus, or equipment to perpetuate the use or purpose for which such premises, appliance, apparatus, or equipment was originally intended.
- “Mixed use development” means the development of a neighborhood, tract of land, building with a variety of complementary and integrated uses, such as, but not limited to, residential, office, neighborhood commercial, retail, public, recreation, in a compact urban form.
- “Monitoring well” means any cased excavation or opening into the ground made by digging, boring, drilling, driving, jetting or other methods for the purpose of determining the physical, chemical, biological, or radiological

properties of groundwater.

- “Multifamily” means any development that exceeds the density thresholds within MSB 17.73.040(A).
- “Natural features” means, but is not limited to, floodplains and surface drainage channels, stream corridors, wetlands and riparian habitat, wildlife and scenic corridors, and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.
- “Natural grade” means the elevation of the ground level in its natural state, before construction, filling, or excavation.
- “Neighborhood” means an area of a community with characteristics that distinguish it from other areas and that may include distinct social or economic characteristics, housing types, schools, or boundaries defined by physical barriers such as major highways, and railroads, or natural features such as water bodies or topography.
- “Neighborhood commercial use(s)” means mixed use establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages and limited household supplies and hardware. Typical commercial uses include neighborhood convenience stores, laundromats, dry cleaners, small neighborhood offices, postal services, and gas stations.
- “Occupied” means the presence of an individual or individuals in a structure or on a parcel of land or contiguous parcels.
- “Operator or manager” means any natural person responsible for the actual operation and management of an adult business.
- “Ownership interest” in any unincorporated business, means any interest in real or personal property used in connection with the business, coupled with any degree of exercise of management, supervision, direction, or control of the business. In any incorporated business, the term “ownership interest” means ownership of any stock of the corporation.
- “Parcel” means a lot or contiguous group of lots in single ownership or under single control, usually considered a unit for purposes of development.
- “Parking area/lot” means any public or private area, under or outside a building, designed and used for parking motor vehicles, including parking lots, garages, private driveways, and legally designated areas of public streets.
- “Path/pathway” means a cleared way for pedestrians or bicycles that may or may not be improved.
- “Pedestrian walkway” means a walkway or tunnel located at, above, or below grade level that is used as a

means of travel by persons.

- “Permit” means written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.
- “Pervious hard surface” means any material that permits full or partial absorption of storm water into a previously unimproved land.
- “Phase” means a portion of an operation undertaken in a logical time and geographical sequence.
- “Pollution” means the contamination or other degradation of the physical, chemical or biological properties of water or air, including change in temperature, taste, color, turbidity or odor, or such discharge of any liquid, gaseous, solid, radioactive or other substance into water or air as will or is likely to create a nuisance or render such water or air harmful, detrimental or injurious to public health, safety or welfare, or to domestic, commercial, industrial, agricultural, recreational or other beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.
- “Primary vehicle access” means, in the context of multifamily development, a vehicle access to the development that is, at a minimum, characterized by the following elements: (1) full-turn vehicle access (i.e., turns allowed in all directions); (2) entryway signage with name of development and address; and (3) principal entry for prospective owners or renters. All public and private roads must meet design standards as outlined in the borough’s subdivision construction manual and addressing/street naming requirements as designated by the borough’s geographic information systems department.
- “Principal use” means the primary or predominant use of any lot, building, or structure.
- “Property” means a lot, parcel, or tract of land together with the building located thereon.
- “Public land” means land owned, maintained, or managed by a public agency.
- “Qualified professional” means a professional hydrologist, geologist, or registered engineer that has specific education and experience with groundwater hydrology.
- “Recreational uses” means the pursuit of leisure-time activities such as, but not limited to, boating, dog mushing, fishing, hunting, trapping, swimming, motorized and nonmotorized activities, sports, games of skill, hiking, skiing, etc., and may include the enjoyment of natural beauty, historic landmarks, or wildlife.
- “Reserved trail” means a trail that has been legally dedicated for public use either in fee simple or as a public use easement as a trail. The trail has an existing right-of-way or formal, written and recorded landowner permission allowing public access along its entire length.

- “Responsible party” means the landowner or the land owner’s designated agent.
- “Residential use” means the use of land, buildings or structures for human habitation.
- “Right-of-way” means a strip of land reserved or dedicated, used or to be used for a street, alley, walkway, trail, airport, or circulation related purpose.
- “Road” means a public or private way that provides access to property for vehicles or pedestrians.
- “Runoff” means the portion of rainfall, melted snow, irrigation water, and any other liquids that flows across the ground surface.
- “Scenic views” means scenic, natural views that may be of significant natural beauty, farmlands, mountains, or other scenes. The goal of development should be to preserve unique vistas and scenic corridors to the greatest extent possible.
- “Screening” means a method of visually shielding or buffering one abutting or nearby building or use from another by fencing, walls, berms, or densely planted vegetation.
- “Seasonal high water table” means the highest level to which the groundwater rises in most years. Estimates are based on observations of the water table at selected sites and on the evidence of a saturated zone, the upper limit often consisting of a mixture of grayish and reddish mottles in the soil.
- “Setback” means the distance between a structure or activity and any lot line, right-of-way, or easement and also the minimum distance required to be maintained between two structures or between a structure and property line, right-of-way, water well, or water body. The distance shall be calculated in a straight line, without regard to intervening structures or objects to the closest exterior point of the structure, property line, or shore line, or center of the well.
- “Short-term transient accommodation” means accommodations for compensation in a building or portions of a building consisting of a residency of any period less than 60 days. If residency exceeds 59 consecutive days, it cannot be considered a short-term transient accommodation for the purposes of this title.
- “Sidewalk” means a paved, surfaced, or leveled area, paralleling and usually separated from the traveled way, used as a pedestrian walk.
- “Single-family dwelling” means a building containing one dwelling unit.
- “Site” means any plot or parcel of land or combination of contiguous lots or parcels of land.
- “Slope” means the rate of vertical change of ground surface expressed as a percentage figure and



determined by dividing the vertical distance by the horizontal distance.

- “Solid waste” means drilling wastes, garbage, refuse, sludge, building material, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, or agricultural operations, or from community activities. For purposes of this chapter, “solid waste” does not include:
  - (a) spoil and overburden from road construction, land clearing, or mining operations;
  - (b) mining waste regulated by federal and state regulations;
  - (c) domestic sewage and other wastes that are discharged into and pass through a sewer system to a publicly owned treatment works;
  - (d) industrial or mining wastes that are being collected, stored, or treated in:
    - (i) a wastewater treatment plant before discharge or removal; or
    - (ii) an industrial processing facility for continual re-use;
  - (e) industrial discharges that are point sources subject to federal or state permits;
  - (f) nuclear or nuclear byproduct material.
- “Specified anatomical areas” means:
  - (a) less than completely and opaquely covered human genitals, pubic region, buttocks, and female breast below a point immediately above the top of the areola; and
  - (b) human male genitals in a discernibly turgid state, even if opaquely covered.
- “Specified sexual activities” means simulated or actual:
  - (a) display of human genitals in a state of sexual stimulation or arousal;
  - (b) acts of masturbation, sexual inter-course, sodomy, bestiality, necrophilia, sado-masochistic abuse, fellatio, or cunnilingus; and
  - (c) fondling or erotic touching of human genitals, pubic region, buttocks, or female breasts.
- “Standards” means mandatory regulations, which are indicated by use of the terms “will,” “shall” and “must.”
- “Steep slopes” means any portion of a development site where the natural grade of the land has a slope of 40

percent or greater.

- “Stream” means a body of flowing water, where the water flows in a natural channel as opposed to a canal.
- “Stream corridor” means the corridor defined by the top of the stream’s channel bank, plus the adjacent land areas that contain vegetation, habitats, and ecosystems associated with bodies of water or dependent on the flow of water in the stream. Biologists often refer to the adjacent land area, which will vary in width depending on the particular stream, as a “riparian ecosystem.” In braided channels, the stream corridor shall include the entire stream feature.
- “Street” means any vehicular way that is (1) an existing state, municipal, or borough roadway; (2) shown upon a plat approved pursuant to law; (3) approved by other official action; (4) shown on a plat duly filed and recorded in the office of the recording clerk; (5) shown on the official map or adopted master plan. It includes the land between the street lines, whether improved or unimproved.
- “Structure” means anything that is constructed or created and located on or under the ground, or attached to something fixed to the ground. For purposes of minimum setbacks and building separation requirements, the following are not considered structures unless specifically addressed by code: fences; retaining walls; parking areas; roads, driveways, or walkways; window awnings; a temporary building when used for 30 days or less; utility poles and lines; guy wires; clotheslines; flagpoles; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes, patios, decks, or steps less than 18 inches above average grade.
- “Structure, rail dependent” means a structure with a primary function requiring close proximity to railroad tracks.
- “Subdivider” means any person having an ownership interest in the land that is the subject of an application for development.
- “Subdivision” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale or lease for more than ten years, including any resubdivision.
- “Subject site” means the property subject to the interim materials district; conditional use permit; or administrative permit for earth materials extraction activities.
- “Swale” means a low-lying or depressed land area commonly wet or moist, which can function as an intermittent drainageway.
- “Tall structure” means a structure that is over 85 feet above grade. The term includes, but is not limited to, tethered balloons, flag poles, sculpture, buildings, elevators, storage or processing facilities, water tanks,

derricks, cranes, signs, chimneys, area illumination poles, towers, broadcast facilities, and supports for communication.

- “Telecommunication facility” means any unmanned facility established for the purpose of providing wireless transmission of voice, data, images, or other information including, but not limited to, cellular telephone service, personal communications service, paging service, and television or radio communications. Telecommunication facilities may include one or more towers, antennas, equipment cabinets, feed lines, ancillary structures, and fencing.
- “Telecommunication tower” means a tower built for the sole or primary purpose of supporting any FCC licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- “Topographic features” means the physical land surface relief including terrain elevation and slope.
- “Tower” means a vertical projection composed of metal or other material designed for the purpose of accommodating antennas, wind turbine equipment, or other equipment at a desired height or utilization as a broadcast facility. Examples of tower types include guyed, lattice, monopole, concealed, and other similar type facilities. Towers do not include any device used to attach antennas to an existing building, unless the device extends above the highest point of the building by more than 20 feet.
- “Traditional uses” means an inherited, established, or customary pattern of land uses that may involve a cultural, historical practice, or a social custom.
- “Trail” means a traveled way which may have recreational, aesthetic, alternative transportation, or educational opportunities.
- “Transmission equipment” means equipment that facilitates transmission for any FCC licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular backup power supply.
- “Unbuildable” means an area or land that cannot be used practically or is not feasible for a habitable building because of natural conditions, such as a slope exceeding 40 percent, wetlands, floodplains, streams, ponds, or other impeding conditions.
- “Unconfined aquifer” means an aquifer whose upper surface is a water table free to fluctuate.
- “Undeveloped land” means land in its natural state before commencement of construction or placement of any building.

- “Use” means the purpose for which land, a building, or structure is arranged, designated, or intended, is occupied or maintained.
- “Useable open space” means land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and may include complementary buildings and improvements as are necessary and appropriate.
- “Variance” means specific grant of relief from one or more of the requirements of this title as provided in MSB 17.65.
- “Water bodies” means permanent or temporary areas of standing or flowing water. Water depth is such that water, and not air, is the principal medium in which organisms live. Water bodies include, but are not limited to: lakes, ponds, streams, rivers, sloughs, and all salt water bodies.
- “Water table” means the upper surface of a zone of saturated soil, including natural seasonal fluctuations, but excluding fluctuations caused by heavy rains or rapid snowmelt; the water table is indicated by the level at which water stands in a well that is open along its length and penetrates the surficial deposits just deeply enough to encounter standing water in the bottom.
- “Wetlands” means those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.
- “Width of a structure” means the horizontal distance measured from the outermost points of the structure including attachments and structural supports but excluding guy wires and transmission lines strung between towers as in the case of electrical power lines.
- “Wind energy conversion system (WECS)” means any device such as a wind charger, windmill, turbine, energy ball, wind tower, or another similar device, which is typically mounted to a tower or pole, and its associated mechanical and electrical equipment, which is designed to convert wind energy to a form of usable energy.
- “Yard” means an open space that lies between the principal building or buildings and the nearest lot line.
- “Yard, front” means a space extending across the full width of the lot between the principal building and the front lot line and measured perpendicular to the building to the closest point of the front lot line.
- “Yard, rear” means a space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.
- “Yard, required” means the minimum open space between a lot line and the yard line within which no building

is permitted to be located except as provided by the design standards.

- “Yard, side” means a space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

(Ord. 18-030, § 8, 2018; Ord. 18-013, § 6, 2018; Ord. 17-096, § 5, 2017; Ord. 15-016, § 3, 2015; Ord. 12-169, § 4, 2013; Ord. 12-064, § 3, 2012; Ord. 11-159, § 3, 2011; Ord. 11-153, § 18, 2011; Ord. 11-146, § 8, 2011; Ord. 11-074, § 5, 2011; Ord. 11-019, § 3, 2011; Ord. 09-014, § 3, 2009; Ord. 08-161(AM), § 3, 2008; Ord. 08-136, § 3, 2008; Ord. 08-018(SUB), § 18, 2008; Ord. 08-017(AM), § 3, 2008; Ord. 07-058, § 12, 2007; Ord. 06-192(AM), § 3, 2007; Ord. 06-188(SUB), § 3, 2007; Ord. 05-182(AM), § 9, 2005; Ord. 05-125(SUB)(AM), § 2 (part), 2005)



By: Jay Magers  
Introduced: March 15, 2021  
Public Hearing: April 5, 2021  
Action:

**MATANUSKA-SUSITNA BOROUGH**  
**PLANNING COMMISSION RESOLUTION NO. PC 21-05**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.67 TO EXEMPT TETHERED BALLOONS FROM PROVISIONS OF TALL STRUCTURE REGULATIONS AND AMENDING MSB 17.125 REMOVING TETHERED BALLOONS FROM TALL STRUCTURE DEFINITION.

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WHEREAS, the Assembly adopted an ordinance creating Chapter 17.67, Tall structures, including telecommunications facilities, wind energy conversion systems, and other tall structures; and

WHEREAS, the intent of the Ordinance 17.67 was to provide regulations was to establish regulations for the siting of telecommunication facilities, wind energy conversion systems (WECS), and other tall structures relating to land use and infrastructure; and

WHEREAS, the Assembly adopted an ordinance creating Chapter 17.125, Definitions; and

WHEREAS, the Assembly adopted Ordinance 11-074 amending Chapter 17.125.010, Definitions; and

WHEREAS, tethered balloons are temporary in nature and do not impact land use in the same manner as fixed tall structures; and

WHEREAS, tethered balloons are regulated for flight (altitude) by the Federal Aviation Administration.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends adoption of an ordinance amending MSB 17.67 to exempt tethered balloons from provisions of tall structure regulations and amending MSB 17.125.010 removing tethered balloons from tall structure definition.

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

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COLLEEN VAGUE, Chair

ATTEST

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KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

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**INTRODUCTION FOR PUBLIC HEARING  
LEGISLATIVE**

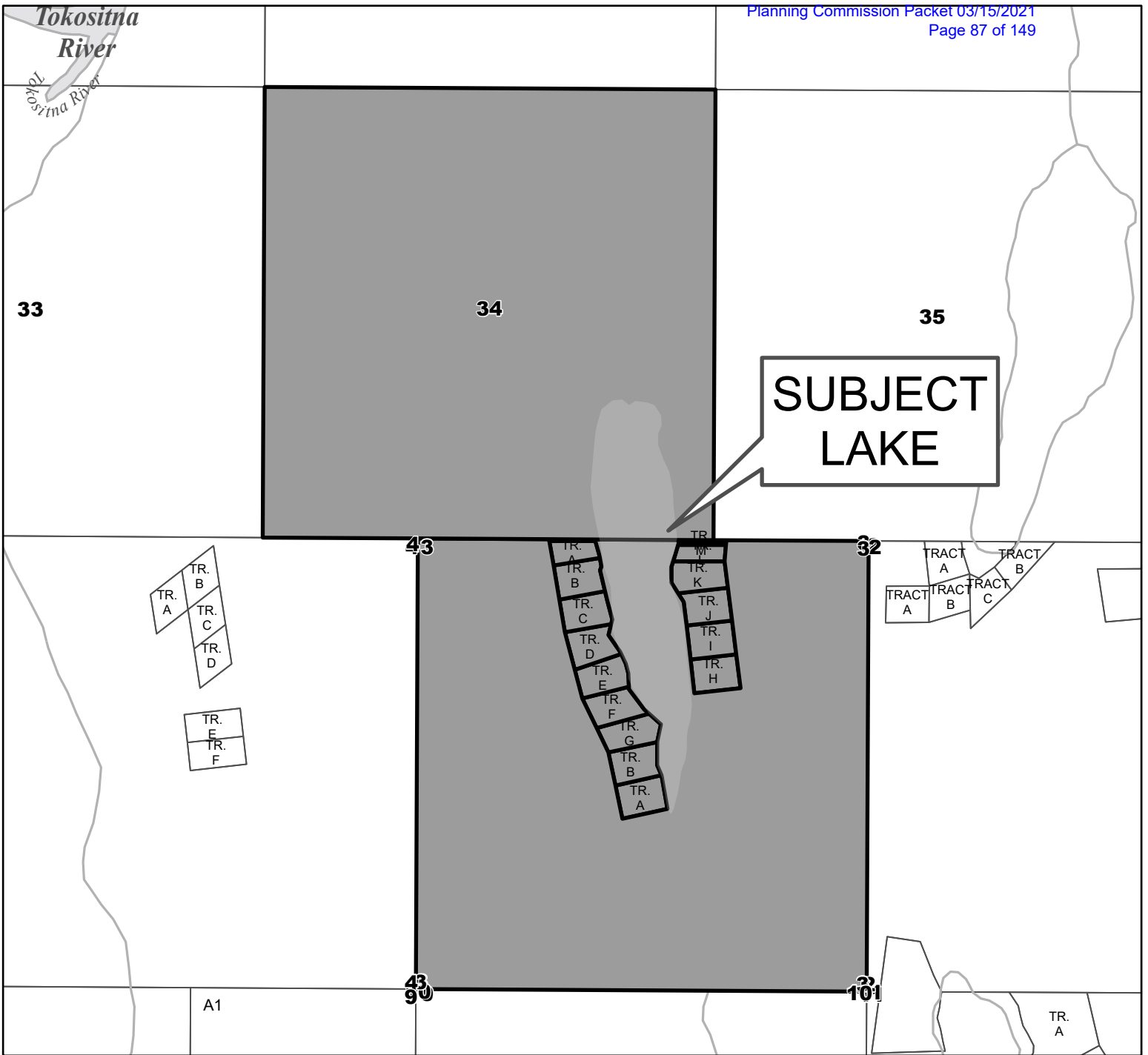
**Resolution No. PC 21-06**

Name a Lake Within the Matanuska-Susitna Borough as  
Dalteli Lake

**INTRODUCTION FOR PUBLIC HEARING**



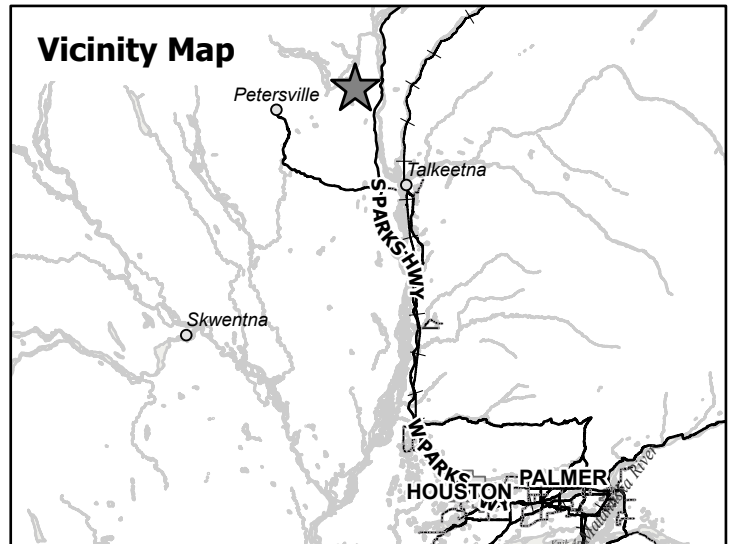




**UNNAMED LAKE:  
S28N06W03  
& S29N06W34**



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.





THE STATE  
of ALASKA

GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS & OUTDOOR RECREATION  
Alaska Historical Commission

550 West 7<sup>th</sup> Avenue, Suite 1310  
Anchorage, AK 99501-3565  
907.269.8700

Matanuska Susitna Borough

<http://dnr.alaska.gov/parks/oha>

January 27, 2021

FEB 01 2021

Administration

Re: 3050-3 Dalteli Lake

Mike Brown, Borough Manager  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, AK 99645

Dear Mr. Brown:

The Alaska Historical Commission has received a geographic name proposal to name a previously unnamed lake in the Matanuska-Susitna Borough which is partially within Denali State Park. The proposed new name is Dalteli Lake. Enclosed is a copy of the proposal for your review, maps showing the feature's location, and the guidelines for geographic names the Alaska Historical Commission members have established.

The commission would appreciate your comments on the proposed name. To object or to endorse the proposed name, you must respond in writing. Your comments need to be received by March 15, 2021. You can respond with a letter or by writing your comments in the box below. Please send your comments by mail to the address above or by email to [dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov).

If you have any questions about the state geographic names program, please contact Judy Bittner at email [judy.bittner@alaska.gov](mailto:judy.bittner@alaska.gov) or by phone at 907.269.8700.

Sincerely,

Judith E. Bittner  
State Historic Preservation Officer

Enclosures: Proposal, Maps, Geographic Names Guidelines

<p>I _____ object / _____ endorse the proposed name because: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Signed: _____ Date: _____</p>
--

U.S. Department of the Interior  
U.S. Geological Survey

# Domestic Geographic Name Report

1 Use this form to recommend a feature name or to suggest a name change.

2 For features on Federal lands, coordinate requests with the agency (U.S. Forest Service, National Park Service, Bureau of Land Management, etc.) For the administrative area in which the land is located.

3 On the reverse side of this form give information on the local usage and authority for recommended name.

4 For more information about the Geographic Names Information System or the National Gazetteer Program, contact the U.S. Board on Geographic Names at 703-648-4544.

5 Return this form to:

Executive Secretary for Domestic  
Geographic Names  
U.S. Geological Survey  
523 National Center  
Reston, VA 22092

## Action Requested

Proposed New Name:

Application Change:

Name Change:

Other:

Recommended Name: Dalteli Lake

State: Alaska

County or Equivalent: Matanuska Susitna Borough

Administrative Area: Partially within Denali State Park

## Specific Area Covered:

Latitude: 62.550 N Longitude: -150.3655 W (center)

Meridian Seward, Township 28N, Range 6W, Section 03 and Township 29N, Range 6W, Section 34  
Elevation 845 ft

Type of Feature (stream, mountain, populated place, etc.): Lake

Is the feature identified (including other names), in the Geographic Names Information System (GNIS)?

Yes  No  If Yes, how is it listed?

Description of feature (physical shape, length, width, direction of flow, etc.):

The lake is approximately 4900 ft. long, and 900 ft. wide, with the long axis trending N-S, and drains into a stream to the S.

Maps and other sources using recommended name (including scale and date)

"Living the Alaska Dream", pp. 42-45, 53-54, Vol. 53, No. 9, Alaska Magazine, Sept. 1987

Kari, J., ed., 1977. Dena'ina Noun Dictionary. Alaska Native Language Center. Pp. 63.

Other Name (Variants)

Maps and other sources using other name or application (including scale and date)

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**Name information such as origin, meaning of the recommended name, historical significance, biographic data (if commemorative), nature of usage or application, or any other pertinent information:**

Dalteli means berry buds (blossoms) which was used by the Dena'ina of the Upper Inlet (Cook Inlet). The lake is surrounded by a variety of berries including blueberries, high bush cranberries, and cloud berries in the adjoining forest and muskegs. The proposed name has been used by area residents and commercial aircraft pilots for over 40 years. The spelling comes from the 1977 Dena'ina Noun Dictionary compiled by James Kari of the Alaska Native Language Center at UAF. The northern half of the lake is located within Denali State Park.

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**Is the recommended name in local usage?** Yes  No  If Yes, approximately how many years? 40

---

**Is there local opposition to, or conflict with the recommended name (as located)?**

---

**For proposed new name, please provide evidence that feature is unnamed:**

USGS Talkeetna C-1 Quad Map (1:63,360) does not feature a name for the lake.

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Requests for responses to the proposal were sent to the following:

Ricky Gease, Director, Alaska State Parks

Stuart Leidner, Superintendent, Mat-Su Area, Alaska State Parks

Matt Wedeking, Division Operations Manager, Alaska State Parks

Mike Brown, Borough Manager, Matanuska-Susitna Borough

Mat Su Frontiersman (Newspaper)

Richard Porter, Executive Director, Knik Tribal Council

Mountaineering Club of Alaska

Alaska Native Language Center, University of Alaska Fairbanks

James Kari, Linguist

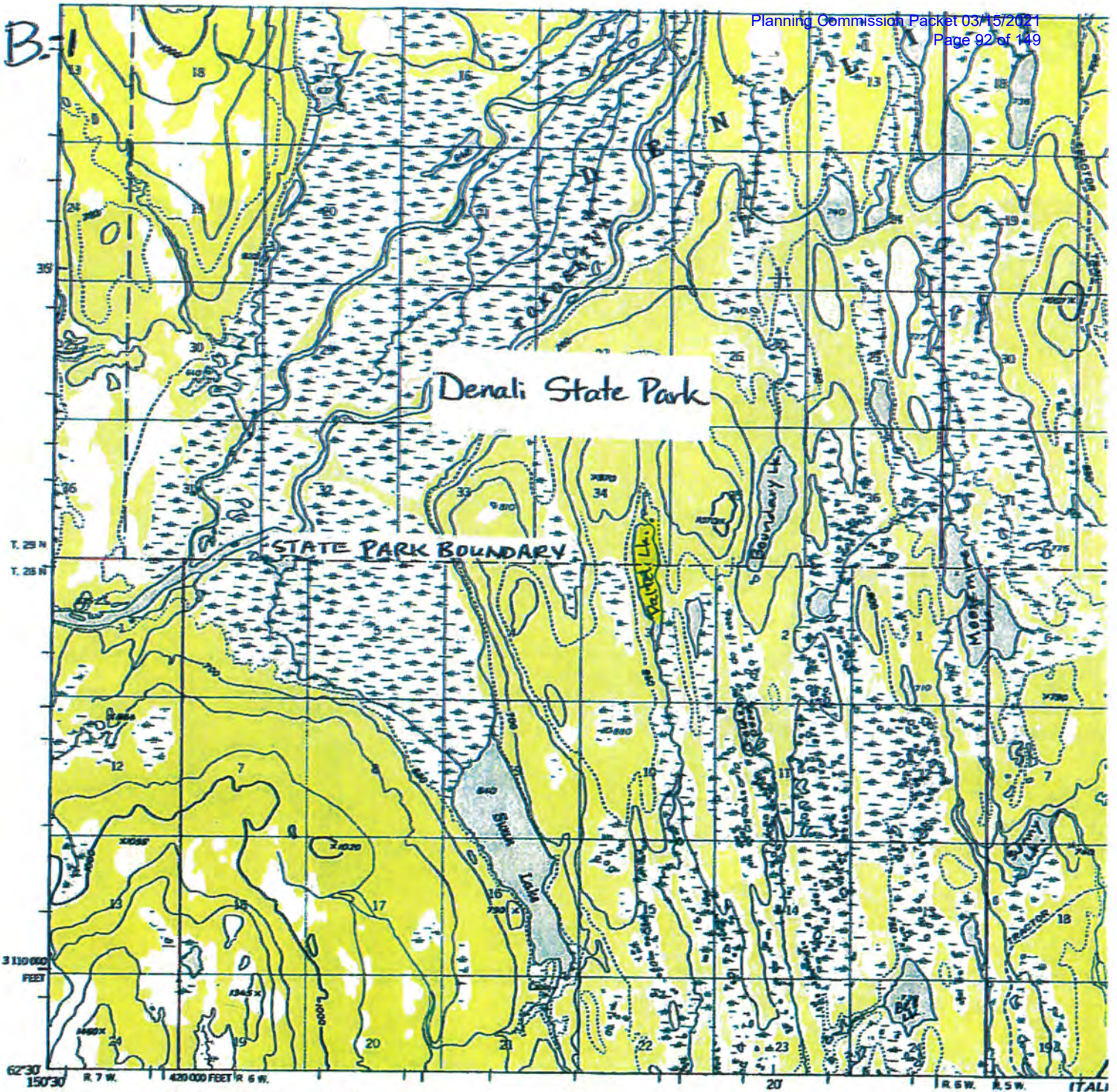


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Copy submitted by: Name (first, M.I., last)	Title	Phone (day)	Date
<b>Roger Robinson</b>			
Company or Agency	Address (city, State, and Zip)		
	<b>P.O. Box 606, Talkeetna, AK 99676</b>		
Copy Prepared by (if other than above)	Title	Phone (day)	Date
<b>Judith E. Bittner</b>	<b>SHPO</b>	<b>(907) 269-8700</b>	
Company or Agency	Address (city, State, and Zip)		
<b>Alaska Department of Natural Resources/Office of History and Archaeology</b>	<b>550 West 7<sup>th</sup> Ave., Suite 1310, Anchorage, AK 99501-3565</b>		
Authority for Recommended Name:	Mailing Address and Telephone	Occupation	



B-1



MA B-2

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1951 and 1953, field annotated 1958. Map not field checked

Universal Transverse Mercator projection. 1927 North American datum  
10,000-foot grid based on Alaska coordinate system, zone 4  
1000-metre Universal Transverse Mercator grid ticks, zone 5, shown in blue

Gray land lines represent unsurveyed and unmarked locations predetermined by the Bureau of Land Management. Folio S-2, Seward Meridian

Swamps, as portrayed, indicate only the wetter areas, usually of low relief, as interpreted from aerial photographs



FOR SALE BY U.  
FAIRBANKS, ALASKA 99701, DENVER, C  
A FOLDER DESCRIBING TOPOGRAPHIC I

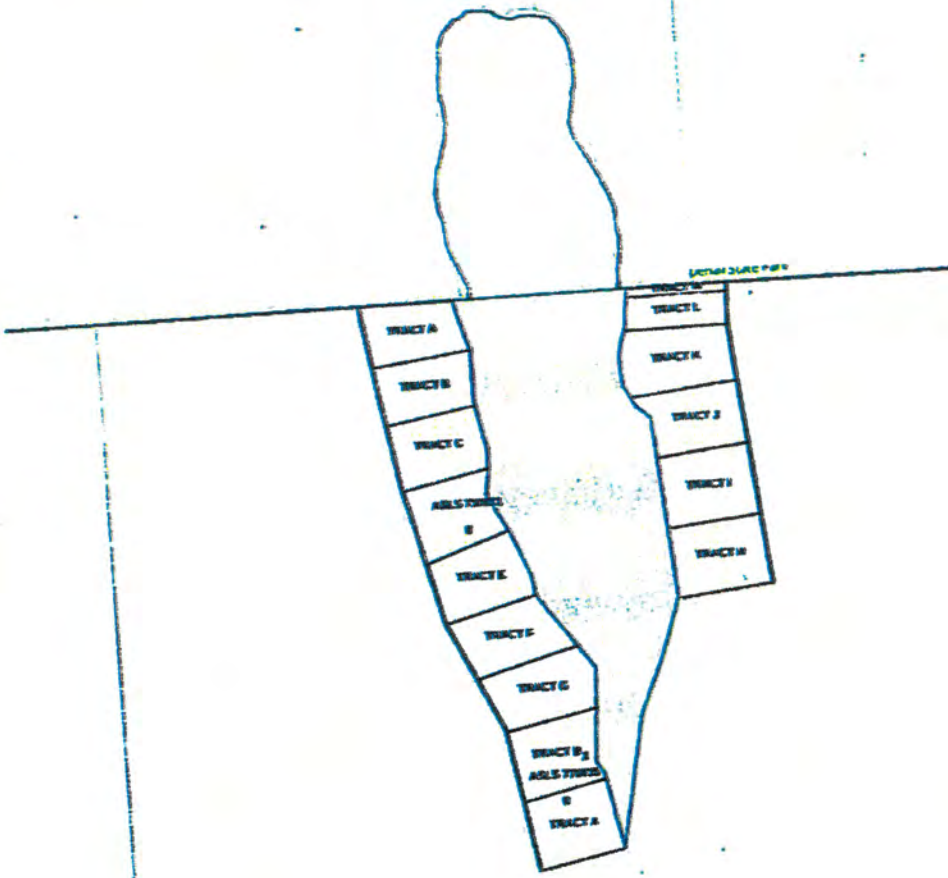
**TALKEETNA (C-1), ALASKA**  
N6230-W15000/15K30  
1958  
MINOR REVISIONS 1974







C.  
Lake map of 15 properties  
and Denali State Park line



- Alaska Mapper**  
 Vertical Number: 000001 - 000002  
 Date Created: 11/20/2019
- GIS Features:**
- LHM Monument - Sighted
  - LHM Monument - MEAS
  - LHM Monument - SPMS
  - Borough Boundary
  - Incorporated City Boundary
  - State Control Monuments
  - Hydrography 03,300**
    - Hydrology
    - Hydrology
  - Airstrips 03,300**
    - Airstrips
    - Airstrips
  - Power Lines 03,300**
  - Highways 03,300**
  - Pipelines 03,300**
  - Railroads 03,300**
  - Secondary Roads 03,300**
  - Telephone Lines 03,300**
  - Trails 03,300**
  - National Geodetic Survey Monuments**
    - A
  - PLSS Township Grid**
    -
  - Recording Districts**
    -
  - Survey Boundary**
    - Survey Boundary
    - Survey Boundary
    - Survey Boundary

**GRAPHIC ILLUSTRATION ONLY**  
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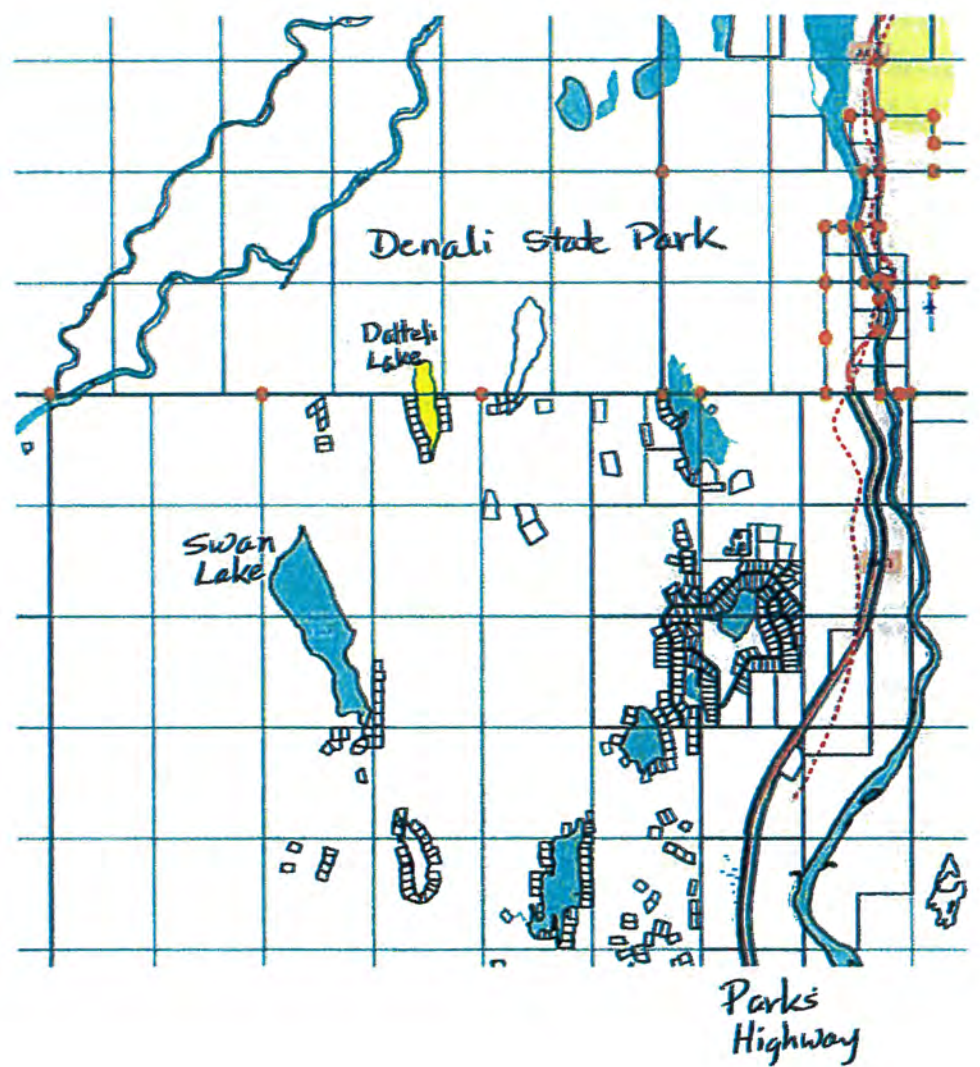
D.

# Area map of private properties

**Alaska Mapper**  
Spherical Mercator WGS 84 - EPSG:3857  
Date Created: 11/24/2019

- PLSS Section Grid
- BLM Monument - GCRB
- BLM Monument - SDMS
- Borough Boundary
- Incorporated City Boundary
- State Control Monuments
- Highways E3,3E0
- PLSS Township Grid
- Recording Districts
- Survey Boundary
  - Survey Boundary
  - Survey Boundary
  - Survey Boundary

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Source documents remain the official record. Please refer to the Land Administration System (LAS) casefile for more detailed information on specific cases.  
The State of Alaska makes no expressed or implied warranties (including warranties of merchantability and fitness) with respect to the character, function, or capabilities of this product or its appropriateness for any user's purposes. In no event will the State of Alaska be liable for any incidental, indirect, special, consequential or other damages suffered by the user or any other person of entity whether from use of the product, any failure thereof or otherwise, and in no event will the State of Alaska's liability to you or anyone else exceed the fee paid for the product.





E.

Berry Plants

cega (OUII)  
 giga (NL)

berry buds

daltehi (U)  
 k'enduya (IO)

unripe berries

k'enli (I)  
 netggits'a (UI)  
 nutggits'a (O)

ripe berries

nudledi (UI)  
 nijini (O)

dried berries

nałts'uyi (U)  
 vaqilggeni (I)  
 nutniłts'uk'i (U)

blueberry, mountain

ts'igek'a (O)

blueberry (Vaccinium

ts'ingega (U)

uliginosum ssp. alpinum)

gega (U)

giga, giga gheli (I)

low bush blueberry,  
 bog blueberry (Vac-  
cinium uliginosum  
 ssp. microphyllum)

gegashla (UO)

q'ach'ema giga (I)

high bush blueberry,  
 Alaska blueberry (Vac-  
cinium ovalifolium)

gantsa (UO)

gigantsa (I)

serviceberry, huckle-  
 berry (Eklutna) (Amelan-  
chier alnifolia, A. florida)

kentl'ets' (U)

trailing black currant  
 (Ribes laxiflorum) and  
 skunk currant (R. glan-  
dulosum)

nudeghin (O)

nedghuna (U)

nindghuna (L)

nundghuna (NIL)



F.

DENA'INA NOUN DICTIONARY

Compiled by  
James Kari

A publication of the  
Alaska Native Language Center  
University of Alaska  
Fairbanks, Alaska

1977

Dena'ina (Tanaina) Noun Dictionary

First Printing

400 copies

The right to reproduce all or part of this publication in any form, including photocopy and microfilm, is reserved by the Alaska Native Language Center.

Portions of the research in preparation of this publication were supported by the National Endowment for the Humanities (grants #RO1-20196-74-54 and

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## PREFACE

This is a dictionary of nouns for the Dena'ina (or Tanaina\*) language of Alaska's Cook Inlet Basin. It has been prepared for the Dena'ina people to help maintain their language and culture. The dictionary contains 30 chapters and about 5,500 Dena'ina entries. It has been cross-checked in all four Dena'ina language areas.

The dictionary is organized into subject areas such as 'Birds', 'Food', 'Clothing', or 'Shelter'. Most words can be located easily by thinking about the subject area a word most naturally belongs to. The Index lists all the Dena'ina entries alphabetically along with the number of the page on which each word appears in the subject chapters. Considerable effort has been made to make each section of the dictionary complete. The dictionary sections show the interests and knowledge of the Dena'ina people. Many of the

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\*The name 'Tanaina' is the anglicized version of 'Dena'ina', which means 'the people'. The spelling and pronunciation 'Dena'ina' is strongly preferred by the people, especially those who read and write their language.



sections are considerably more detailed than are similar wordlists for other Athabaskan languages. The bird list, with 122 bird names, and the plant list with 259 items, are particularly noteworthy.

Dena'ina vocabulary is very colorful and distinctive. Many Dena'ina words are found nowhere else in Athabaskan, including such common words as chik'a 'wood', milni 'water', or k'atl' 'powder snow'. Many unique, curious-sounding words are found in each dialect, such as nenhhey, the Upper Inlet and Lime Village word for 'windfall tree'; or eshema, the Lime Village word for 'sweat'; or k'elutemisha, the Lime Village word for 'spruce cone'; or niggiday, the Inland word for 'mooseskin boat'. The large number of these distinctive words suggests that the Dena'ina people have lived in isolation from other Athabaskans for a very long time.

The dictionary also contains many obscure and fascinating items of Dena'ina life that have not been noted before for an Athabaskan people, e.g. yuyqul, a whole dead spruce tree that was implanted in the tide flats by the Upper Inlet people and used as a beluga spearing platform; or qalnigi veł tuniłuhded-gheli, the Lime Village and Nondalton word for a pole with a rock tied to it that was set in a stream. The water power whipped the pole and the rock was thus chipped and formed into an axehead.

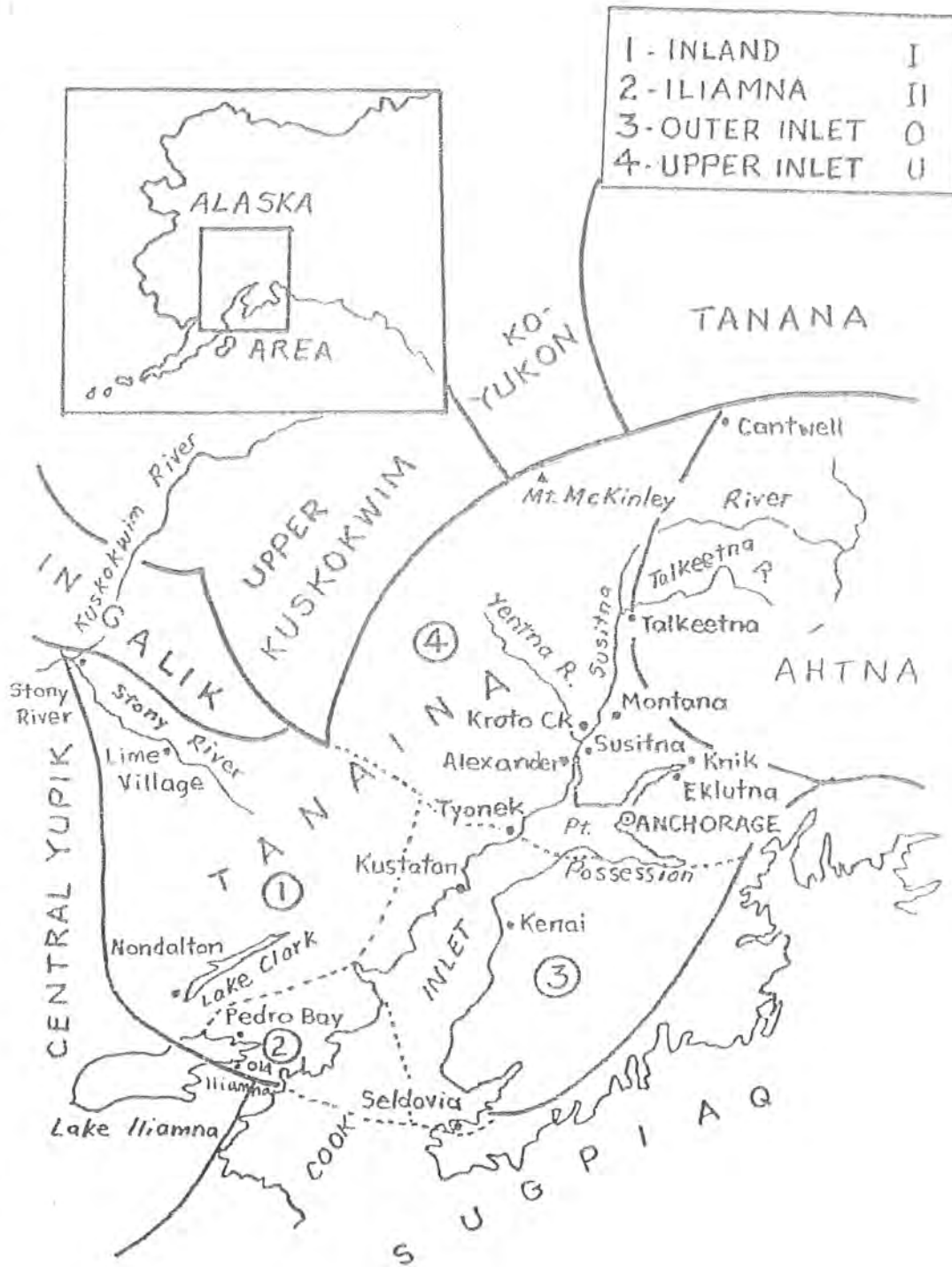
No doubt I have made some mistakes either in the spelling of Dena'ina words, or in the English translations, or in the distribution of words for the dialects. Of course, there must be some important words that have been overlooked. If anyone notices corrections or additions for the dictionary, please write to me at the Alaska Native Language Center, University of Alaska, Fairbanks 99701.

Jim Kari  
November 1977

## DENA'INA DIALECTS

A most fascinating aspect of the Dena'ina language and culture is its diversity. Dena'ina country encompasses some of the most rugged and ecologically diverse areas of Alaska. Dena'ina is clearly one language. Speakers from all areas can understand one another. However, each Dena'ina dialect area and village has its particular local flavor. There are four distinctive Dena'ina dialect areas (Kari 1975). The Outer Inlet dialect, abbreviated O in this dictionary, includes Kenai and formerly Kustatan, Polly Creek and Seldovia. The Upper Inlet dialect (U) includes Tyonek (some Outer Inlet speakers also live in Tyonek), Eklutna, Knik, Montana Creek, and formerly Point Possession, Susitna Station, Alexander Creek, Kroto Creek, Talkeetna, and Old Matanuska village. The Iliamna dialect (Il) is spoken on the north shore of Lake Iliamna at Pedro Bay and formerly at Old Iliamna village. The Inland dialect (I) is spoken at Nondalton, Lime Village, and by a few people at Stony River, and formerly at Kijik on Lake Clark. Altogether there are about 200 Dena'ina speakers.

Within these four dialect areas there are some-





<u>Berry Plants</u>	gega (OUII) giga (NL)
berry buds	daltefi (U) k'enduya (IO)
unripe berries	k'enli (I) netggits'a (UI) nutggits'a (O)
ripe berries	nudledi (UI) nijini (O)
dried berries	nałts'uyi (U) vaqılǵgeni (I) nutniłts'uk'i (U)
blueberry, mountain blueberry ( <u>Vaccinium uliginosum ssp. alpinum</u> )	ts'igek'a (O) ts'ingega (U) gega (U) giga, giga gheli (I)
low bush blueberry, bog blueberry ( <u>Vac- cinium uliginosum ssp. microphyllum</u> )	gegashla (UO) q'ach'ema giga (I)
high bush blueberry, Alaska blueberry ( <u>Vac- cinium ovalifolium</u> )	gantsa (UO) gigantsa (I)
serviceberry, huckle- berry (Eklutna) ( <u>Amelan- chier alnifolia, A. florida</u> )	kentl'ets' (U)
trailing black currant ( <u>Ribes laxiflorum</u> ) and skunk currant ( <u>R. glan- dulosum</u> )	nudeghin (O) nedghuna (U) nindghuna (L) nundghuna (NIL)

December 3, 2019

Stuart Leidner, Superintendent  
Mat-Su State Parks Area Office

Dear Mr. Leidner,

We are contacting you regarding the naming of a lake that we have property on. The northern half is in Denali State Park. The northern half location is in T29NR6W, sec 34 and the southern half is in T28NR6W, sec. 3 Seward Meridian. The lake is on the Talkeetna C-1 Quadrangle. It has an elevation of 845 feet and is the headwaters of Trapper Creek.

We were the first to build on the lake starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the lake "Dalteli" which means berry buds (blossoms) in the native Dena'ina language. We have numerous varieties of berries growing along the shore so it seemed like an excellent name to call it. To date the lake has no official name.

As a reference to the name "Dalteli" being used for the lake, we have included the Alaska Magazine from September 1987. We are both on the cover, building a log cabin for friends who own property near the shore of the lake. Inside the issue is an article about our life on Dalteli Lake. Since that earlier time we moved and now live in Talkeetna but frequently visit and stay at our property throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We first must submit an application with the Alaska Historical Commission and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners which includes contacting you as the State Park. This will give everyone a chance to comment.

Comments can be sent to:  
Alaska Historical Commission  
Department of Natural Resources  
Office of History and Archaeology  
550 West 7th Ave., Suite 1310  
Anchorage, AK. 99501-3565  
907-269-8721  
[dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov)

We would also appreciate being copied on your comments or we'd be happy to visit by phone too:

Roger and Pam Robinson. (907)733-2754  
PO Box 606, Talkeetna, AK. 99676  
Email: [7332ski@gmail.com](mailto:7332ski@gmail.com)

Thank you for your consideration,

Roger and Pam Robinson

G-2

December 11th, 2019

Richard Porter Executive Director  
cc/Fran Seagar-Boss and Richard Martin  
Cultural Resources  
Knik Tribal Council

Dear Mr. Porter,

We are contacting you for your support regarding the naming of a lake that we have property on. The name we wish to officially use is "Dalteli" which means berry buds (blossoms) in the native Upper Cook Inlet Dena'ina language. Currently the lake is un-named. We are in the process of applying to the Alaska Historical Commission on the official naming of a geographic feature.

The one mile long lake is north of Trapper Creek and 2 miles NE of Swan Lake in the Matanuska-Susitna Borough. The southern half of the shore encompasses private properties while the northern half is in Denali State Park. The northern half location is in T29NR6W, sec 34 and the southern half is in T28NR6W, sec. 3 Seward Meridian. The lake is on the Talkeetna C-1 Quadrangle. It has an elevation of 845 feet and is the headwaters of Trapper Creek.

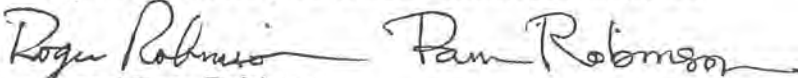
We were the first to build on the lake, starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the un-named lake "Dalteli". We were looking for a local Native name in the "Dena'ina Noun Dictionary" by James Kari, and as there were numerous varieties of berries growing along the shore, it seemed like an appropriate name to call it.

As a reference to the number of years the name "Dalteli" has been informally used for the lake, we have included the Alaska Magazine from September 1987. We are both on the cover, building a log cabin for friends who own property near the shore of the lake. Inside the issue is an article about our life on Dalteli Lake. Since that earlier time we have moved and now live in Talkeetna, but we visit and stay at our Dalteli property often throughout the year.

We have included several letters of support from nearby property owners. We have also been in touch with Stuart Leidner, Superintendent of Mat-Su State Parks.

Comments can be sent to:  
Alaska Historical Commission  
Department of Natural Resources  
Office of History and Archaeology  
550 West 7th Ave., Suite 1310  
Anchorage, AK. 99501-3565  
907-269-8721  
[dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov)

Thank you ahead for your consideration and support,

  
Roger and Pam Robinson  
PO Box 606, Talkeetna, AK. 99676  
Email: [7332ski@gmail.com](mailto:7332ski@gmail.com)



H-

**Dalteli Lake Property Owners: ASLS 73-031**

Track A, B, C

Justin Nobel Ovask & Sarah Osborn Ovsak  
2420 Marilaine Dr, Anchorage, AK 99517

Track D

Roger Robinson & Sally F Wojahn  
PO Box 606, Talkeetna, AK 99676

Track E

Lyle & Cynthia Whitmer & Michael & S Benedict  
318 Dunbar St, Fairbanks, AK 99701

Track F

Loren J Larson Jr  
C/O Gerald Timmons  
PO Box 74520, Fairbanks, AK. 99709

Track G.

Michael S Fleming & Cheri Rene Fleming  
PO Box 25, Joseph, OR 97846.

SOLD 3/2020 To:

Jerald and Alina Rice  
PO Box 695, Palmer, AK. 99645

Track H

Alice M Bowles  
PO Box 7280, Auburn CA 95603

Track I

Gwendolyn D Grimes  
PO Box 125, Eagle AK 99738

Track J

LR & SD Waller Co-Mngrs Waller 02 LLC  
5240 Taurus Circle, Anchorage AK 99516-5329

Track K, L, M

James & Sally Burkholder  
7903 Jodhpur, Anchorage AK 99502

**Dalteli Lake (continued) ASLS 73-035**

Track A

Lowell S Barrick  
9505 Mendenhall Loop Rd, Juneau, AK 99801

Track B

Michael Hanrahan  
PO Box 92843, Anchorage, AK. 99509



March 23, 2020

Gwendolyn D Grimes  
PO Box 125, Eagle, AK. 99738

To Gwendolyn D Grimes,

My name is Roger Robinson, and like you, my wife and I are property owners on the same lake in the Matanuska Susitna Borough; you own Tract I and we own Tract D. We got your name from the property records of the Matanuska Susitna Borough. I can't remember if we have met in the past but we were the first to build on the lake starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of an Alaska Magazine from September 1987. It shows us building a log cabin for Jim and Sally Burkholder near the shore of the lake. Inside the issue was an article about our life then on Dalteli Lake. We currently live in Talkeetna but still enjoy staying at our cabin on the property at various times throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

Comments can be sent to:  
Alaska Historical Commission  
Department of Natural Resources  
Office of History and Archaeology  
550 West 7th Ave., Suite 1310  
Anchorage, AK. 99501-3565  
907-269-8721  
[dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov)

We would also appreciate receiving a copy of your comments, and we'd be happy to visit by phone too:

Roger and Pam Robinson  
PO Box 606,  
Talkeetna, AK. 99676  
907-733-2754  
[7332ski@gmail.com](mailto:7332ski@gmail.com)

For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. Thank you for your consideration.

Wishing you good health in these challenging times,  
Roger and Pam Robinson

March 23, 2020

Jerald & Alina Rice  
PO Box 695, Palmer, AK. 99645

Dear Jerald and Alina,

Welcomed as new property owners on Dalteli Lake! (at least unofficially Dalteli Lake). All through the years we have been calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of the Alaska Magazine from September 1987. It shows us building the cabin for Jim and Sally Burkholder near the shore of the lake on the other side. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

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Roger and Pam Robinson  
PO Box 606,  
Talkeetna, AK. 99676  
907-733-2754  
[7332ski@gmail.com](mailto:7332ski@gmail.com)

For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. We are tract D. Thank you for your consideration.

Hope to catch you out at the lake and wishing you good health in these challenging times,  
Roger and Pam Robinson

March 23, 2020

Michael Hanrahan  
PO Box 92843, Anchorage, AK. 99509

To Michael Hanrahan,

My name is Roger Robinson, and like you, my wife and I are property owners on the same lake in the Matanuska Susitna Borough; you own Tract B ASLS 73-035 and we own Tract D ASLS 73-031. We got your name from the property records of the Matanuska Susitna Borough. I can't remember if we have met in the past but we were the first to build on the lake starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of an Alaska Magazine from September 1987. It shows us building a log cabin for Jim and Sally Burkholder near the shore of the lake. Inside the issue was an article about our life then on Dalteli Lake. We currently live in Talkeetna but still enjoy staying at our cabin on the property at various times throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

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Roger and Pam Robinson  
PO Box 606,  
Talkeetna, AK. 99676  
907-733-2754  
7332ski@gmail.com

For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. Thank you for your consideration.

Wishing you good health in these challenging times,  
Roger and Pam Robinson




March 23, 2020

LR & SD Waller Co-Mngrs Waller 02 LLC  
5240 Taurus circle, Anchorage, AK. 99516-5329

Dear Lou Waller,

It has been a very long time since we last saw you. If you recall we did some logging for you on the lake, boy that was back in the early 80's! I finally retired this winter after working 40 years for the Park Service. All through the years we have been calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of the Alaska Magazine from September 1987. I'm not sure if you saw it when it came out but it shows us building the cabin for Jim and Sally Burkholder near the shore of the lake which is just north of your lot. We currently live in Talkeetna but still enjoy staying at our cabin on the property at various times throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

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Roger and Pam Robinson  
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[7332ski@gmail.com](mailto:7332ski@gmail.com)

For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. Thank you for your consideration.

Wishing you good health in these challenging times,  
Roger and Pam Robinson



March 23, 2020

Lowell S Barrick  
9505 Mendenhall Loop Rd., Juneau, AK. 99801

To Lowell S Barrick,

My name is Roger Robinson, and like you, my wife and I are property owners on the same lake in the Matanuska Susitna Borough; you own Tract A ASLS 73-035 and we own Tract D ASLS 73-031. We got your name from the property records of the Matanuska Susitna Borough. I can't remember if we have met in the past but we were the first to build on the lake starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of an Alaska Magazine from September 1987. It shows us building a log cabin for Jim and Sally Burkholder near the shore of the lake. Inside the issue was an article about our life then on Dalteli Lake. We currently live in Talkeetna but still enjoy staying at our cabin on the property at various times throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

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Anchorage, AK. 99501-3565  
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We would also appreciate receiving a copy of your comments, and we'd be happy to visit by phone too:

Roger and Pam Robinson  
PO Box 606,  
Talkeetna, AK. 99676  
907-733-2754  
[7332ski@gmail.com](mailto:7332ski@gmail.com)

For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. Thank you for your consideration.

Wishing you good health in these challenging times,  
Roger and Pam Robinson

March 23, 2020

Alice M Bowles  
PO Box 7280, Auburn, CA. 95603

Dear Alice Bowles,

It has been a very long time since we last met but we are property owners on the same remote lake. If you remember you made some wonderful mugs with art work on them for me and to this day they are still used at our cabin! All through the years we have been calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of an Alaska Magazine from September 1987. It shows us building a log cabin for Jim and Sally Burkholder near the shore of the lake which is on the east side north of your lot. Inside the issue was an article about our life then on Dalteli Lake. We currently live in Talkeetna but still enjoy staying at our cabin on the property at various times throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

Comments can be sent to:  
Alaska Historical Commission  
Department of Natural Resources  
Office of History and Archaeology  
550 West 7th Ave., Suite 1310  
Anchorage, AK. 99501-3565  
907-269-8721  
[dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov)

We would also appreciate receiving a copy of your comments, and we'd be happy to visit by phone too:

Roger and Pam Robinson  
PO Box 606,  
Talkeetna, AK. 99676  
907-733-2754  
[7332ski@gmail.com](mailto:7332ski@gmail.com)

For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. Thank you for your consideration.

Wishing you good health in these challenging times,  
Roger and Pam Robinson



March 23, 2020

Loren J Larson Jr  
C/O Gerald Timmons  
PO Box 74520, Fairbanks, AK. 99709

To Loren Larson Jr,

My name is Roger Robinson, and like you, my wife and I are property owners on the same lake in the Matanuska Susitna Borough; you own Tract F and we own Tract D. We got your name from the property records of the Matanuska Susitna Borough. I can't remember if we have met in the past but we were the first to build on the lake starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the lake "Dalteli", which means berry buds (blossoms) in the native Dena'ina language. To date, the lake has no official name. We have included the cover of an Alaska Magazine from September 1987. It shows us building a log cabin for Jim and Sally Burkholder near the shore of the lake. Inside the issue was an article about our life then on Dalteli Lake. We currently live in Talkeetna but still enjoy staying at our cabin on the property at various times throughout the year. After unofficially giving the lake a name over forty years ago, we are finally going through the process of formally naming the lake. We are hoping for your support. We first must submit an application with the Alaska Historical Commission, and then they submit their recommendation to the US Board of Geographic Names for approval. As part of this process we are required to contact adjacent property owners such as yourself so that you will have a chance to comment.

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For your information we have included copies of several other Dalteli Lake property owners that recommend the naming of the lake. We have also included a property map showing the tracts surrounding lake. Thank you for your consideration.

Wishing you good health in these challenging times,  
Roger and Pam Robinson

H.

**Pam & Roger Robinson** <7332ski@gmail.com>

Fri, Nov 15, 2019, 9:48 AM

to Rene', Sally, Cari, Jamie, fly LCWhitmer, sarahosb707, John, Brian, Diane, Jim, Paul

Hi Dalteli neighbors,

Pam and I have decided after all these years to formally get the name "Dalteli Lake" officially approved. Dalteli means "berry buds" in the upper Cook Inlet Dena'ina language.

If you have time, we would greatly appreciate a very brief letter of support for the name and your note addressed to the USGS Geographic Board of Names. Currently the lake is "Unnamed". They are keenly interested in letters from nearby property owners that indicate the name has been used for a period of time. You can send it to me as an attachment or just write it in an email. I'll include all of your letters in the application. I am still trying to reach out to all the property owners on the lake and surrounding area. If you can help us with a few of the owners that have not built on their properties, that would be most helpful too.

Attached are 2 letters from Brian and Diane and Jim Okonek which can be used as a reference.

Thank you for your help with this!  
Roger and Pam Robinson 907-315-0501



H.

**Sarah Ovsak** <sarah.ovsak@gmail.com>

Nov 15, 2019, 10:48 AM

to SarahOsb707, René, me, Sally, Carl, Jamie, fly, LCWhitmer, John, Brian, Diane, Jim,  
Paul

Thank you, Roger and Pam!

Justin and I will definitely write a letter and pass it on.

We haven't spent as much time at Dalteli in the past couple years as we would've liked—it's a bit of a challenge to get out there in this season of life with a 3 year old and 4 month old at home. Planning on a couple February or March trips, but if anyone is out at the lake and wouldn't mind checking in on our place, we'd appreciate it and any reports!

Sarah Osborne & Justin Ovsak

H.

November 21, 1919

From: Lyle and Cynthia Whitmer  
318 Dunbar Ave.  
Fairbanks Alaska 99701

To: USGS board of geographic names

Ref: naming Dalteli lake

To whom it may concern

We have been informed that you are being requested to make the name of Dalteli lake official.

We and our partners Mike Benedict and Scott Norman purchased a 5 acre piece of property on this lake in 1985 and built a cabin on it. When we bought the property we were told the name of the lake was Dalteli and that is the only name we have ever heard for it.

This is the lake that is the headwaters of Trapper creek. It is located 17 nautical miles from the Talkeetna VOR on the 316 degree radial and is about 1.5 miles northeast of Swan lake.

We would like to support making Dalteli the official name as that is the name it is known as by everyone in the area. I have also heard other air traffic use the name as a reporting point because it on the route between Talkeetna and the Ruth glacier.

Sincerely,

Lyle and Cynthia Whitmer

H.

November 17, 2019

From: Rene and Michael Fleming

P.O. Box 25

Joseph, OR 97846

To: USGS Board of Geographic Names

Ref: Dalteli Lake

Dear Board of Geographic Names,

We are cabin owners on a lake that has long been known to us as "Dalteli Lake," and are in favor making this the official recognized name.

The lake is located in the Matanuska-Susitna Borough in Alaska. The northern half of this lake is in T29NR6W, sec 34 and the southern half in T28NR6W, sec. 3 Seward Meridian. The lake is on the Talkeetna C-1 Quadrangle. It is the headwaters of Trapper Creek. The northern half of the lake is within Denali State Park.

When we purchased the property in 1998 it had already been referred to as Dalteli Lake for around 20 years. The lake was so named by Roger Robinson, a resident of Talkeetna, who had an established cabin just north of our cabin. We have used our cabin for just over 20 years as a place for recreational dog mushing and cross country skiing. Visitors and cabin owners in our area of the valley also know this lake by the name "Dalteli." This lake is also used as a waypoint for pilots navigating to and from Talkeetna and Denali as well as other locations in the Alaska Range.

"Dalteli" is the upper Cook Inlet native word for "berry buds." In the summer months there are many varieties of berries, such as cloudberry and high bush cranberries, surrounding the lake and along the muskegs.

The official naming of "Dalteli Lake" would be a wonderful way to add to the history of the Northern Susitna Valley.

Sincerely,

Rene and Michael Fleming

H.

November 16, 2019  
From: James Burkholder and Sally Burkholder  
7903 Jodhpur Street  
Anchorage, Alaska 99502

To: USGS Board of Geographic Names  
Ref: DalteliLake

Dear Board of Geographic Names:

In 1983 we bought Lot M on a small lake about 10km west of mile 131 on the Parks Highway. Recently we purchased Lots K and L adjacent to Lot M where we have a small cabin.

The lake was known as Dalteli Lake to the property owners and others in the area. When we hired a float plane to fly us in to the lake, the pilots and air services knew the lake as Dalteli. The southern border of Denali State Park passes across the lake a little north of mid lake. Dalteli Lake is about a mile long and 1/4 mile wide. A creek drains the lake on the southern end eventually to Trapper Creek. Views of Mt Denali are a spectacular feature of the lake.

We would like to support the request to officially name the lake, Dalteli Lake. The name is appropriate to the area and has been in use by local residents and visitors for many years.



H.

03/25/20

**Mike Hanrahan** <hanrahan@ak.net>

7:04 PM (1 hour ago)

to me

Hi Roger & Pam,

I received your envelop today and thank you for reaching out.

I was not aware the lake had an "unofficial" name.

How do you pronounce it? Dal - tah - Lye?

Anyhow, as long as I can pronounce it, I don't have any objection to the name. Do you need me to do anything?

Also, I planned on contacting some of my neighbors. I just acquired my parcel from Del Husted last year and planned on going up with my son this year to check it out.

Are there any trails off the Parks to get in? I can't really tell from the aerial maps.

Is it hike in, or will 4 wheelers make it?

How do folks get materials in for their cabins?

--

Mike

Michael Hanrahan CPA,CFP®,CFE,MCBA  
Hanrahan & Associates, LLC.  
P.O. Box 92843  
Anchorage, AK 99509

(907) 276-0457  
Fax (907) 276-1130  
[hanrahan@ak.net](mailto:hanrahan@ak.net)

I

**Cari Sayre** <caridave@mtaonline.net>

Sat, Nov 16, 2019, 10:39 PM

to me

From: Dave Johnston & Cari Sayre  
P.O. Box 711, Talkeetna, AK 99676

To: The USGS Board of Geographic Names

To whom it may concern,

We are writing in support of naming the lake in the Talkeetna C-1 Quadrangle with an elevation of 845 feet, and which is partly in Denali State Park, as **Dalteli Lake**. We who have lived and recreated in the area have referred to the lake by this name since 1979. Dave built our cabin on a pond southeast of Dalteli in 1971, and we have spent much time exploring the surrounding lakes, hills, forests, and muskegs on foot, on skis and on snowmachine. We visited folks with cabins on Dalteli Lake many times through the years. Dave was a ranger in Denali State Park from 1974-2002. Cari first came on the scene in 1983, and both of us have known that lake only by the name Dalteli.

The name is an excellent, descriptive, indigenous and beautiful name, coming from the Dena'ina language and meaning berry blossom. It is fitting since the Dalteli, or blossoms of early blueberries, grow in profusion around this lake every spring. Thank you for giving this appropriate Alaskan name your highest consideration.

Dave Johnston

Cari Sayre

I.

July 5, 2019

From: Brian Okonek and Diane Calamar Okonek

P.O. Box 583

Talkeetna, AK 99676

To: USGS Board of Geographic Names

Ref: Dalteli Lake

Dear Board of Geographic Names,

We are in favor of officially recognizing and naming a lake the name it has long been known as which is Dalteli Lake.

It is located in the Matanuska-Susitna Borough in Alaska. The northern half of the lake is in T29NR6W, sec. 34 and the southern half in T28NR6W, sec. 3 Seward Meridian. The lake is on the Talkeetna C-1 Quadrangle. It has an elevation of 845 feet and is the headwaters of Trapper Creek. The northern half of the lake is within Denali State Park.

Diane bought purchased the northern three private land parcels on the west shore in 1980. The lake was locally known as Dalteli Lake at that time and has been known by that name at least since 1979.

Roger Robinson built the first cabin on the lake in 1979 and named the lake Dalteli, an Alaska native word that means "berry buds". The name is fitting as there are blueberries, high bush cranberries and cloud berries in the forest and muskegs around the lake that are picked for making jam.

We built a cabin on Diane's property and spent many days there each year until we sold it in 2002. We still frequent the area and everyone that has a cabin in the greater region knows the lake by Dalteli Lake.

Please give it the official name of Dalteli Lake.

Sincerely,

Brian Okonek and Diane Calamar Okonek

I

November 15, 2019  
From Jamie Okonek-Parkhurst  
4101 Patricia Lane  
Anchorage, Ak. 99504

To: USGS Board of Geographic Names

Ref: Dalteli Lake, Alaska

I am in total agreement in the naming of this lake located in the Matanuska-Susitna Borough in Alaska. The northern half of the lake is in T29NR6W, sec. 34 and the southern half in in T28NR6W, sec. 3 Seward Meridian.

I grew up in the area southwest at Swan Lake as a kid. I've spent many years skiing and hiking by Dalteli Lake and will always consider it named as such.

I also own property southeast of Dalteli Lake.

It is very agreeable to have Dalteli Lake be officially named as it is well known by those of us that have cabins and property in the area since the 70's.

Sincerely,

Jamie Okonek-Parkhurst



I

November 15, 2019

John Strassenburgh  
PO Box 766  
Talkeetna, AK 99676

To: USGS Board of Geographic Names

Re: Dalteli Lake, Matanuska-Susitna Borough, Alaska

To Whom it May Concern:

I write in support of officially naming this lake, referenced above, "Dalteli Lake."

Dalteli Lake is located in the Northern Susitna Valley, approximately one and one-half miles northeast of Swan Lake, bisected by the southern boundary of Denali State Park, within T28NR6WS3 and T29NR6WS34, Seward Meridian and identified on USGS maps by its elevation of 845.

This lake has been known as "Dalteli" since I first came to the area in the early 1980's. I purchased property, built a cabin, and continue to recreate in the area. I have gotten to know a lot of folks in the region. All refer to this lake as Dalteli. I have never heard it called anything else.

Dalteli is a name that fits perfectly with this lake, and I hope the USGS Board officially names it such.

Sincerely,

John Strassenburgh

To Whom it may concern,

8/26/20

My name is Gwen Grimes. I own Tract I on an un-named lake on the south side of Denali State Park.

Roger Robinson has put in a request for this lake to be named Dalteli Lake.

I am in full support of this. Any questions please call me 907-547-4444. My email is grizzlygwen@yahoo.com.

Thank you,



RECEIVED

AUG 28 2020

OHA

REF: DALTELI LAKE

LOCATION: 1.5 MILES NE OF SWAN LAKE ON

THE TALKEETNA CI QUADRANGLE, ALASKA

THE LAKE IS THE HEADWATERS OF TRAPPER CREEK

K.

July 5, 2019

From: James Okonek

2020 Muldoon Road, Unit 223

Anchorage, AK 99676

To: USGS Board of Geographic Names

Ref: Dalteli Lake, Alaska

Dear Board of Geographic Names,

It is my understanding that your board is being requested to name a lake in the upper Susitna River valley of Alaska, Dalteli Lake. I fully support officially naming the lake Dalteli Lake. It has been called Dalteli Lake for 40 years.

The lake in question is one and half miles northeast of Swan Lake on the Talkeetna C-1 Quadrangle, Alaska. (T28NR6W, sec. 3 and T29NR6W, sec. 34, Seward Meridian)

I owned and operated K2 Aviation from 1981 to 1997. Our base of operations was Talkeetna, Alaska and we provided ski and float plane charter service. I flew people and supplies to many roadless areas for recreation, hunting and taking people to their remote cabins.

I landed on Dalteli Lake many times and always knew it as Dalteli Lake. When filing a flight plan Dalteli Lake was given as the destination if that is where I was going. Other air taxi operators in the areas also referred to it as Dalteli Lake. As the lake is on a popular flight route between Talkeetna and the Alaska Range for scenic flights the lake is often reported as a waypoint location to let other aircraft traffic know of ones position. When doing so pilots will use the name Dalteli Lake if they are overflying it.

I think Dalteli Lake is an excellent name for the lake.

Sincerely,

James Okonek



■ Conquering Mount McKinley ■

# Alaska

The Magazine of Life on the Last Frontier

September 1987 / \$2.50

Living the  
Alaska  
Dream

Article about living  
on Datteli Lake  
pages 42 to 45 & 53 to 54

The cover is Roger &  
Pam Robinson with  
Datteli Lake in the  
background (ref. p. 6)









# Living the Alaska Dream



**W**hen Pam and Roger Robinson walk out to the parking lot to greet their guests, it's a 14-mile round-trip that usually takes about five hours.

The total time hinges on two factors: whether the guests arrive on schedule, and what kind of physical shape they're in. The exact time of arrival can be difficult to calculate because the parking lot is a turnout on the Parks Highway more than 100 miles north of Anchorage. From there it's a hike due west on an unmarked and barely discernible trail.

The trail weaves past a couple of neighboring cabins (anyone living within several miles counts as a neighbor), through spruce-hardwood forests, along the top of a 100-foot-long beaver dam, across unbridged creeks, and through

By Ron Dalby

muskeg and over tundra. If it's a crisp, clear fall evening, as it was last November when I first hiked in, the alpenglow reflecting from Mount McKinley and other peaks of the Alaska Range to the north is awe-inspiring. I couldn't linger and stare, though. Getting to Pam and Roger's home before nightfall was more appealing than stumbling around in the dark.

As I took off my backpack inside

*Left: Crisp spring evenings often yield spectacular sunsets at Dalteli Lake, with alpenglow reflecting on the Alaska Range peaks glimpsed through the trees surrounding the Robinsons' cabin. (Ron Dalby)  
Above: Bright days and fresh powder snow mean spring. Pam Robinson's favorite season. (Roger Robinson)*

the cabin, Roger said, "We call this suburban Bush living."

His "suburbia" is composed of five cabins in the vicinity of mile-long Dalteli Lake. From the middle of Dalteli, an Athabascan word meaning berry buds, only one cabin is wholly visible. None of the cabins can be seen from Roger and Pam's home on a rise a couple of hundred yards west of the lake.

Urban sprawl? Hardly. Area cabin owners have successfully kept the crowds at bay by the simple expedient of not marking the trail. Those few folks who spend parts of their lives at Dalteli Lake hope to keep it this way, even though first-time guests must be led on a cross-country hike, one that's wet and muddy during most of the summer and early fall.

"Spring's the best time of year," Pam said. "We ski everywhere."



The trail is shorter in the winter and spring when freezeup cuts the usual one-way distance of seven miles to about six miles. Instead of walking around the lakes and ponds between the road and the cabin, everyone skis across them.

Roger and Pam spend fall, winter and early spring at Dalteli Lake. Roger is a seasonal climbing ranger in Denali National Park, and Pam works for a Talkeetna-based air service that ferries Mount McKinley climbers to the base camp on Kahiltna Glacier during the climbing season. Roger lives and works on the glacier for several weeks each spring and early summer, briefing climbers and standing by in case of emergencies. They keep in touch through radio and by having the pilots carry messages and packages on their trips to and from the glacier.

Pam, originally from Los Angeles, came to Alaska several years ago, working as the cook on a Sierra Club service project in Denali National Park. Roger, an Oregon native who became a park ranger at Denali, met Pam, and the relationship gradually evolved into marriage.

Though they have another cabin in Talkeetna for summer use, they'd rather talk about the one at Dalteli.

Roger built the cabin over a period of several years, starting about 1979. It's not exactly the cramped, low-ceilinged trapper's hovel that comes to many people's minds when they think of log cabins. The

living-dining room is about 16 feet square, with a peaked ceiling 17 feet above the floor. To the side is a kitchen larger than those found in many modern apartments. Kitchen shelves are boards chain-sawed from logs and held up by brackets made from twisted tree branches. Frying pans and mugs hang from nails in the log walls.

The living room floor is made of smoothly sanded, varnished plywood. In the kitchen, earth-

toned linoleum covers the floorboards.

Upstairs are two lofts: One is the bedroom, and the other Roger uses for an office. Guests either sleep on pads in the office loft or on the living room floor under the bedroom loft. I chose the latter, because the wood stove keeps things pretty warm upstairs.

"I like it just like Hawaii," Pam said one night after Roger complained that it was almost too hot upstairs for sleeping. Downstairs, it was a comfortable 70 degrees. There were no chilling drafts. Outside, it was about 10 degrees. A small log in the wood stove kept the tight cabin comfortable throughout the night.

Underneath the entryway is a large root cellar holding several months' worth of canned goods and fresh foods. Apples and other fruits retain their flavor for weeks. Potatoes will keep almost forever. The root cellar also cools a few cans of beer, a precious commodity when considering that it must be packed in on someone's back.

Two small solar panels on the south wall of the cabin generate a limited amount of electricity, which is stored in a series of batteries and mostly used for emergency lighting, a radio and a radio-telephone. There's a small, gasoline-powered generator for the times when Roger wants to use a slide projector or some other electrical appliance. Most of the inside lights are propane-fueled mantles.

Water for the house comes from the lake, though lake water is boiled before it is



Above: Pam Robinson carefully sets up the guide to flatten one side of a 20-foot log being readied for a cabin. (Ron Dalby) Below left: By March, the cabin the Robinsons were building was almost ready for a roof. (Ron Dalby) Below right: In the kitchen of her Dalteli Lake home, Pam Robinson sets out jars of home-canned moose meat to cool. (Roger Robinson)





used on dishes to guard against giardia, a flu-like digestive-tract disorder common where beaver or caribou use the local water supply. Drinking water is collected in a rain barrel during warmer months. A large, frequently refilled bucket of snow has a permanent place on the wood stove to provide drinking water during the winter. There is no running water system in the cabin. The kitchen sink drains into a small sump underneath the house.

A small cabin closer to the lake houses a bathtub, which is filled by buckets of water carried up from the lake. A propane burner under the tub heats the water. According to Pam, the water stays warm forever with the heater running underneath.

Outside, a woodshed holds a generous supply of locally cut firewood, a few tools and a snow machine. The snow machine is not for pleasure. It's a necessity for hauling in heavy loads during the winter months and for gathering firewood. Such things as gas, propane for one of the kitchen stoves (there's also a wood-burning cook stove), and large grocery purchases are carried to Dalteli on a sled behind the snow machine.

The snow machine also transports logs for cabin building. Last fall Roger and Pam were building a cabin at lakeside for new neighbors (the only cabin visible from the lake). A year earlier they had roamed through the nearby wilderness selecting standing dead spruce trees for the

project. More than 60 trees, 12 to 18 inches diameter at the base, were chosen, cut and trimmed, and skidded to the building site to dry for a year.

Construction was well under way in early November. Deciding that this was an excellent time to learn something about cabin building, I volunteered to help. Pam tried to talk me out of it: I should have listened. It was more than a week

before my back even began to forgive me.

Being a novice, I was put to work peeling logs—stripping the bark from the cured logs with a draw knife. It takes about 30 seconds to learn the basics of log peeling, then an hour or more of stoop work by two people to peel a single log. The head log peeler, Diane Okonek, a neighbor, kept an eye on my efforts.

Diane's husband, Brian, assisted Roger in notching logs, probably the most critical part of the operation. Notches must be carefully marked and hewn exactly to ensure the logs fit snugly.

Before a log was pulled up to the construction level and notched, Pam, and Mark Stasik, a friend hired to help with the cabin building, flattened opposite sides of the log with a chain saw. This is another critical procedure, one that calls for a keen eye and quite a bit of work with a level to install a metal-ribbed board that guides the saw in a straight line. Each full-length cut takes about an hour of prepping and 10 minutes of actual sawing. With only Roger, Pam and Mark working, it took a day to prepare and emplace one or two logs. Six of us managed four logs in about seven hours, even amid the first snow of the season, which began falling about 11 a.m.

That evening, walking—or in Roger's case, ice skating—back across the lake turned into an adventure. The 3 inches of fresh dry snow atop the recently frozen lake created the slickest surface imaginable. Pam and Brian joined Roger on skates, and Mark and I slipped, slid  
*Continues on page 53*



Above: Roger Robinson wields a small chainsaw to fashion a notch on a cabin log. (Ron Dalby) Below left: Even exercise is a pleasure when you can ski every day beneath the slopes of Mount McKinley. (Roger Robinson) Below right: Seven miles from the nearest road, Pam and Roger Robinson's Dalteli Lake cabin is a snug, well-built home. (Ron Dalby)





## Alaska Dream

Continued from page 45

and pushed, laughing and shouting like a couple of 7-year-olds.

Later, while we warmed up near the wood stove, Pam put together one of the finest meals I've tasted: sweet-and-sour tofu stir-fried with vegetables and served over fried rice. At dinner I was treated to another lesson about packing in supplies. When Pam passed out paper towels for napkins, each person received half of a single towel. Holding my half-napkin, I gulped as I remembered the two whole sheets I'd lavishly used earlier to clean up a few drops of water near the wash basin.

After supper, Roger started the generator for a preview of his slide show. He and Pam were headed to the Lower 48 in a few days and had made arrangements at several universities to present a program about climbing Mount McKinley.

Brian prepared a huge bag of popcorn and brought it over for the premier, and we munched, watched and critiqued the slide show for more than an hour. The show was complete with a taped musical background and a narration by Roger. Just like uptown, we agreed, though the nearest town



Visitors to Daitch Lake can quickly find themselves at work peeling logs or otherwise contributing to cabin-building projects. (Ron Dalby)

was many miles away.

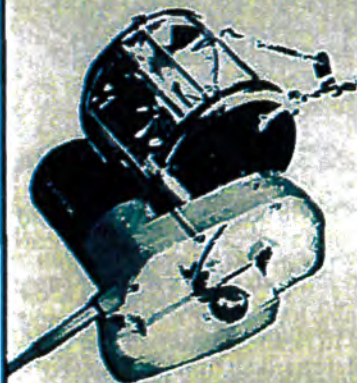
Saturday's tofu supper might not qualify as traditional cabin fare, but the sourdough hotcakes whipped up on Sunday morning certainly did. Passing up thirds, I handed the still-piled-high platter to Mark and Roger and said, "No more, nine should get me down the trail, even in this blizzard." (It was still snowing.)

Pam laughed and said, "One pancake per mile."

"But you said it was only seven miles," I said nervously.

I finally realized Pam was teasing me by adding two more miles onto an already lengthy trek. I would have to wade through more than 15 inches of new snow—yet another lesson in trying to second-guess Alaskan weather. It had been

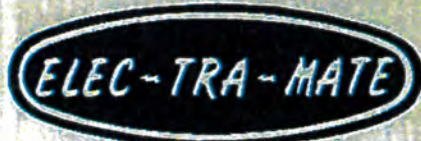
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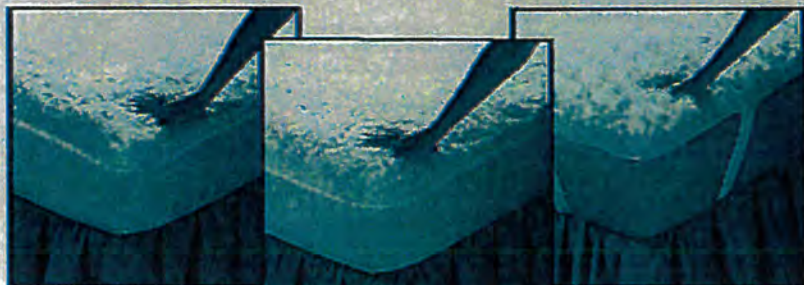
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such a clear, crisp day when I hiked in that I had gambled on getting out before it really snowed. At daybreak, Roger led me about halfway out on the trail, across the now featureless, snow-covered muskeg flats and into the

### Snow Ice Cream

On one of my hikes into Roger and Pam's cabin, I packed in a quart of fresh strawberries. Pam suggested sprinkling the berries over ice cream. I raised my eyebrows at that; ice cream didn't seem readily available. However, after supper, Roger pulled a few ingredients from the larder, stirred them together, and we were soon eating ice cream smothered with strawberries. Here's how he did it:

- Ingredients:
- 2 eggs
  - 1 can evaporated milk
  - ¾ cup sugar
  - 1 teaspoon vanilla extract
  - Fresh snow

Beat the eggs, stir in the milk, sugar and vanilla. Fold in snow until mixture is the consistency of ice cream. Serve immediately. It's important to use new-fallen snow because snow that has been on the ground for any length of time yields a grainy mixture. The fresher and lighter the snow, the smoother the ice cream.)

woods. He showed me how to find the trail the rest of the way by carefully looking for a slight linear depression in the knee-deep snow. He also loaned me a compass and said to head due east if I lost the trail. I thanked him and plowed ahead, sorry to leave.

Roger and Pam's lifestyle is the 1980s version of the Alaska dream: thousands of square miles of wilderness, few but caring neighbors, unlocked doors, and a firm reliance on one's own drive, determination and abilities. The more I thought about it as I walked out, the more I secretly wished I could join them. ☆

Ron Dalby is the editor of ALASKA® magazine. Dreary weather on his November visit "forced" him to return to Pam and Roger's cabin on a sunny spring day to take more pictures. Cross-country skis were a necessity in March; the snowpack was more than 5 feet deep by then.



## Department of Natural Resources

### ALASKA HISTORICAL COMMISSION

550 West 7th Avenue, Suite 1310  
Anchorage, Alaska 99501  
: 907.269.8721  
dnr.oha@alaska.gov

8700

## ALASKA'S GEOGRAPHIC NAMES a program of the ALASKA HISTORICAL COMMISSION

The Alaska Historical Commission serves as the geographic names board for the State of Alaska (AS 41.35.350). The citizen board, chaired by the Lt. Governor, reviews names proposed for lakes, streams, mountains, and other physical features in the state. The commission coordinates its program with the U.S. Board on Geographic Names. The commission has established a process to consider proposals, as has the federal board. It takes at least a year to name a geographic feature.

In 1982 the State of Alaska enacted a law urging the state geographic names board to consider Alaska Native place names for geographic features in the state that have not previously been named, using Native language writing systems accepted by the Alaska Native Language Center, University of Alaska Fairbanks.

The U.S. Board on Geographic Names has a policy to identify a single official name and spelling for each geographic feature. One or more **variant** names can be identified if needed for clarity or reference. A variant is any current or historic name or spelling for a geographic feature other than the official name. It might appear on maps in parentheses following the official name.

To propose an official name for a geographic feature, an application is made to the Alaska Historical Commission. The form is available at:  
[http://www.dnr.alaska.gov/Assets/uploads/DNRPublic/parks/oha/designations/AKgeographicname\\_app.pdf](http://www.dnr.alaska.gov/Assets/uploads/DNRPublic/parks/oha/designations/AKgeographicname_app.pdf) or from the Office of History & Archaeology, 550 West 7<sup>th</sup> Ave., Suite 1310, Anchorage, AK 99501, 907.269.8721. The complete application and supporting material should be mailed, delivered to the office, or sent by email to [dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov).

All proposals must be accompanied by a **map** showing U.S. Geological Survey information and identifying clearly the feature to be named. Additional maps are encouraged that show the immediate area around the feature to be named, or show the feature in relation to major geographic features, communities, and roads as appropriate. Photographs and other identifying aids are useful but are not required.

**Evidence of local support** is encouraged. These might be letters, petitions, newspaper articles, and letters to the editor, showing public awareness and endorsement of the proposed name. The proposer must establish that property owners of the feature or close to it have been made aware of the name proposal and given a chance to comment.

## GUIDELINES

In the review of a proposed name, the Alaska Historical Commission uses the following guidelines and the policies of the U.S. Board on Geographic Names (*Principles, Policies, and Procedures for Domestic Geographic Names*, <http://geonames.usgs.gov/domestic/policies.htm>). A proposal must identify the type of proposed name from the categories below, address the special conditions, and establish why the feature needs an official name.

### Local usage

Active local use is the single, best reason to name a geographic feature. Local usage refers to a name for a geographic feature that has evolved over a period of years, is called that name by the community or area as a whole, and is supported by local petitions, oral histories, documents, or other publications. A feature named by the applicant is not considered local usage, even when the applicant has called the feature by that name for a number of years.

The Alaska Historical Commission encourages the proposer to:

- include evidence of common verbal or written usage of the proposed name, such as petitions signed by local residents, resolutions, or letters of support for the proposed name from local government entities and community groups

### Descriptive names (includes features named by applicant)

The Alaska Historical Commission asks the proposer to establish that:

- the name is relevant and descriptive of the feature
- the name is not in use elsewhere in the region (unless for a related feature)
- the name is in good taste and not frivolous
- the name has been used for a minimum of five years and evidence is provided of the use
- the property owners of the feature and those living adjacent to it have been notified of the proposed name and given a chance to comment on it

### Alaska Native names

The Alaska Historical Commission asks the proposer to establish that:

- the name is or was in common local use and that use is documented
- the name is linguistically appropriate to the area in which it is to be applied
- the land owner has been notified of the proposed name and given a chance to comment on it
- there has been consultation on the spelling and use of diacritical marks (special marks not normally used in the English alphabet) with all Native groups in the area and with the Alaska Native Language Center, University of Alaska Fairbanks



### **Commemorative names** *(please read the special section)*

The Alaska Historical Commission asks the proposer to establish that:

- the individual has been deceased for five (5) years and evidence of this (such as an obituary and biography) is provided
- the individual made a significant, acknowledged contribution over time to the community or state
- the individual had a direct association with the feature for a period of years
- there is local support by residents and local authorities as evidenced by including letters, petitions, and resolutions

### **Historical names**

The Alaska Historical Commission asks the proposer to establish that:

- the proposed name was in common local use and that use is documented
- the name is clearly associated with the area

### **Name changes**

The Alaska Historical Commission is reluctant to change existing names, but will consider doing so if the proposer demonstrates a compelling reason and if there is local support for the change. It has been shown that changing long-standing names can cause confusion and unforeseen costs.

The Alaska Historical Commission asks the proposer to establish, as appropriate, that:

- the current official name is derogatory to a racial, ethnic, gender, or religious group
- the current official name is duplicative and causing confusion
- the current official name is not spelled correctly
- there is extensive local support by local authorities and residents for the name proposed and the name change as evidenced by letters, local petitions, and resolutions from local government entities and organizations
- the property owners of the feature and adjacent to it have been notified of the proposed name and given a chance to comment

### **Names in wilderness areas** (including wilderness study areas)

The Alaska Historical Commission does not approve names for natural features in federally designated wilderness areas or study areas unless the proposer demonstrates that an exception is warranted.

The Alaska Historical Commission asks the proposer to establish that:

there is an overriding need to name the feature (such as for purposes of safety, education, or area administration)

the land manager has been consulted and provided the opportunity to comment on the proposed name

#### **Associative names**

The Alaska Historical Commission accepts, in fact encourages, using the same name for features related to each other, such as forks of a river or a creek that comes from a glacier.

The Alaska Historical Commission asks to proposer to establish:

- the relationship between the two features using maps
- the property owners of the features and those adjacent to them have been notified of the proposed name and given a chance to comment
- the provisions for descriptive, commemorative, Alaska Native, wilderness and other categories are addressed as well

#### **COMMEMORATIVE NAMES**

A commemorative name of a geographic feature is to honor and recognize an individual who has made an outstanding or noteworthy contribution to an area or the state, or is a national or international figure. A commemorative name might be for an event. A commemorative place name is not intended to memorialize a family member, friend, pet or animal.

Proposals containing a given name (first or last) or nickname of an individual are considered commemorative. The full name of a person as part of a geographic name normally is not approved unless surname use alone would be ambiguous.

The person must have been deceased *for at least five (5) years* before the Alaska Historical Commission will consider a commemorative name proposal. An obituary or biography of the individual must be part of the proposal. The information should establish the individual's *direct association* with the feature, and that the individual made a *significant contribution* to the area in which the feature is located.

*Direct association.* To commemorate an event, it should have occurred at or near the feature or have had an impact on the region or state. To commemorate a person, the individual should have been physically present at or near the feature for a number of years, or engaged in some activity that affected the feature. A person's death on or at a feature, such as a mountaineering accident or plane crash, or the ownership of land adjacent to or of the feature, and recreational use or visits to a feature do not normally meet this criterion.

*Significance.* The proposer must establish why the event or individual is particularly worthy of recognition. The importance of an event can be in the social, political, economic, scientific, or cultural areas. The contribution of an individual must be notable, of consequence, and have had an impact on the community,



region or state. A significant contribution is an extraordinary effort, achievement, or impact. It may come from the individual's work, professional or civic activities, and can be in the social, political, economic, scientific, or cultural areas. The contribution should have benefitted Alaskans beyond the individual's immediate circle of family and friends. Generally, these individuals will have been recognized through a letter of thanks from the Governor or Legislature, certificates of appreciation from an agency or group, awards, newspaper articles featuring the contribution made, dedication of local man-made features (park, street, garden, building), and the like. The individual might be a historical figure.

Features in Alaska can be named for events of significance nationally or internationally. Features also can be named for persons who made a significant contribution nationally or internationally, especially if the contribution was exceptional and unique. In such instances, the requirement of direct association does not need to be met, but the other requirements for commemorative names must be met.

Commemorative name proposals must demonstrate local residents have been advised of the proposal. Proposals should include evidence of local support by local authorities and residents attesting to the individual's association with the feature and significant contribution locally, to the state or nation, or internationally.

### **GEOGRAPHIC NAMING PROCESS**

Upon receipt, a name proposal is reviewed for completeness. If necessary, the applicant is asked for additional information. Of particular concern is that adjacent land owners have been advised of the proposed name and had a chance to comment on it.

A Domestic Geographic Name Report (a U.S. Board on Geographic Names form) is prepared and sent with a map and supporting information to relevant Native groups, public land managers, local governments, and other interested parties and local media for comment on the proposed name. For proposed Native names, the Alaska Native Language Center at the University of Alaska Fairbanks is consulted. Interested parties might include local civic groups, historical organizations, pilot associations, and outdoor groups.

The Alaska Historical Commission members receive the report, map, and all public input before discussing and acting to approve or not approve a proposed name. The nine-member commission meets at least two times a year. Commission members reference these guidelines in their formal action. The applicant is notified of the meeting at which the commission will consider their proposed name and provided with copies of comments received from reviewers. Every meeting has a public comment period when an applicant and others interested in the proposed name can address commission members. Place names approved by the Alaska Historical Commission are official for the State of Alaska.

Following the meeting, applicants are notified in writing of the Alaska Historical Commission's action on their proposal. Unless tabled, the Domestic Geographic Name Report, all comments received, and record of the commission's action are sent to the U.S. Board on Geographic Names. Staff there also have a review process before the board considers and votes on a proposed name. The USBGN is the final word on choice, spelling, and official use of the place names in the U.S. Its approval makes a name official nationally. The name is entered in the Geographic Name Information System (GNIS), <http://geonames.usgs.gov/domestic/>. When a



federal map is revised and updated an effort is made to add the name, but approval does not guarantee a name will appear on USGS and other federal maps.

The Alaska Office of History & Archaeology has a program manager for geographic names who can answer questions or provide additional information.

[AHC adopted 12.8.2015]

[Link updates 04.05.2017]

**COMMISSION BUSINESS**  
**Upcoming PC Agenda Items**

**COMMISSION BUSINESS**







**MATANUSKA-SUSITNA BOROUGH**  
**Planning and Land Use Department**  
350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7822  
Email: [planning.commission@matsugov.us](mailto:planning.commission@matsugov.us)

## MEMORANDUM

DATE: March 05, 2021

TO: Planning Commissioners

FROM: Alex Strawn, Director of Planning and Land Use

SUBJECT: Items tentatively scheduled for future PC Meetings or Administrative Actions and Updates on PC items sent to the Assembly

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**April 5, 2021** (*MSB Assembly Chambers*)

### Introduction for Public Hearing Quasi-Judicial

1. **Resolution PC 21-08**, A Request To Modify A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Dispensary (Talkeetna Restaurant), Located At 13605 E. Main Street; Tax ID #8088B12L014A-1; Within Township 26 North, Range 5 West, Section 24, Seward Meridian. Public Hearing: April 19, 2021 (*Applicant: Sassan Mossanen, dba Talkeetna Restaurant*).
2. **Resolution PC 21-09**, A Request To Modify A Conditional Use Permit In Accordance with MSB 17.25 – Talkeetna Special Land Use District, For The Expansion Of An Existing Commercial Use (Talkeetna Restaurant) Greater Than 4,000 Square Feet In Size, Located At 13605 E. Main Street; Tax ID 8088B12L014A-1; Within Township 26 North, Range 5 West, Section 24, Seward Meridian. Public Hearing: April 19, 2021 (*Applicant: Sassan Mossanen, dba Talkeetna Restaurant*).

### Introduction for Public Hearing Legislative

1. **Resolution PC 21-07**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Assembly Adoption Of An Ordinance Adopting MSB 17.31 - Supplemental Wetlands Mitigation Provisions For Large-Scale Projects Requiring United States Army Corps Of Engineers Individual Permits Under Section 404 Of The Clean Water Act; And Amending MSB 1.45.100 Schedule Of Fines For Infractions. Public Hearing: April 19, 2021 (*Staff: Ted Eischeid and Alex Strawn*).

**Agency/Staff Reports**  
(None)

## Land Use Classifications

(None)

## Public Hearing Quasi-Judicial

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

## Public Hearing Legislative

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

## Unfinished Business

(None)

## New Business

(None)

## Commission Business

- Adjudicatory (*if needed*)
- Upcoming Planning Commission Agenda Items (*Staff: Mark Whisenhunt*)

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**April 19, 2021** (*MSB Assembly Chambers*)

## Introduction for Public Hearing Quasi-Judicial

(None)

## Introduction for Public Hearing Legislative

(None)

## Agency/Staff Reports

(None)

## Land Use Classifications

(None)

## Public Hearing Quasi-Judicial

1. **Resolution PC 21-08**, A Request To Modify A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Dispensary (Talkeetna Restaurant), Located At 13605 E. Main Street; Tax ID #8088B12L014A-1; Within Township 26 North, Range 5 West, Section 24, Seward Meridian. Public Hearing: April 19, 2021 (*Applicant: Sassan Mossanen, dba Talkeetna Restaurant*).
2. **Resolution PC 21-09**, A Request To Modify A Conditional Use Permit In Accordance with MSB 17.25 – Talkeetna Special Land Use District, For The Expansion Of An Existing Commercial Use (Talkeetna Restaurant) Greater Than 4,000 Square Feet In Size, Located At 13605 E. Main Street; Tax ID 8088B12L014A-1; Within Township 26 North, Range 5 West, Section 24, Seward Meridian. Public Hearing: April 19, 2021 (*Applicant: Sassan Mossanen, dba Talkeetna Restaurant*).

## Public Hearing Legislative

1. **Resolution PC 21-07**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Assembly Adoption Of An Ordinance Adopting MSB 17.31 - Supplemental Wetlands Mitigation Provisions For Large-Scale Projects Requiring United States Army Corps Of Engineers Individual Permits Under Section 404 Of The Clean Water Act; And Amending MSB 1.45.100 Schedule Of Fines For Infractions. Public Hearing: April 19, 2021 (*Staff: Ted Eischeid and Alex Strawn*).

## Unfinished Business

(None)

## New Business

(None)

## Commission Business

- Adjudicatory (*if needed*)
- Upcoming Planning Commission Agenda Items (*Staff: Mark Whisenhunt*)

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**May 3, 2021** (*MSB Assembly Chambers*)

## Introduction for Public Hearing Quasi-Judicial

(None)

## Introduction for Public Hearing Legislative

(None)

## Agency/Staff Reports

(None)



**Land Use Classifications**

*(None)*

**Public Hearing Quasi-Judicial**

*(None)*

**Public Hearing Legislative**

*(None)*

**Unfinished Business**

*(None)*

**New Business**

*(None)*

**Commission Business**

- Adjudicatory *(if needed)*
- Upcoming Planning Commission Agenda Items *(Staff: Mark Whisenhunt)*

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**May 17, 2021** *(MSB Assembly Chambers)*

**Introduction for Public Hearing Quasi-Judicial**

*(None)*

**Introduction for Public Hearing Legislative**

*(None)*

**Agency/Staff Reports**

*(None)*

**Land Use Classifications**

*(None)*

**Public Hearing Quasi-Judicial**

*(None)*

**Public Hearing Legislative**

*(None)*

**Unfinished Business**

*(None)*

**New Business**

*(None)*

**Commission Business**

- Adjudicatory *(if needed)*
  - Upcoming Planning Commission Agenda Items *(Staff: Mark Whisenhunt)*
-

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## Upcoming PC Actions

### Quasi-Judicial

- D&S Alaskan Trail Rides, Inc. – Denali SpUD, 29N05W33D012 and 29N05W33D0028 (*Staff: Mark Whisenhunt*).
- Nu Aspen LLC – Talkeetna SpUD, 5352B12L014A (*Staff: Mark Whisenhunt*).
- Nu Aspen LLC – Regulation of Alcoholic Beverages, 5352B12L014A (*Staff: Mark Whisenhunt*).
- Northern Alliance – Marijuana Cultivation Facility, 17N04W25D005 (*Staff: Mark Whisenhunt*).
- QAP – Sylvan Pit – Conditional Use Permit for Earth Materials Extraction, 17N02W10C001 (*Staff: Mark Whisenhunt*).
- Alaskan Originals – Marijuana Retail Facility, 5060B01L001A (*Staff: Mark Whisenhunt*).
- Bad Gramm3r – Modification to Conditional Use Permit for Marijuana Retail Facility, 1068000L020 (*Staff: Mark Whisenhunt*).

### Legislative

- Lake Management Plan update (*Staff: Ted Eischeid/Kim Sollien*).
- Wetlands Ordinance update (*Staff: Kim Sollien*).

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## Other Upcoming Administrative Actions (Not going to the PC)

- Aldeman – Multifamily Permit; 17N01W18B011 (*Staff: Mark Whisenhunt*).
- Hindermann – Nonconforming Structures (amnesty), 6043B01L005 (*Staff: Mark Whisenhunt*).
- Vincent – Nonconforming Structures (amnesty), 1068000L034 (*Staff: Mark Whisenhunt*).
- Fenner – Nonconforming Structures (amnesty), 1050000L012 (*Staff: Mark Whisenhunt*).
- Murri – Multifamily Development Permit, 18N02W34C007 (*Staff: Mark Whisenhunt*).
- Hatcher View – Multifamily Development Permit, 1280B03L002 (*Staff: Mark Whisenhunt*).
- Frontier Dream – Administrative Permit for Earth Materials Extraction, 5745000L002 (*Staff: Mark Whisenhunt*).
- Midnight Landing Lot 2 – Multifamily Permit, 7702000L002 (*Staff: Mark Whisenhunt*).
- Vincent – Nonconforming Structures (amnesty), 1068000L034 (*Staff: Mark Whisenhunt*).
- Frontier Plaza Subd – Administrative Permit for Earth Materials Extraction, 18N01E31A004 (*Staff: Mark Whisenhunt*).
- Bayview Partners – Administrative Permit for Earth Materials Extraction, 17N01E23B003 (*Staff: Mark Whisenhunt*).
- Green Degree – (Clapp) Marijuana Retail Facility, 1011B01T001-2 (*Staff: Mark Whisenhunt*).
- Station 8-2 – Administrative Permit for a Tall Structure, 17N04W24B010 (*Staff: Mark Whisenhunt*).

## PC Decisions Currently Under Appeal

- **Resolution PC 20-29**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Adopting Findings Of Fact And Conclusions Of Law Supporting The Denial Of PC Resolution 20-18 Concerning A Request For A Variance From MSB 17.55 To Allow An Existing Single-Family Residence To Encroach Into The Required 75-Foot Waterbody Setback At 5782 S. Big Lake Road (Tax ID# 6142000L006); Within Township 17 North, Range 3 West, Section 29, Seward Meridian (*Applicant: Dennelle Seetomona on behalf of Janice Ellsworth, Staff: Mark Whisenhunt*).  
**The decision of the Planning Commission was upheld.**  
**Filed in Superior Court.**
- **Resolution PC 20-30**, A Conditional Use Permit (CUP) In Accordance With MSB 17.60 – Conditional Uses; Allowing The Operation Of A Junkyard/Refuse Area, Located At 743 West Sunrise Drive (Tax ID# 640500L006); Within Township 18 North, Range 2 West, Section 33, Seward Meridian (*Applicant: Dewayne Creech for Creech's Junkyard, Staff: Mark Whisenhunt*).  
**BOAA Hearing: December 28, 2020.**  
**The decision of the Planning Commission was upheld.**
- **Resolution PC 20-41**, A Conditional Use Permit Request In Accordance With MSB 17.70 – Regulation Of Alcoholic Beverage Uses; Has Been Submitted By Ashlee Stetson, On Behalf Of The Office, For The Operation Of A Beverage Dispensary (Bar) Located At 1987 E. Bogard Road, Tax ID #9057000L002; Within Township 17 North, Range 1 West, Section 2, Seward Meridian (*Applicant: Ashlee Stetson, on behalf of The Office; Staff: Mark Whisenhunt*).  
**BOAA Case #21-02**  
**BOAA Hearing: Filed December 30, 2020.**
- **Resolution PC 20-47**, A Resolutin Of The Matanuska-Susitna Borough Planning Commission Approving The Modification oOf An Existing Conditional Use Permit For the Operation Of A Marijuana Retail Facility At 3361 West Machen Road, Tax ID# 2420B02L001; Located Within Township 17 North, Range 1 West, Section 7, Seward Meridian (*Applicant: Kerby Coman, Staff: Joe Metzger*).  
**BOAA Case # 21-03**



**Updates on PC items before the Assembly (Pending/Complete)**

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
<b>Resolution PC 20-12</b> , Recommending Assembly Adoption Of MSB 17.68, Outdoor Shooting Facilities, In Order To Establish Standards For Commercial, Educational, And Nonprofit Outdoor Shooting Facilities ( <i>Staff: Alex Strawn</i> ).		ORD # 20-025	IM # 20-047
Actions:	07/20/20 – PC Introduction 08/03/20 – PC Public Hearing –Failed 10/06/20 – Assembly Introduction 11/17/20 – Assembly Public Hearing 12/01/20 – Passed as Amended		
Reso		ORD/Reso #	IM
<b>Resolution PC 20-44</b> , Recommending Approval Of An Ordinance Amending MSB 17.60 To Create An Administrative Permit Process For Marijuana Cultivation Facilities And Changing The Applicability Of MSB 17.60 To Include Facilities That Are Less Than 500 Square Feet ( <i>Staff: Alex Strawn</i> ).		ORD # 20-071	IM # 21-143
Actions:	11/16/20 – PC Introduction 12/07/20 – PC Public Hearing –Failed 02/02/21 – Assembly Introduction 02/16/21 – Assembly Public Hearing		
Reso		ORD/Reso #	IM
<b>Resolution PC 20-45</b> , Recommending Approval Of An Ordinance Amending MSB 17.60 To Create Hours Of Operation For Marijuana Retail Facilities And Adding Additional Standards For Retail Facilities With Marijuana Consumption Areas ( <i>Staff: Alex Strawn</i> ).		ORD # 20-071	IM # 21-143
Actions:	11/16/20 – PC Introduction 12/07/20 – PC Public Hearing –Failed 02/02/21 – Assembly Introduction 02/16/21 – Assembly Public Hearing 02/16/21 – Assembly Decision: Postponed Indefinitely/Come Back As Two Separate Ordinances.		