

## 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, Planning & Land Use Director  
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*

**April 5, 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 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. March 15, 2021, Regular Meeting Minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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; Staff: Mark Whisenhunt).
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; Staff: Mark Whisenhunt).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 21-07**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Adopting MSB 17.31 Supplemental Wetlands Mitigation Provisions For Large-Scale Projects That Permanently Impact 10 Or More Acres Of Waters Of The United States 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).

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.*

- A. **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).
- X. PUBLIC HEARING: LEGISLATIVE MATTERS
  - A. **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).
  - B. **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 (Staff: Peggy Horton).
- XI. CORRESPONDENCE & INFORMATION
- XII. UNFINISHED BUSINESS
- XIII. NEW BUSINESS
- XIV. COMMISSION BUSINESS
  - A. Upcoming Planning Commission Agenda Items
- 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.**

# **MINUTES**

## **March 15, 2021**

**MINUTES**



The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 15, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:20 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

Mr. Jason Ortiz, Assembly District #2  
Ms. Patricia Chesbro, Assembly District #3  
Ms. Colleen Vague, Assembly District #4, Chair\*  
Mr. Chris Elder, Assembly District #5\*  
Mr. Stafford Glashan, Assembly District #6\*

Planning Commission members absent and excused were:

Ms. Mary Anderson, Assembly District #1, Vice-Chair  
Mr. Sassan Mossanen, Assembly District #7

Staff in attendance:

Ms. Karol Riese, Planning Commission Clerk  
Ms. Peggy Horton, Planner II  
Mr. Mark Whisenhunt, Planner II

\*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 Mark Whisenhunt.

## **IV. CONSENT 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*).

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

*(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS

*(There were no Agency/Staff Reports.)*

VII. LAND USE CLASSIFICATIONS

*(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

*(There were no Quasi-Judicial public hearings.)*

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*)

Mr. Whisenhunt provided a brief update of items under appeal and introduced Peggy Horton.

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

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

*(There were no comments made)*

**XVI. ADJOURNMENT**

The regular meeting adjourned at 6:27 p.m.

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COLLEEN VAGUE, Planning Commission  
Chair

ATTEST:

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KAROL RIESE, Planning Commission Clerk

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



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# **INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL**

**Resolution No. PC 21-08**

**Sassan Mossanen dba Talkeetna Restaurant**

**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) 861-7876

Email: [permitcenter@matsugov.us](mailto:permitcenter@matsugov.us)

Matanuska - Susitna Borough  
Development Services

SEP 16 2019

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

Received

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  
☐ \$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: 26N4TH Range: 5WEST Section: 24, Meridian Seward

MSB Tax Account # 8088B12L014A-1

SUBDIVISION: Talkeetna Townsite BLOCK(S): 12, LOT(S): 14A-1

STREET ADDRESS: 13605 E. Main Street Talkeetna, AK 99676

(US Survey, Aliquot Part, Lat. /Long. etc) \_\_\_\_\_

**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

Name of Property Owner

Nu Aspen, LLC Sassan Massanen

Address: PO Box 1021

Talkeetna, AK 99676

Phne: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 907-355-1169

E-mail Sassanmadenlibrewing.com

Name of Agent/ Contact for application

Liz Olberding Architect

Address: 101 State Street

Hood River, OR 97031

Phne: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 907-230-9871

E-mail liz@owarch.com

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:	Attached
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?	X
2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	X

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?	X
4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?	X
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?	X
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?	X
7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?	X
8. Will access to the premises create an unreasonable traffic hazard?	X
9. Will a reasonably expected increase in traffic overtax the existing road system?	X
10. Is the use compatible with the character of the surrounding neighborhood?	X
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?	X
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?	X
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?	X

Supplemental Information – Explain in Detail	Attached
1. Maximum occupancy capacity of facility as determined by Fire Marshall	TBD
2. Number of employees proposed to work on largest work shift.	25
3. Number of regular parking spaces provided.	9
4. Number of handicapped parking spaces provided.	1
5. Is the use a sole occupant in a building or a tenant in a building?	YES
6. Total square footage of space in building occupied by this use.	Attached; 7,138
7. Hours of operation.	11AM-12AM
8. Noise mitigation measures	YES, Attached



<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.	X
2. Dimensions of all structures	X
3. Interior floor plans (specific location of the use or uses to be made of the development)	X
4. Signage – Existing and Proposed	X
5. Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	X
6. Proposed contouring	NA
7. Vegetation and any landscaping	X
8. Buffering – Fences, trees, topography, or berms	X
9. Drainage	NA
10. Vehicular and pedestrian circulation patterns	X
11. Exterior site lighting	X
12. Distance(s) to the nearest intersection in all directions from proposed permit site along roads adjacent to the site.	X
13. Location and dimensions of parking areas to be provided	X
14. Boundary protection	X
15. Scale and north arrow.	X

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

MSB Tax parcel ID #(s) 178020180010 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.

Signature: Property Owner

Printed Name

Date

Signature: Agent

Printed Name

Date



RECEIVED  
JUL 24 2019

Attention Matanuska Susitna Borough Planning Department:

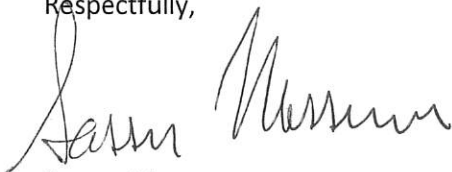
PERMIT CENTER

The purpose for the application contained within is to expand on Talkeetna Restaurant, LLC dba Denali Brewpub's CUP for Beverage Dispensary License (BDL). Increase in year-round special events and the need for greater flexibility in day-to-day operations is leading us to request the expansion of BDL use to the areas listed in the attached drawings.

The area primarily impacted by this expansion will be the second floor. Currently, this area also has an application for expansion of commercial use beyond 4,000 Sq./ft to conform with Talkeetna Special Use District requirements. We respectfully ask the borough staff to consider the two applications for expansion of commercial use and expansion of BDL use at the same time. The projects are related and the ability to address both will facilitate the public's understanding of our ask.

In addition to the two CUP requests is platting work currently taking place to help clean up nonconformities which existed when we purchased the properties. We just celebrated 10 years of running a restaurant and brewery in Talkeetna. We hope our focus on safety, quality, and community can pave the way for many more years of job creation and service. Thank you for the opportunity!

Respectfully,



Sassan Mossanen

Talkeetna Restaurant, LLC dba Denali Brewpub

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?

Talkeetna Restaurant, LLC dba Denali Brewpub is located on Main St in downtown Talkeetna. The establishment has a CUP for its current use of a beverage dispensary license. Main Street. is a mixed-use area with many other bars and restaurants servicing locals and visitors. Expansion of the beverage dispensary use will enable Denali Brewpub to better serve the need for banquet and mid-size group gatherings. Enabling the service of alcoholic beverages to guest in these areas would be a service that guests would expect, and not detract from the value, character or integrity of town.

2. Will granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

Denali Brewpub is an existing business with 10 years of operations experience in Talkeetna. Its existing CUP has been in use since 2013. Expansion of the conditional use will enable Denali Brewpub to better serve visitors and the community. Permitting banquet, conference, or group gathering guests to enjoy alcoholic beverages will not be harmful to the public health, safety, convenience and welfare. Denali Brewpub has a proven track record of responsible service. We expect the project to give existing staff more off season hours and create employment, benefiting our community.

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?

The property as it currently stands meets all setbacks, lot area, buffers, and safeguards. In an effort to better meet these needs there is a current platting action taking place that will move the western property line further to the west fixing a pre-existing nonconformity. If the platting action is approved, this will create a ten-foot set back on the western property line. The property historically was four separate lots. Previous owners combined the lots to form a single lot. This lot consolidation gave the property enough lot area. This project would keep the Floor to Area (FAR) below the required amount required by the Main St. SPuD.

4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?

The use of the building does not create any dust. Hours of operation during the Summer are 11 am to 10pm. Beverage dispensary licenses do permit live entertainment, but Denali Brewpub has not had live entertainment in over 5 years. There are no noise generating actions that would create a negative impact on the properties in the area. All signs and advertising conform to the rules laid out in the Talkeetna Special use district as specified for the Main

Street area. All lights are shielded and down facing. There will be no change to any of these items.

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?

The expansion of the beverage dispensary license within the existing building does not change any of the current flows of traffic or in any way create a negative impact on the safe and efficient flow of traffic.

6. What measures are being proposed to reduce any negative effects upon adjacent and nearby properties by property line buffers and atrial 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 exists onto the highways, arterials and collectors and where the surrounding area is predominately residential character of the development?

The property is regularly maintained with flowers and other plants to keep a clean and beautiful appearance. All lights are down facing and shielded to ensure light does not spill on to adjacent properties. Recent remodel work has moved mechanical equipment onto the roof reducing noise and enhancing visual appearance. Employees are encouraged to park outside of downtown area. There is also a fitness challenge that rewards employees for riding bikes or walking to work. The expansion of the beverage dispensary license within the existing building will not change the long-standing mixed-use nature of town.

7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

The majority of visitors to Talkeetna's Main Street district arrive by bus, train, or taxi. Currently the property exceeds the number of required parking spots by 5. We do not believe the expansion of the beverage dispensary license is going to significantly increase the demand for parking. The expansion of the Beverage Dispensary will permit us to better serve the customers that already come to town.



8. Will access to the premise create an unreasonable traffic hazard?

The expansion of the Beverage Dispensary License to new service area will not be changing the existing traffic pattern. The existing pattern has been functioning with no hazard that we are aware of. We do not believe issuing the permit will have an impact on the existing traffic pattern.

9. Will a reasonably expected increase in traffic overtax the existing road system?

Denali Brewpub is accessed by a State of Alaska maintained road. We do not believe our ability to serve customers in our new service area will create a situation in which the road system will be overtaxed.

10. Is the use compatible with the character of the surrounding neighborhood?

Talkeetna's Main Street district is home to multiple other restaurants, bars, and food trucks. There are also numerous retail establishments. There are also a handful of residential homes and lodging options in the Main Street district. The use of our Beverage Dispensary License will not impact 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?

Denali Brewpub is a family run, employee owned business that prides itself on responsible service of alcohol. The pub has a restaurant designation which means it is a family friendly environment. We have not seen any increase in crime due to the business operations over the last 10 years. All staff are required to maintain current professional alcohol training certificates. There is a zero-tolerance policy for over service of alcohol. In addition, no persons are allowed on the premise if they are intoxicated. The Brewpub also offers free nightly taxis to customers needing rides back to nearby lodging.

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 last 12 months preceding the application?

No

13. Has the applicant or person with an interest in the application demonstrated that the person is trustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?

The applicant has lived in the Talkeetna area since 1996 with a long history of job creation and responsible service to the community. The applicant has federal manufacturing licenses which require federal background checks. No criminal history, not even any moving violations.

## Joseph Metzger

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**From:** Joseph Metzger  
**Sent:** Wednesday, October 2, 2019 11:03 AM  
**To:** Sassan Mossanen  
**Subject:** RE: 3121 & 5269 dba Denali Brewpub Approved AB-14s

Hi Sassan,

Thanks for providing this information. I will incorporate these documents, as well as the AB-03 when I receive that, into your application material. This email was good timing on your part as your CUP applications are next on my list to review. I plan on starting the reviews this afternoon and will let you know in the near future if I need any additional information or clarification on anything. As always if you have any questions, concerns, or need clarification on anything, don't hesitate to contact me.

Respectfully,

Joe Metzger  
MSB Planner II  
907-861-7862

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**From:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Sent:** Wednesday, October 2, 2019 10:25 AM  
**To:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Subject:** FW: 3121 & 5269 dba Denali Brewpub Approved AB-14s

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Joe,

Just in from AMCO. I will follow with our AB-03 once they get that to us too. In the meantime, is there anything else you all need from us. Hope all is well and as always thank you!

Sassan Mossanen  
General Manager  
Talkeetna Restaurant, LLC  
Talkeetna Alaska

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**From:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Sent:** Wednesday, October 2, 2019 8:29 AM  
**To:** Sassan Mossanen <[sassanm@denalibrewing.com](mailto:sassanm@denalibrewing.com)>  
**Cc:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Subject:** 3121 & 5269 dba Denali Brewpub Approved AB-14s

Good morning,

Attached are copies of your approved AB-14s for the Denali Brewpub. Once the AB-03 has been approved by the Director, our enforcement team should send you a new Restaurant Designation Permit.

Let me know if you have any questions.

Best,

A handwritten signature in black ink, appearing to read "John Church", written over a horizontal line.

John Church  
Occupational Licensing Examiner



## Joseph Metzger

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**From:** Joseph Metzger  
**Sent:** Thursday, October 10, 2019 6:10 PM  
**To:** Sassan Mossanen  
**Subject:** RFAI Denali Brewpub CUPs  
**Attachments:** Denali Brewpub Beverage Dispensary RFAI 10-10-19.pdf; Denali Brewpub SPUD RFAI 10-10-19.pdf

Hi Sassan,

Attached, please find two letters requesting additional information for the two CUPs you have requested. Both letters are very similar in terms of what they are requesting, but there are some small differences. While Borough staff is processing the two permit requests simultaneously, each permit is separate and each permit request has a specific file. Staff realizes your additional information submittals may be similar in nature or exact, but please respond to each request separately.

As always if you have any questions or need clarification on anything, don't hesitate to reach out to me.

Respectfully,

Joe Metzger  
MSB Planner II  
907-861-7862



## **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

[www.matsugov.us](http://www.matsugov.us)

October 10, 2019

Sassan Mossanen  
Nu Aspen, LLC  
Denali Brewpub  
PO Box 1021  
Talkeetna, AK 99676

SUBJECT: Conditional Use Permit Application – Request for Required Information  
LOCATION: 13605 E. Main Street (Tax ID: 5352B12L014A)

Dear Mr. Mossanen,

Borough staff has reviewed the application material and the site plan(s) submitted on September 16, 2019 for a Conditional Use Permit to operate a beverage dispensary under MSB 17.70 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request:

1. Site Plan

- a. The site plans that have been submitted are not to scale. It appears the scale for the diagrams would be accurate, however they have been submitted on a smaller paper size than the drawings are intended to be on. Please provide updated site plans to scale (these can be submitted electronically).
- b. Indicate the current height of the building and the height the building will be after the solar panels have been installed.
- c. As we discussed on the telephone and in person, the new proposed exit stairs from the second floor appear they will be in violation of the required setback (15-feet because the lot is considered a “double frontage” lot). Currently there is a variance that allows the building to be setback 11.15 feet from the alleyway. A structural change to the north side of the building such as an addition of stairs would nullify the current variance and a new variance would be needed. It is unlikely staff would support a new variance request.
- d. Please indicate the following floor area ratios: the current floor area ratio with/without the 10-ft lot addition on the west lot line, the proposed floor area ratio with/without the 10-ft lot addition on the west lot line.
- e. MSB 17.25 requires two off-street parking spaces for employees at the rear of the business. Indicate which parking spaces will be dedicated to employee parking.

2. Narrative/Other

- a. Once it has been determined by the Fire Marshall, provide the maximum occupancy capacity.
- b. Please contact Taunnie Boothby, MSB Planner II, Certified Floodplain Manager, (907-861-8526, [Taunnie.boothby@matsugov.us](mailto:Taunnie.boothby@matsugov.us) ) to determine if any of the work you are doing would require a floodplain development permit, or modification to an existing permit.

Once an application has been determined to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: [joseph.metzger@matsugov.us](mailto:joseph.metzger@matsugov.us). Thank you for your time and consideration on this matter.

Respectfully,



Joseph Metzger  
Planner II  
Matanuska-Susitna Borough

## Joseph Metzger

---

**From:** Liz Olberding <liz@owarch.com>  
**Sent:** Thursday, October 17, 2019 12:45 PM  
**To:** Joseph Metzger  
**Cc:** Sassan Mossanen  
**Subject:** Re: RFAI Denali Brewpub CUPs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Joe,

Thank you for the follow up. You are correct that without the 10-ft lot addition, the FAR for the existing lot with the proposed expanded commercial use is .6215. Since this is over the allowed maximum FAR of .60, the expanded commercial use is contingent on adding that 10-ft. I left the .6215 calculation out of the drawings because we did not want to indicate that we are asking for an exception to the .60 FAR max.

We are in the process of re-platting, but have had some delays because of the surveyor's busy schedule. We are hoping that your office can proceed with the review of CUP applications with the condition that the CUP approval is contingent on the plat approval. We are hoping these processes can happen concurrently. Please let me know if that makes sense.

Best,

Liz

---

**From:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Date:** Wednesday, October 16, 2019 at 2:18 PM  
**To:** Liz Olberding <liz@owarch.com>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** RE: RFAI Denali Brewpub CUPs

Hello Liz and Sassan,

Just a follow-up regarding the floor area ratio and the below question.

"Please indicate the following floor area ratios: the current floor area ratio with/without the 10-ft lot addition on the west lot line, the proposed floor area ratio with/without the 10-ft lot addition on the west lot line."

Drawing # A1.1 indicates the existing FAR calculation, however it uses the revised lot area after replat (12,644 sf), when the current lot size should be used (11,485 sf).

$6724 \text{ sf} / 11,485 \text{ sf} = .585 \text{ FAR}$ .

Also, without the 10-ft lot line addition, it appears the expanded commercial use FAR calculation would exceed the allowable limit.

$7138 \text{ sf} / 11485 \text{ sf} = .6215 \text{ FAR}$

Please clarify the FAR calculations (the current floor area ratio with/without the 10-ft lot addition on the west lot line, the proposed floor area ratio with/without the 10-ft lot addition on the west lot line).



Staff is aware the property is currently being replatted, but thus far only a pre-application meeting with the MSB Platting staff has occurred. Once the FAR calculations are confirmed, we can discuss the next steps of the process.

Respectfully,

Joe Metzger  
MSB Planner  
907-861-7862

---

**From:** Liz Olberding <liz@owarch.com>  
**Sent:** Tuesday, October 15, 2019 8:31 AM  
**To:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** Re: RFAI Denali Brewpub CUPs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
Thank you Joe!

---

**From:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Date:** Monday, October 14, 2019 at 2:11 PM  
**To:** Liz Olberding <liz@owarch.com>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** RE: RFAI Denali Brewpub CUPs

Hello Liz,

I have received your revised drawings and narrative for the expanded commercial use and dispensary CUP. I will review the additional information and let you know if anything else is needed, or if the application(s) are complete. Once the applications are deemed complete, we can start the public notice process and schedule the CUP hearings. If you have any questions or concerns, don't hesitate to contact me.

Respectfully,

Joe Metzger  
MSB Planner II  
907-861-7862

---

**From:** Liz Olberding <liz@owarch.com>  
**Sent:** Monday, October 14, 2019 11:44 AM  
**To:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** RE: RFAI Denali Brewpub CUPs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
Hello Joe,

Attached are revised drawings for the expanded commercial use and dispensary CUPs, along with a narrative describing the expanded commercial use for the Denali Brewpub. I believe we have addressed all of the issues listed in the two letters, but please let me know if you have further questions.

Thank you,

Liz

Liz Olberding AIA  
ARCHITECT  
104 Sherman Avenue  
Hood River, Oregon  
907 230 9871

Denali Brewpub SPUD RFAI

October 14, 2019



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?

Talkeetna Restaurant, LLC dba Denali Brewpub is located on Main St in downtown Talkeetna. The establishment has a CUP for its current use of a commercial space over 4000 sqft. Main Street. is a mixed-use area with many other bars and restaurants servicing locals and visitors. Expansion of the commercial use will enable Denali Brewpub to better serve the need for banquet and mid-size group gatherings. Enabling service to guest in these areas listed would not detract from the value, character or integrity of town.

2. Will granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

Denali Brewpub is an existing business with 10 years of operations experience in Talkeetna. Its existing CUP has been in use since 2013. Expansion of the conditional use will enable Denali Brewpub to better serve visitors and the community. Permitting banquet, conference, or group gathering will not be harmful to the public health, safety, convenience and welfare. Denali Brewpub has a proven track record of responsible service. We expect the project to give existing staff more off season hours and create employment, benefiting our community.

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?

The property as it currently stands meets all setbacks, lot area, buffers, and safeguards. In an effort to better meet these needs there is a current platting action taking place that will move the western property line further to the west fixing a pre-existing nonconformity. If the platting action is approved, this will create a ten-foot set back on the western property line. The property historically was four separate lots. Previous owners combined the lots to form a single lot. This lot consolidation gave the property enough lot area. This project would keep the Floor to Area (FAR) below the required amount required by the Main St. SPuD.

4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?

The use of the building does not create any dust. Hours of operation during the Summer are 11 am to 10pm. Beverage dispensary licenses do permit live entertainment, but Denali Brewpub has not had live entertainment in over 5 years. There are no noise generating actions that would create a negative impact on the properties in the area. All signs and advertising conform to the rules laid out in the Talkeetna Special use district as specified for the Main Street area. All lights are shielded and down facing. There will be no change to any of these items.



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?

The expansion of commercial use within the existing building does not change any of the current flows of traffic or in any way create a negative impact on the safe and efficient flow of traffic.

6. What measures are being proposed to reduce any negative effects upon adjacent and nearby properties by property line buffers and atrial 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 exists onto the highways, arterials and collectors and where the surrounding area is predominately residential character of the development?

The property is regularly maintained with flowers and other plants to keep a clean and beautiful appearance. All lights are down facing and shielded to ensure light does not spill on to adjacent properties. Recent remodel work has moved mechanical equipment onto the roof reducing noise and enhancing visual appearance. Employees are encouraged to park outside of downtown area. There is also a fitness challenge that rewards employees for riding bikes or walking to work. The expansion of commercial use within the existing building will not change the long-standing mixed-use nature of town.

7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

The majority of visitors to Talkeetna's Main Street district arrive by bus, train, or taxi. Currently the property exceeds the number of required parking spots by 5. We do not believe the expansion of the commercial use is going to significantly increase the demand for parking. The expansion of the commercial use will permit us to better serve the customers that already come to town.

8. Will access to the premise create an unreasonable traffic hazard?

The expansion of commercial use to new service area will not be changing the existing traffic pattern. The existing pattern has been functioning with no hazard that we are aware of. We do not believe issuing the permit will have an impact on the existing traffic pattern.

9. Will a reasonably expected increase in traffic overtax the existing road system?

Denali Brewpub is accessed by a State of Alaska maintained road. We do not believe our ability to serve customers in our new service area will create a situation in which the road system will be overtaxed.

10. Is the use compatible with the character of the surrounding neighborhood?

Talkeetna's Main Street district is home to multiple other restaurants, bars, and food trucks. There are also numerous retail establishments. There are also a handful of residential homes and lodging options in the Main Street district. The greater use of our existing building will not impact 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?

Denali Brewpub is a family run, employee owned business that prides itself on responsible service of alcohol. The pub has a restaurant designation which means it is a family friendly environment. We have not seen any increase in crime due to the business operations over the last 10 years. All staff are required to maintain current professional alcohol training certificates. There is a zero-tolerance policy for over service of alcohol. In addition, no persons are allowed on the premise if they are intoxicated. The Brewpub also offers free nightly taxis to customers needing rides back to nearby lodging.

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 last 12 months preceding the application?

No

13. Has the applicant or person with an interest in the application demonstrated that the person is trustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?

The applicant has lived in the Talkeetna area since 1996 with a long history of job creation and responsible service to the community. The applicant has federal manufacturing licenses which require federal background checks. No criminal history, not even any moving violations.

RECEIVED  
JAN 11 2021

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

SITE PLAN NOTES

LOT AREA: 12,941 SF

EXISTING FAR CALCULATION:

FIRST FLOOR AREA: 4,206 SF  
SECOND FLOOR AREA: 2,518 SF  
TOTAL BUILDING AREA: 6,724 SF

FAR:  $6,724 \text{ SF} / 12,941 \text{ SF} = .52 \text{ FAR}$

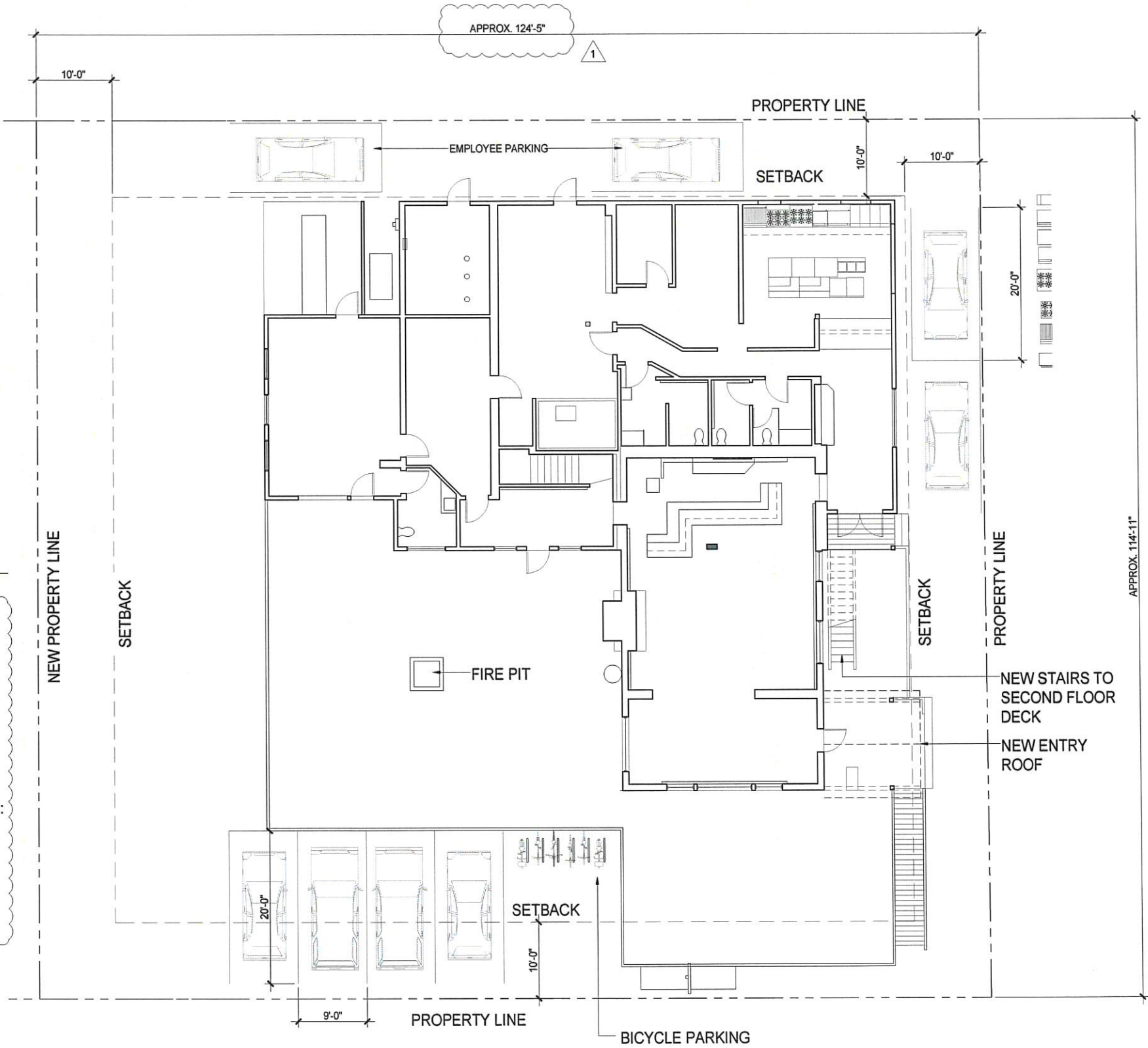
FAR CALCULATION WITH PROPOSED EXPANDED COMMERCIAL USE:

FIRST FLOOR AREA: 4,206 SF  
SECOND FLOOR AREA: 2,932 SF  
TOTAL BUILDING AREA: 7,138 SF

FAR:  $7,138 \text{ SF} / 12,941 \text{ SF} = .552 \text{ FAR}$

BUILDING HEIGHT:

EXISTING BUILDING HEIGHT: 23'-2"  
HEIGHT TO TOP OF SOLAR PANELS: 27'-4"



MAIN STREET

1 SITE PLAN  
1/8" = 1'-0" (ON 22X34) 1/16" = 1'-0" (ON 11X17)

DENALI BREWPUB  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

DATE: 1 JANUARY 11, 2021  
REVISED

SUBMITTAL:  
PERMIT DRAWINGS

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER:

A1.1

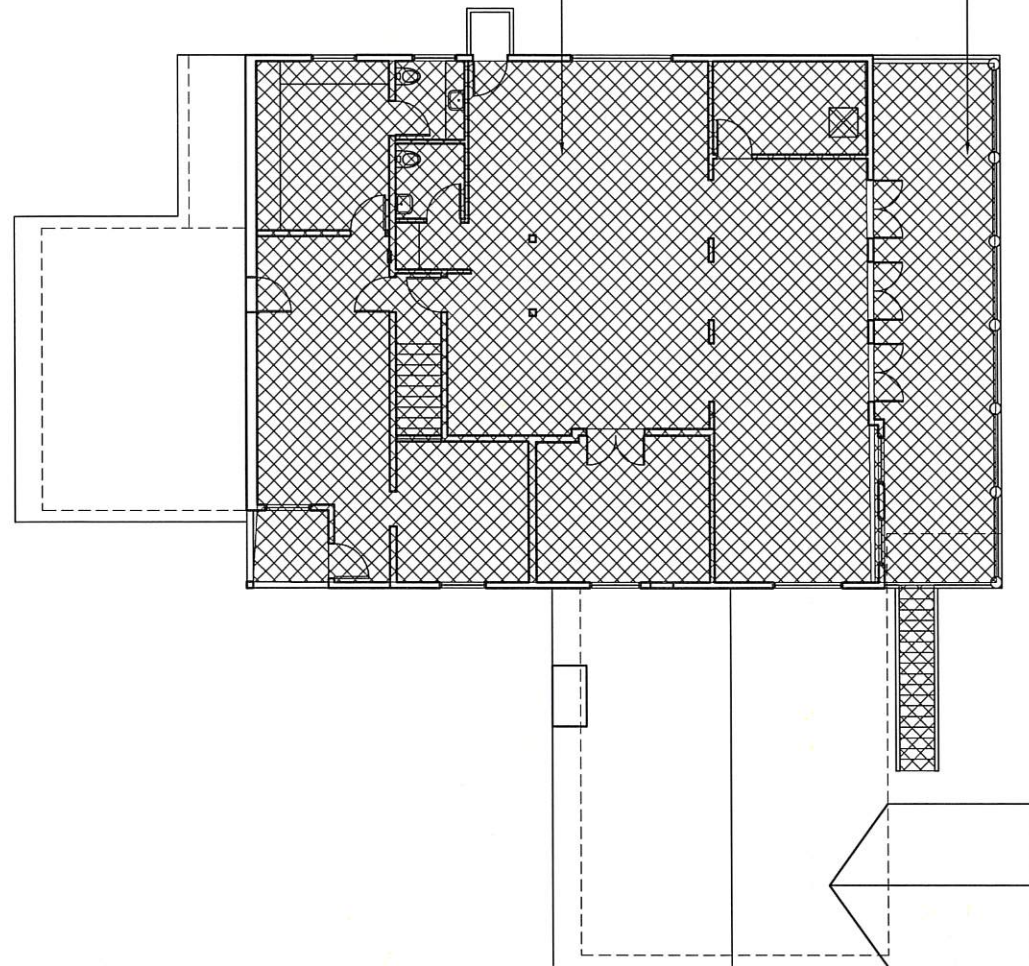


RECEIVED  
OCT 14 2019

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

NEW INTERIOR SERVICE AREA:  
2,364 SF

NEW EXTERIOR SERVICE AREA:  
512 SF



2 SECOND FLOOR PLAN

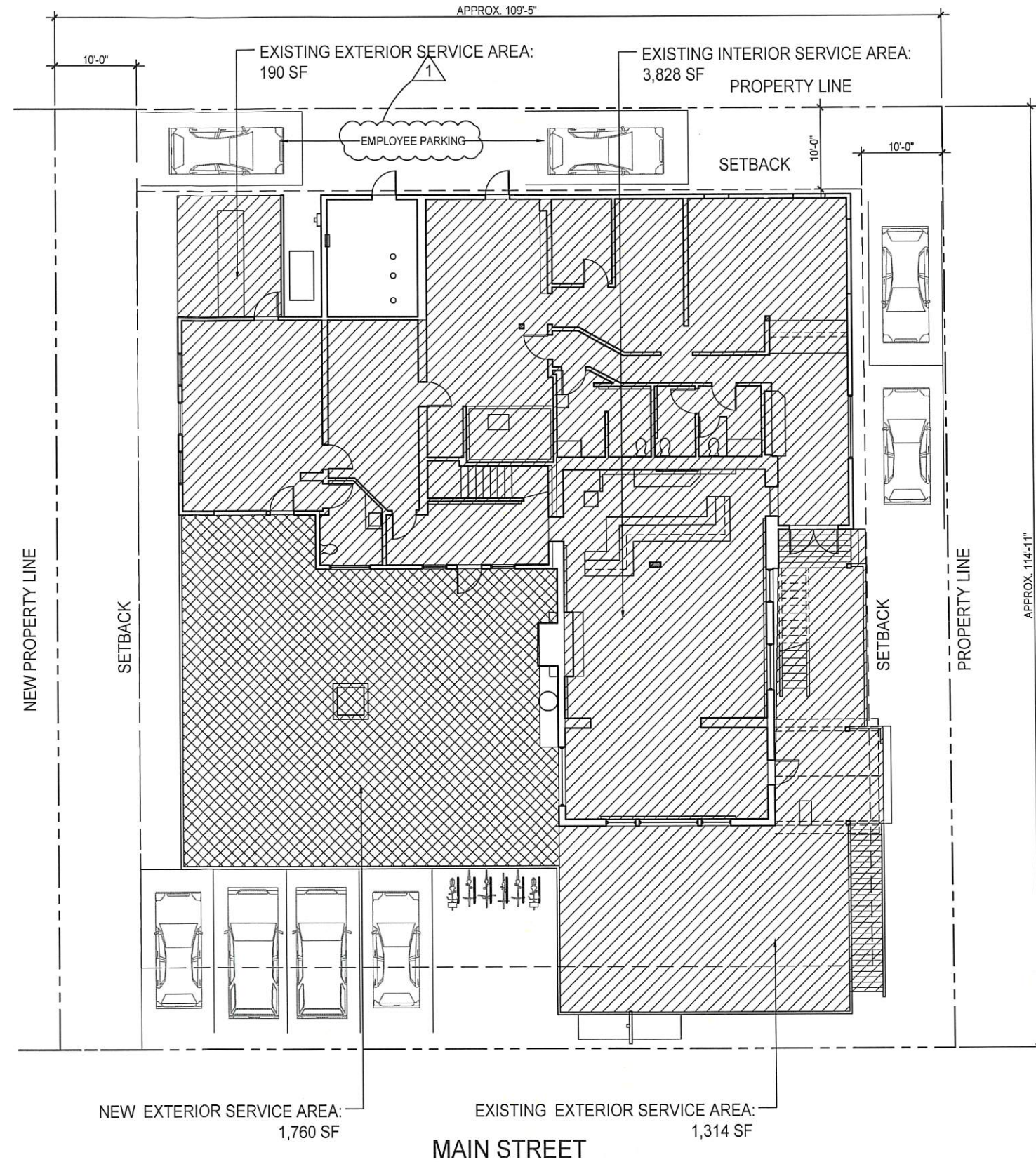
1/8" = 1'-0" (ON 22X34) 1/16" = 1'-0" (ON 11X17)

AREA SUMMARY

PLANS INDICATE THE EXTENT OF EXISTING AND EXPANDED BEVERAGE DISPENSARY.

FIRST FLOOR	EXISTING	ADDITIONAL	TOTAL
INTERIOR DISPENSARY AREA:	3,828 SF	0 SF	3,828 SF
EXTERIOR DISPENSARY AREA:	1,504 SF	1,760 SF	2,386 SF
SECOND FLOOR:	EXISTING	ADDITIONAL	TOTAL
INTERIOR DISPENSARY AREA:	0 SF	2,364 SF	2,364 SF
EXTERIOR DISPENSARY AREA:	0 SF	512 SF	512 SF

BUILDING HEIGHT:  
EXISTING BUILDING HEIGHT: 23'-2"  
HEIGHT TO TOP OF SOLAR PANELS: 27'-4"



1 FIRST FLOOR PLAN

1/8" = 1'-0" (ON 22X34) 1/16" = 1'-0" (ON 11X17)



DENALI BREWPUB  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

DATE:  
OCTOBER 14, 2019

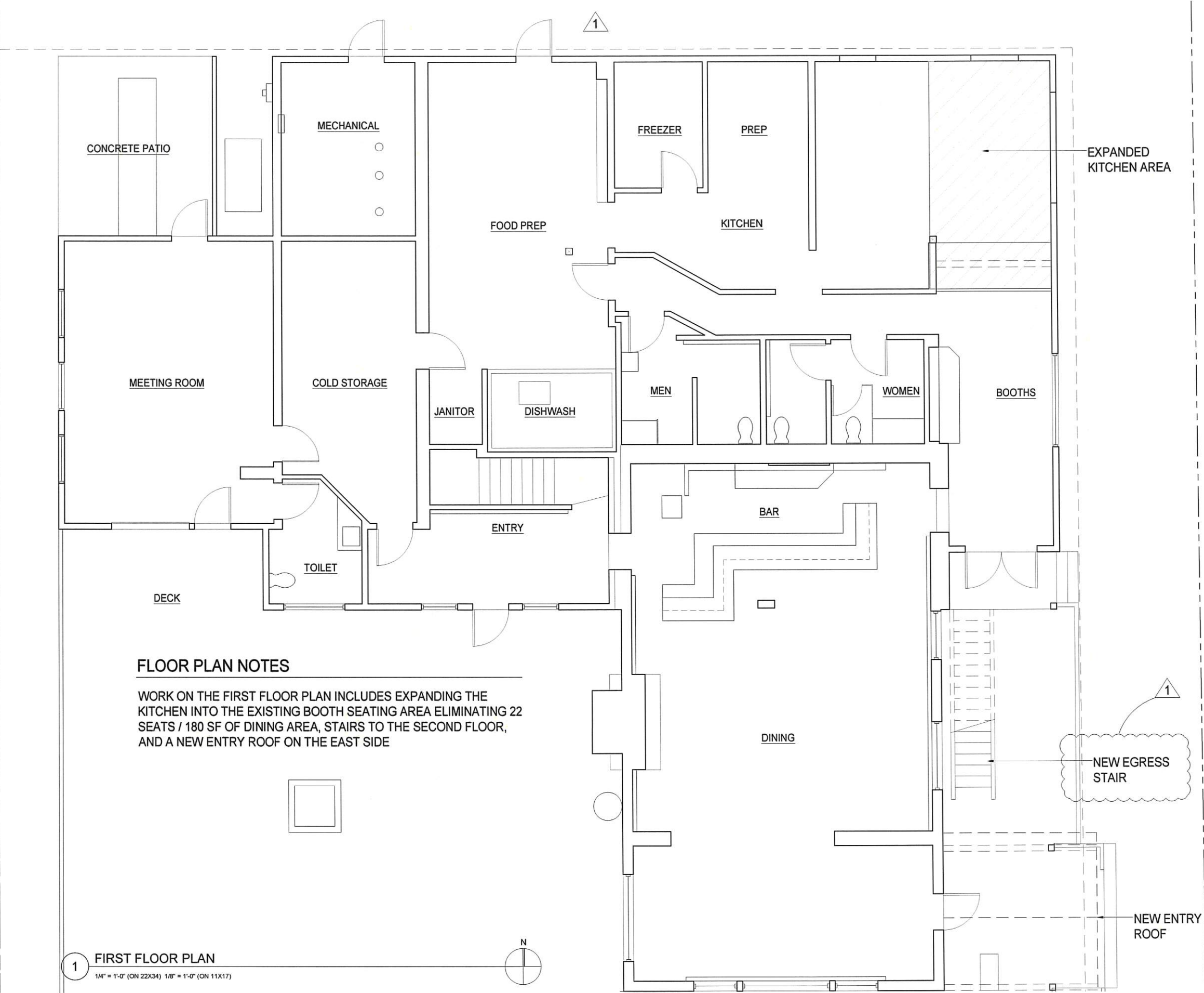
SUBMITTAL:  
PLAN REVIEW SUBMITTAL

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER:

A1.2





RECEIVED  
JAN 11 2021  
MATANUSKA-SUSTITNA BOROUGH  
DEVELOPMENT SERVICES

**DENALI BREWPUB**  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

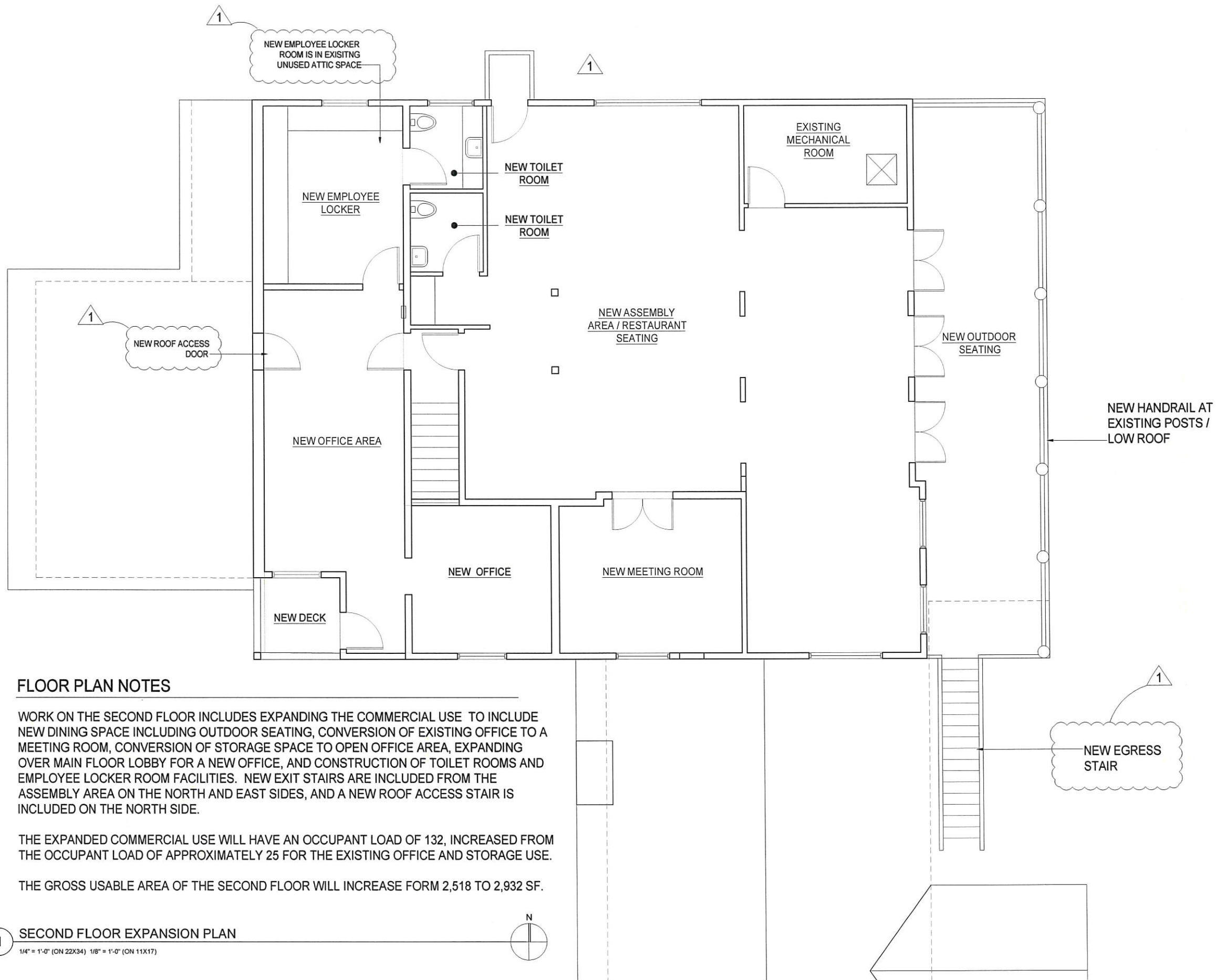
DATE:  
REVISION  
OCTOBER 14, 2019

SUBMITTAL:  
PLAN REVIEW SUBMITTAL

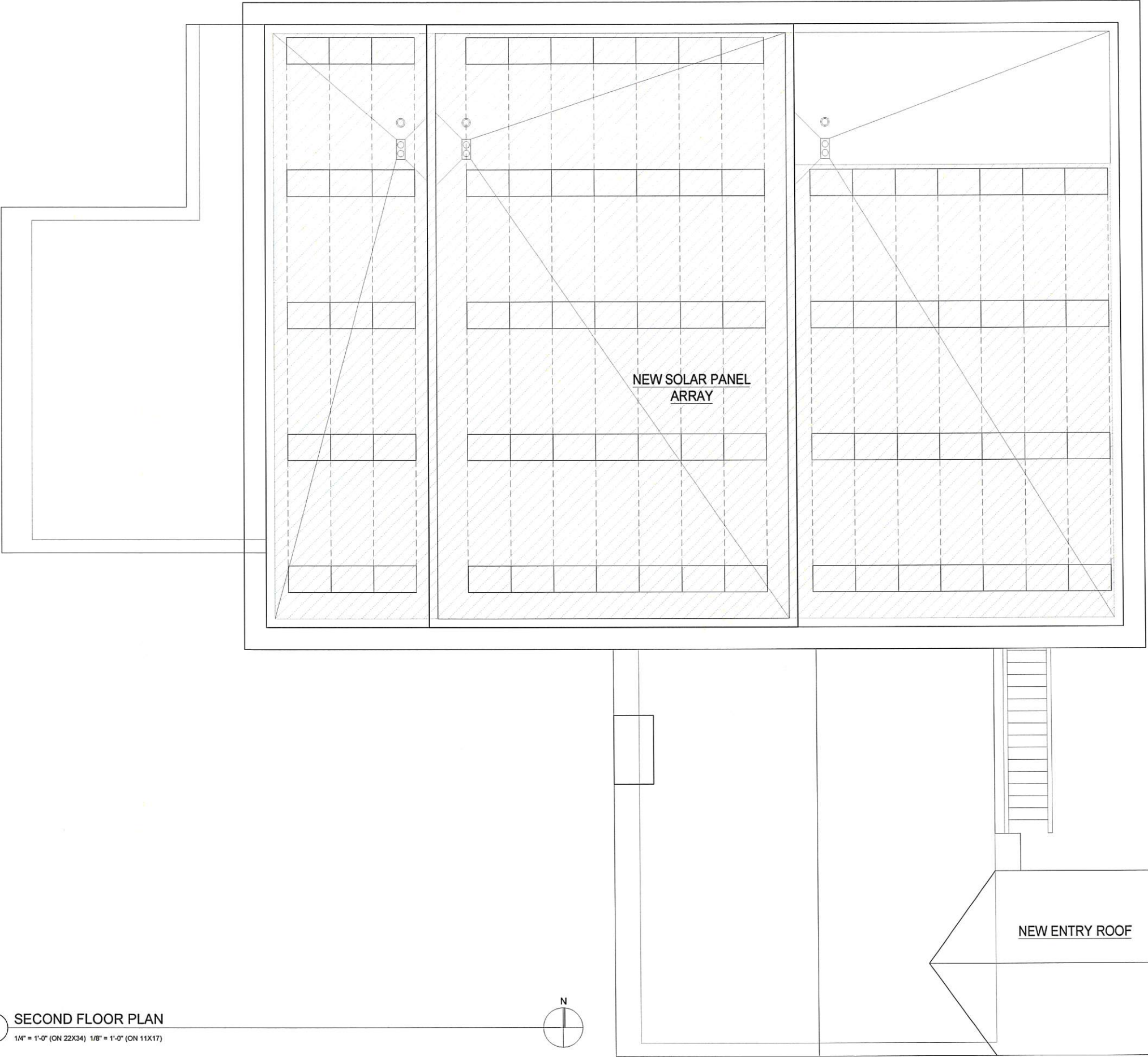
DRAWING TITLE:  
FLOOR PLANS

DRAWING NUMBER:

A2.1







1 SECOND FLOOR PLAN  
1/4" = 1'-0" (ON 22X34) 1/8" = 1'-0" (ON 11X17)

RECEIVED  
JAN 11 2021  
MATANUSKA-SUSTITNA BOROUGH  
DEVELOPMENT SERVICES

DENALI BREWPUB  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

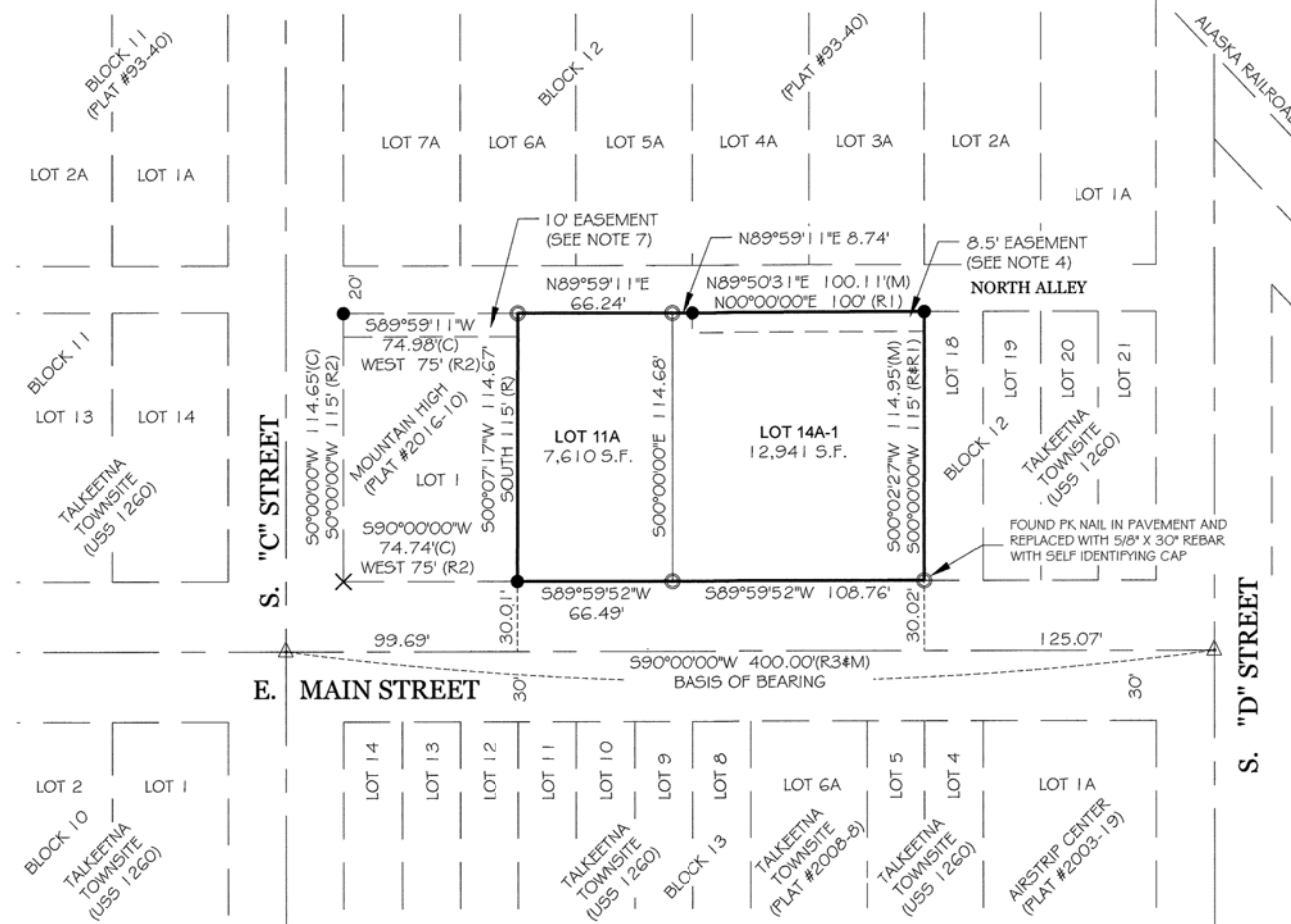
DATE:  
OCTOBER 14, 2019

SUBMITTAL:  
PLAN REVIEW SUBMITTAL

DRAWING TITLE:  
ROOF PLAN

DRAWING NUMBER:

A2.3



**NOTES:**

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEMS ARE ALLOWED IN THIS SUBDIVISION. THESE LOTS ARE SERVED BY THE TALLEKETA WATER AND SEWER SYSTEMS.
3. THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATED AN AE ZONE, AN AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD RISK DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO MSB 17.29 FLOOD DAMAGE PREVENTION ORDINANCES. BASE FLOOD ELEVATION IS APPROXIMATELY 349 FEET ABOVE MEAN SEA LEVEL ACCORDING TO FIRM MAP 02170C2803E DATED MARCH 17, 2011.
4. 8.5 FEET WIDE MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES RECORDED JUNE 16, 1999 IN BOOK 171 ON PAGE 509 IN THE TALLEKETA RECORDING DISTRICT.
5. 10 FEET WIDE MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT AS SHOWN ON PLAT #2016-10 RECORDED IN BOOK 153 ON PAGE 156 IN THE TALLEKETA RECORDING DISTRICT.

## PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2020-144, DATED 7-09-2020, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

12:30, 2020  
PLANNING AND LAND USE DIRECTOR

ATTEST: Kennedy G. McClure  
PLATTING CLERK



### LEGEND

- FOUND 5/8" REBAR
  - △ FOUND PK NAIL IN PAVEMENT
  - SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP (LS-11004)
  - × COMPUTED POSITION
- (R) RECORD TALLEETNA TOWNSITE (USS 1260)
- (R1) RECORD PLAT #2003-5
- (R2) RECORD PLAT #2016-10
- (R3) RECORD PLAT #2003-19

## CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

SASSAN MOSSANEN, TRUSTEE  
SASSAN AND KRISTY MOSSANEN LIVING TRUST  
PO BOX 278  
TALKEETNA, ALASKA 99676

## CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

SASSAN MOSSANEN, MANAGER/MEMBER  
NU ASPEN, LLC  
PO BOX 278  
TALKEETNA, ALASKA 99676

### CERTIFICATION OF PAYMENT OF TAXES

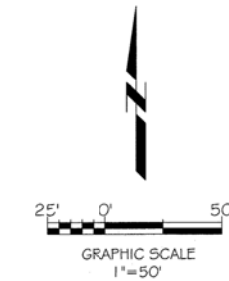
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 12-31, 2026, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

*George Lockhart*  
BOROUGH TAX COLLECTION OFFICIAL

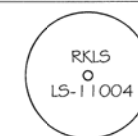
### SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PLS# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard Wentworth  
RICHARD L. WENTWORTH, PLS#11004

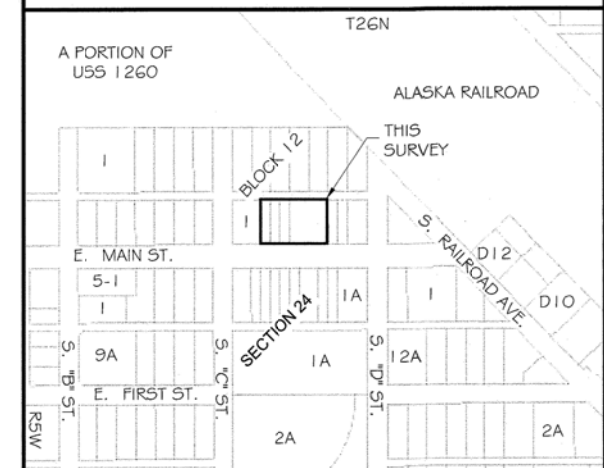


**TYPICAL RED  
PLASTIC CAP SET**



## VICINITY MAP

1" = 300 FEET



R#K LAND SURVEYING, LLC  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PLAT OF  
TALKEETNA TOWNSITE  
US SURVEY 1260  
LOTS 11A & 14A-1, BLOCK 12

A RESUBDIVISION OF LOTS 11, 12 AND 13 BLOCK 12 WITHIN  
TALKEETNA TOWNSITE, ACCORDING TO US SURVEY 1260 AND  
LOT 14A BLOCK 12 WITHIN TALKEETNA TOWNSITE, ACCORDING  
TO PLAT #2003-5, CONTAINING APPROXIMATELY 0.47 ACRES  
LOCATED WITHIN SECTION 24, T26N, R5W, S.M., ALASKA

TALKEETNA RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

JOB NUMBER: 2019-181		CASE NUMBER:	MSB TAX MAP: TA 06
FIELD BOOK: RKL5 2020-01 RKL5 2020-05		DATE: 12-23-2020	REVISION: XXXX
DRAWN BY: RLV CHECKED BY: KEW		SCALE: 1" = 50'	SHEET: 1 OF 1

R&K LAND SURVEYING, LLC



# **Conditional Use Permit**

## **#177020130004**



## **MATANUSKA-SUSITNA BOROUGH**

### **Planning and Land Use Department Development Services**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9822 • Fax (907) 745-9876

Email: [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)

## **REGULATION OF ALCOHOLIC BEVERAGE USES CONDITIONAL USE PERMIT**

**PERMIT#:** 177020130004

**ACTION:** In accordance with Matanuska-Susitna Borough Code 17.70, a conditional use permit for the operation of a liquor beverage dispensary, known as Twister Creek Restaurant, is hereby granted as referenced within this document.

**EFFECTIVE DATE:** November 4, 2013

**PERMITTED SITE:** Talkeetna Townsite, Block 12, Lot 14A; 13605 E. Main Street; within Township 26 North, Range 5 West, Section 24, Seward Meridian

**PERMITTEE:** Talkeetna Restaurant LLC  
P.O. Box 1021  
Talkeetna, AK 99676

### **General Requirements and Conditions:**

All development and use of the permitted site shall occur as described in the approved application submitted and as further specified by the conditions listed herein. Any deviation from the requirements or conditions of this permit or from borough code may be grounds for penalties as authorized by borough code.

This permit does not constitute a license from the State of Alaska, Alcoholic Beverage Control Board. The permittee is required to comply with all applicable Alaska Statute provisions and all conditions of any license issued there under.

### **Specific Conditions of the Permit:**

1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 – Noise, Amplified Sound, and Vibration.

4. The operation shall comply with the requirements of the Talkeetna Special land Use District Conditional Use Permit (Permit# 172520130001).
5. The privacy fence on the west property line shall be maintained.
6. The conex, tasting and grain rooms, and shed buffer building shall be removed by November 30, 2015.

This permit is approved by Matanuska-Susitna Borough Planning Commission Resolution No. 13-42(AM) , passed on November 4, 2013. Copies of the resolution and site plan are attached. This permit may be appealed within 21 days of approval in accordance with MSB 15.39 Board of Adjustment and Appeals.



Eileen Probasco, Director  
Planning and Land Use Department



Date of Issuance

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 13-42 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT UNDER MSB 17.70 FOR THE OPERATION OF A LIQUOR BEVERAGE DISPENSARY AT TWISTER CREEK RESTAURANT, LOCATED ON BLOCK 12, LOT 14A, TALKEETNA TOWNSITE, 13605 E. MAIN STREET, WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 24, SEWARD MERIDIAN

WHEREAS, an application has been received from Nu Aspen LLC dba Twister Creek Restaurant, for a conditional use permit under MSB 17.70 for the operation of a liquor beverage dispensary; and

WHEREAS, a liquor beverage dispensary is only permitted upon the issuance of a conditional use permit; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.70.100 and 17.70.110; and

WHEREAS, Twister Creek Restaurant and Denali Brewing Company have been operating at this location since 2009; and

WHEREAS, Twister Creek Restaurant currently operates a restaurant/eating place (beer and wine) liquor license and Denali Brewing Company operates a brewery at this location; and

WHEREAS, the beverage dispensary license will allow the two operations to consolidate the brewery and restaurant into a brewpub; and

WHEREAS, Twister Creek Restaurant is located within the Main Street Talkeetna District in the Talkeetna Special Land Use District; and

WHEREAS, Twister Creek Restaurant is located on Main Street in downtown Talkeetna, which is a mix of commercial and residential uses; and

WHEREAS, there are several other restaurant establishments on Main Street that serve alcohol; and

WEHREAS, the proposed use is consistent with the goals and policies of the Talkeetna Comprehensive Plan (1998) and the Matanuska-Susitna Borough Comprehensive Plan (2005 Update; and

WHEREAS, the conditional use is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area; and

WHEREAS, the deck is fenced and he beer garden area is delineated, which indicate the areas that alcoholic beverages can be served; and

WHEREAS, Twister Creek staff monitors the deck and beer garden; and

WHEREAS, the hours of operation fall between 11 a.m. and 11 p.m. year round; and

WHEREAS, live music and entertainment are not regularly scheduled; and

WHEREAS, the operation will be required to comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration; and



WHEREAS, there is not a church or school within at least one-quarter of a mile from this facility; and

WHEREAS, the applicant has met conditions of approval for the beverage dispensary license from the State of Alaska, Alcoholic Beverage Control Board, contingent upon approval of the Borough conditional use permit; and

WHEREAS, the Talkeetna Community Council has no objections to this proposed conditional use permit; and

WHEREAS, the conditional use should not be harmful to the public health, safety, convenience and welfare; and

WHEREAS, the building will be in compliance with the setback requirements after the tasting and grain rooms are removed; and

WHEREAS, the shed buffer structure will also be removed since it is set back less than ten feet from the lot line; and

WHEREAS, the lot is 11,500 square feet in size and exceeds the minimum lot area requirements in the Main Street Talkeetna District; and

WHEREAS, there is an eight foot high privacy fence on the west side of the lot; and

WHEREAS, sufficient setbacks, lot area, buffers or other safeguards are being provided; and

WHEREAS, there are two building mounted signs on the front side of the building and two lighted pole signs on the front



side of the lot; and

WHEREAS, there are downward directional building mounted lights around the building and two pole lights on the front part of the lot; and

WHEREAS, the parking areas are paved; and

WHEREAS, there should not be any negative effects upon the properties in the area due to such factors as dust, obtrusive advertising and glare; and

WHEREAS, traffic congestion occurs in the downtown area because of the narrow streets and because there is no perceived route to and through the downtown area to parking areas; and

WHEREAS, Twister Creek Restaurant is an established business; and

WHEREAS, there should not be any 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; and

WHEREAS, the building was in existence and used for several different commercial uses prior to Twister Creek Restaurant purchasing the property; and

WHEREAS, measures are in place to reduce any negative effect upon adjacent and nearby properties; and

WHEREAS, there are two off-street parking spaces provided for employees, which exceeds the MSB 17.25 district parking

requirements and seven off-street parking spaces provided for patrons; and

WHEREAS, the immediate vicinity has low speed and any increase in traffic that may be caused by this permit is not expected to create any traffic hazards; and

WHEREAS, Twister Creek Restaurant has an approved Borough driveway permit; and

WHEREAS, access to the premise should not create an unreasonable traffic hazard; and

WHEREAS, not all patrons arrive by vehicle. Some patrons arrive by foot from surrounding residences and lodging facilities; and

WHEREAS, the proposed development will be decreasing the size of the operation at this location; and

WHEREAS, traffic should not overtax existing road systems; and

WHEREAS, the operation of a beverage dispensary license at this location will be in character with the surrounding neighborhood; and

WHEREAS, staff collected accident data for one square mile around the site for the years 2008 - 2009 and during that time period there were two accidents of which one was alcohol-related; and

WHEREAS, the Alcoholic Beverage Control Board (ABC) has no

record of violations by Twister Creek Restaurant; and

WHEREAS, the applicant has not had a liquor license suspended or revoked in the 12 months preceding the application; and

WHEREAS, there has been no information submitted indicating that the applicant is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public.

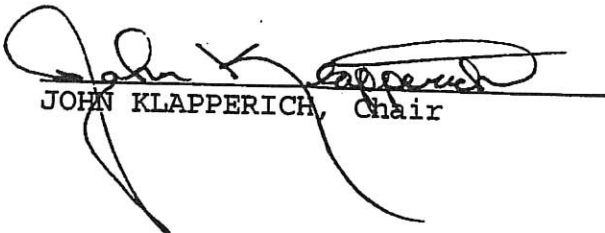
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission finds this application does meet the standards of MSB 17.70.100 and 17.70.110 and does hereby approve the conditional use permit for the operation of a liquor beverage dispensary at Twister Creek Restaurant with the following conditions:

1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.
4. The operation shall comply with the requirements of the Talkeetna Special Land Use District Conditional

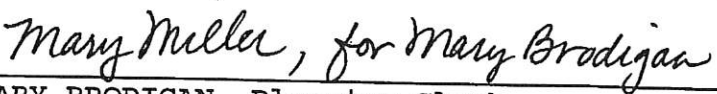
Use Permit (Permit# 172520130001).

5. The privacy fence on the west property line shall be maintained.
6. The conex, tasting and grain rooms, and shed buffer building shall be removed by November 30, 2015.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of November, 2013.

  
JOHN KLAPPERICH, Chair

ATTEST:

  
MARY BRODIGAN, Planning Clerk

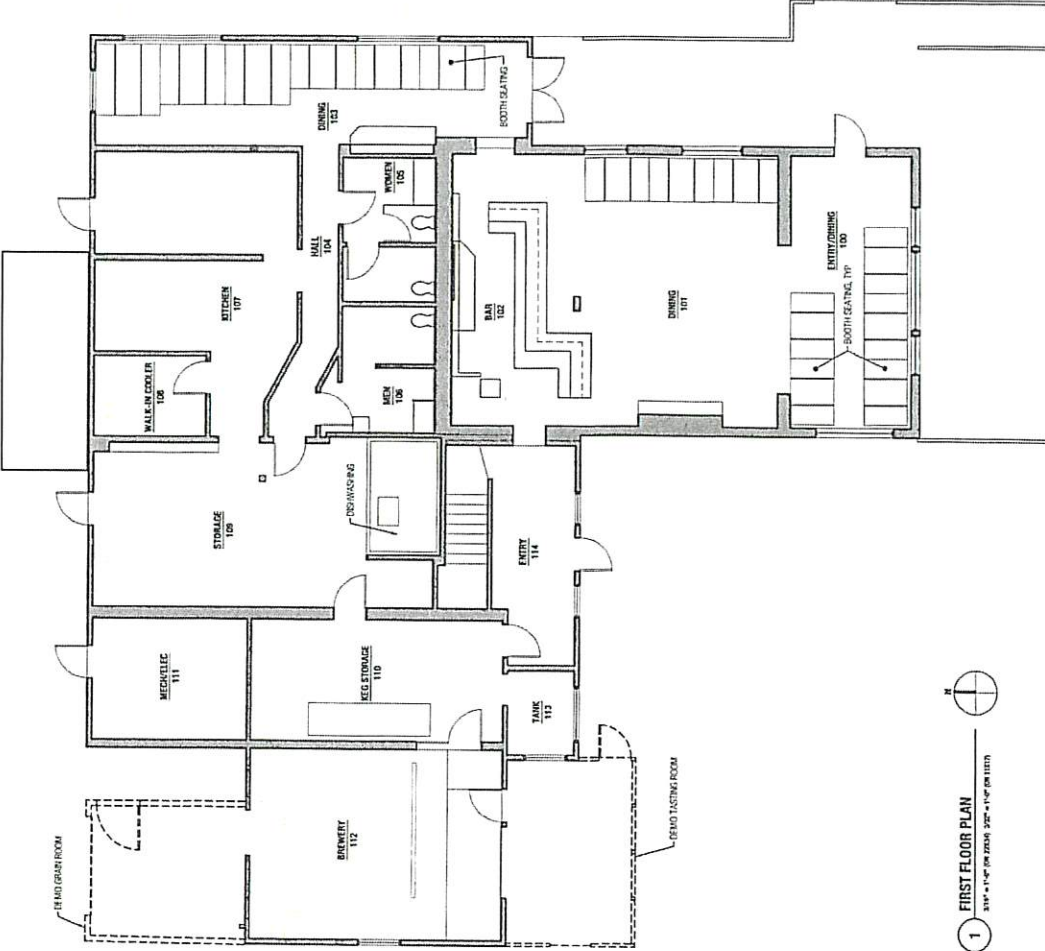
(SEAL)

PASSED UNANIMOUSLY: Endle, Healy, Klapperich, Walden, Haller,  
Adams, and Rauchenstein









1 FIRST FLOOR PLAN  
3/14/21 - 11'-0" DIM 12/25/20, 3/20/21 - 11'-0" DIM 11/17/20

Twister Creek Restaurant  
Conditional Use Permit  
Application Drawings

Talkeetna, AK

OLBERG WHITE  
ARCHITECTS

14 Olbergs Alley, Suite 200  
Tuckermansville, Alaska 99575  
204 West 2nd Ave, Suite A  
Anchorage, Alaska 99501  
Office: (907) 463-1900  
Web: www.olbergwhite.com

CLIENT:  
Dana and Twister Creek  
P.O. Box 1021  
Tuckermansville, Alaska 99501

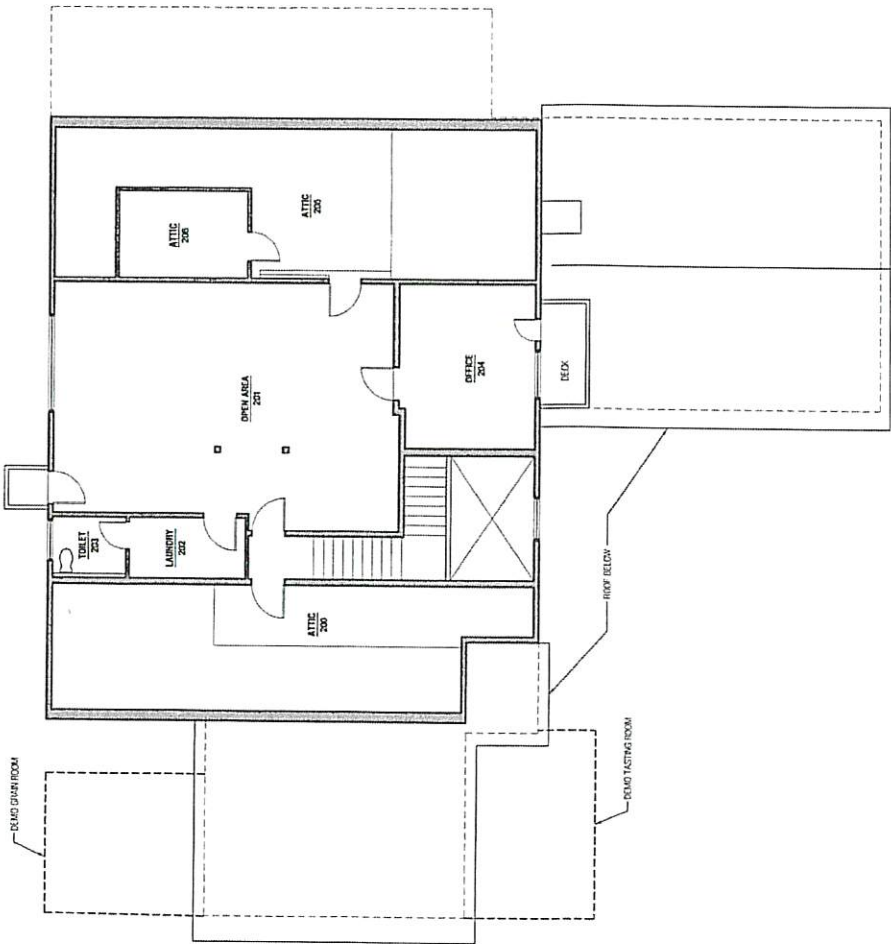
SITE ADDRESS:  
13005 E Main Street  
Tuckermansville, Alaska

DATE:  
May 30, 2021

SUBMITTAL:  
CUP Application

DRAWING TITLE:  
First Floor Plan

DRAWING NUMBER:  
A2.01



1 SECOND FLOOR PLAN  
3/10" = 1'-0" (SEE SCALE 1/8" = 1'-0" SEE SCALE)

Twister Creek Restaurant  
Application Drawings  
Talkeetna, AK

OLBERDING WHITE  
ARCHITECTS

12 Chertoff AVENUE  
Etna Village, AK  
701 8th Ave, Suite A  
Anchorage, Alaska 99501  
Phone: 907 646 8000  
Web: www.owarch.com

CLIENT:  
Donal Browning Company  
1000 1st Ave, Suite 100  
Tahleah, Alaska 99571

SITE ADDRESS:  
1000 1st Ave, Suite 100  
Tahleah, Alaska

DATE:  
May 30, 2021

SUBMITTAL:  
CUP Application

DRAWING TITLE:  
Second Floor Plan

DRAWING NUMBER:  
A2.01

# **Conditional Use Permit**

## **#172520130001**



## **MATANUSKA-SUSITNA BOROUGH**

### **Planning and Land Use Department Development Services**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9822 • Fax (907) 745-9876

Email: [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)

### **TALKEETNA SPECIAL LAND USE DISTRICT CONDITIONAL USE PERMIT**

**PERMIT#:** 172520130001

**ACTION:** In accordance with Matanuska-Susitna Borough Code 17.25, a conditional use permit for a commercial use larger than 4,000 square feet in the Main Street Talkeetna District at Twister Creek Restaurant is hereby granted as referenced within this document.

**EFFECTIVE DATE:** November 4, 2013

**PERMITTED SITE:** Talkeetna Townsite, Block 12, Lot 14A; 13605 E. Main Street; within Township 26 North, Range 5 West, Section 24, Seward Meridian

**PERMITTEE:** Talkeetna Restaurant LLC  
P.O. Box 1021  
Talkeetna, AK 99676

#### **General Requirements and Conditions:**


All development and use of the permitted site shall occur as described in the approved application submitted and as further specified by the conditions listed herein. Any deviation from the requirements or conditions of this permit or from borough code may be grounds for penalties as authorized by borough code.

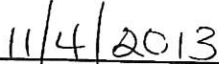
#### **Specific Conditions of the Permit:**

1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 – Noise, Amplified Sound, and Vibration.
4. The operation shall comply with the requirements of the Alcoholic Beverage Use Conditional Use Permit (Permit# 177020130004).
5. The fence on the west property line shall be maintained.

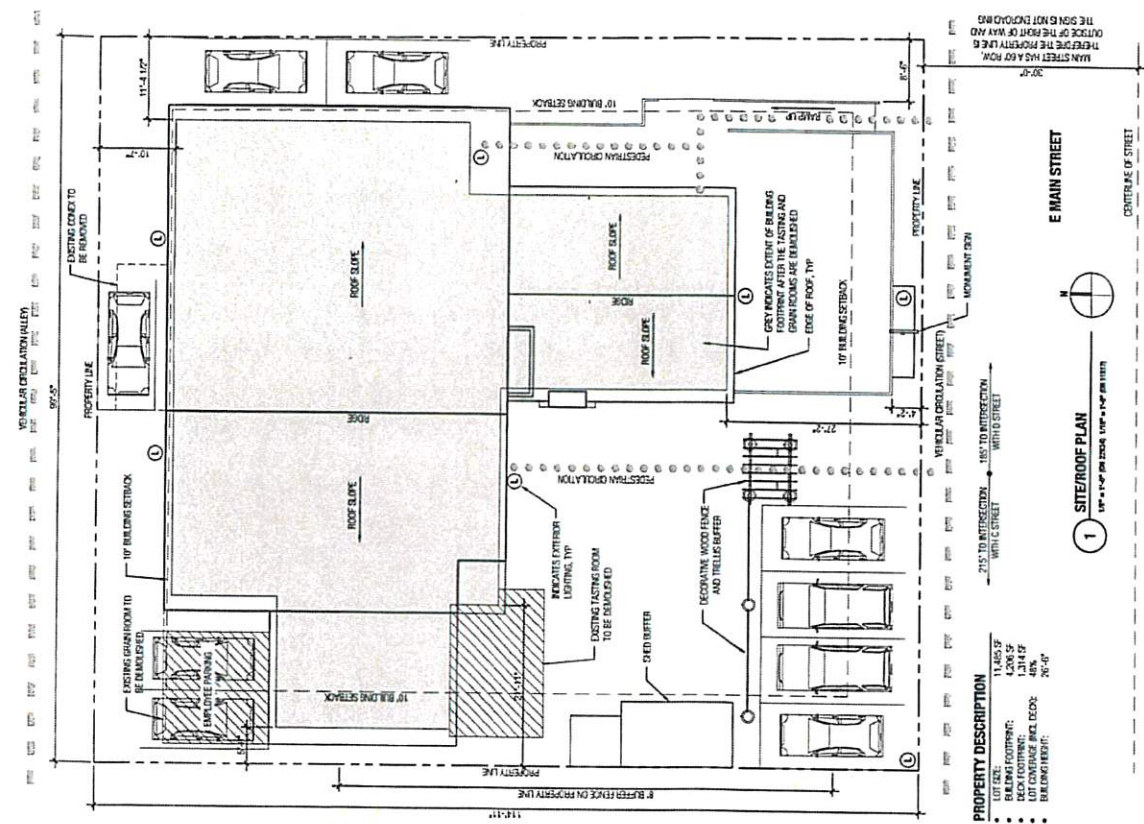
6. The conex, tasting and grain rooms and shed buffer building shall be removed by November 30, 2015.

This permit is approved by Matanuska-Susitna Borough Planning Commission Resolution 13-43, passed on November 4, 2013. Copies of the resolution and site plan are attached. This permit may be appealed within 21 days of approval in accordance with MSB 15.39 Board of Adjustment and Appeals.

  
\_\_\_\_\_  
Eileen Probasco, Director  
Planning and Land Use Department

  
\_\_\_\_\_  
Date of Issuance





Twister Creek Restaurant  
Conditional Use Permit  
Application Drawings  
Talkeetna, AK

OLBERG WHITE  
ARCHITECTS

11 Channing Alley SE  
Fairbanks, Alaska 99701  
754 West 2nd Ave, Suite A  
Anchorage, Alaska 99501  
Office: (907) 466-8000  
Web: www.olbergwhite.com

Client: Doral Brewing Company  
Project: Twister Creek Restaurant  
Location: Talkeetna, Alaska 99676

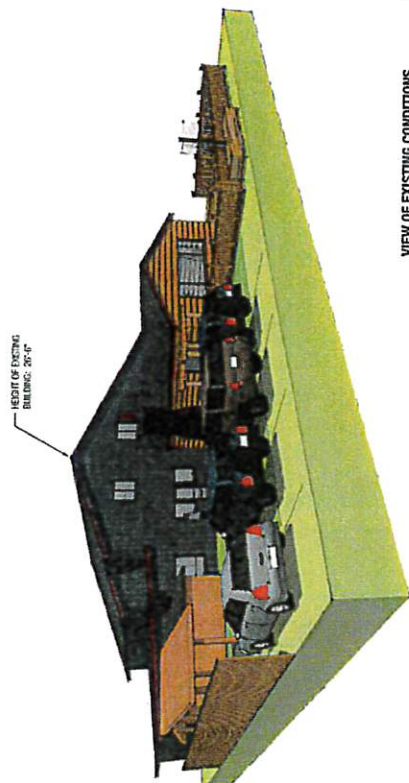
Site Address: 12000 E Main Street  
Talkeetna, Alaska

Date: July 24, 2021

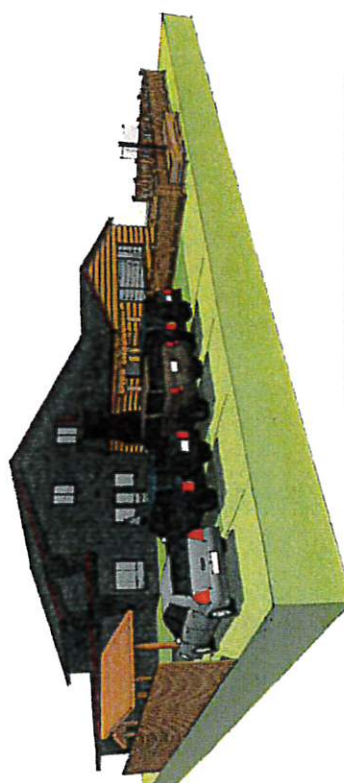
Submitted: CUP Application

Drawing Title: First Floor Plan

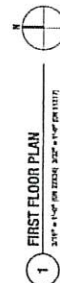
Drawing Number: A1.01



VIEW OF EXISTING CONDITIONS



VIEW AFTER DEMOLITION OF TASTING & GRAIN ROOMS





**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 13-42 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITONAL USE PERMIT UNDER MSB 17.70 FOR THE OPERATION OF A LIQUOR BEVERAGE DISPENSARY AT TWISTER CREEK RESTAURANT, LOCATED ON BLOCK 12, LOT 14A, TALKEETNA TOWNSITE, 13605 E. MAIN STREET, WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 24, SEWARD MERIDIAN

WHEREAS, an application has been received from Nu Aspen LLC dba Twister Creek Restaurant, for a conditional use permit under MSB 17.70 for the operation of a liquor beverage dispensary; and

WHEREAS, a liquor beverage dispensary is only permitted upon the issuance of a conditional use permit; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.70.100 and 17.70.110; and

WHEREAS, Twister Creek Restaurant and Denali Brewing Company have been operating at this location since 2009; and

WHEREAS, Twister Creek Restaurant currently operates a restaurant/eating place (beer and wine) liquor license and Denali Brewing Company operates a brewery at this location; and

WHEREAS, the beverage dispensary license will allow the two operations to consolidate the brewery and restaurant into a brewpub; and

WHEREAS, Twister Creek Restaurant is located within the Main Street Talkeetna District in the Talkeetna Special Land Use District; and



WHEREAS, Twister Creek Restaurant is located on Main Street in downtown Talkeetna, which is a mix of commercial and residential uses; and

WHEREAS, there are several other restaurant establishments on Main Street that serve alcohol; and

WEHREAS, the proposed use is consistent with the goals and policies of the Talkeetna Comprehensive Plan (1998) and the Matanuska-Susitna Borough Comprehensive Plan (2005 Update; and

WHEREAS, the conditional use is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area; and

WHEREAS, the deck is fenced and he beer garden area is delineated, which indicate the areas that alcoholic beverages can be served; and

WHEREAS, Twister Creek staff monitors the deck and beer garden; and

WHEREAS, the hours of operation fall between 11 a.m. and 11 p.m. year round; and

WHEREAS, live music and entertainment are not regularly scheduled; and

WHEREAS, the operation will be required to comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration; and



WHEREAS, there is not a church or school within at least one-quarter of a mile from this facility; and

WHEREAS, the applicant has met conditions of approval for the beverage dispensary license from the State of Alaska, Alcoholic Beverage Control Board, contingent upon approval of the Borough conditional use permit; and

WHEREAS, the Talkeetna Community Council has no objections to this proposed conditional use permit; and

WHEREAS, the conditional use should not be harmful to the public health, safety, convenience and welfare; and

WHEREAS, the building will be in compliance with the setback requirements after the tasting and grain rooms are removed; and

WHEREAS, the shed buffer structure will also be removed since it is set back less than ten feet from the lot line; and

WHEREAS, the lot is 11,500 square feet in size and exceeds the minimum lot area requirements in the Main Street Talkeetna District; and

WHEREAS, there is an eight foot high privacy fence on the west side of the lot; and

WHEREAS, sufficient setbacks, lot area, buffers or other safeguards are being provided; and

WHEREAS, there are two building mounted signs on the front side of the building and two lighted pole signs on the front

side of the lot; and

WHEREAS, there are downward directional building mounted lights around the building and two pole lights on the front part of the lot; and

WHEREAS, the parking areas are paved; and

WHEREAS, there should not be any negative effects upon the properties in the area due to such factors as dust, obtrusive advertising and glare; and

WHEREAS, traffic congestion occurs in the downtown area because of the narrow streets and because there is no perceived route to and through the downtown area to parking areas; and

WHEREAS, Twister Creek Restaurant is an established business; and

WHEREAS, there should not be any 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; and

WHEREAS, the building was in existence and used for several different commercial uses prior to Twister Creek Restaurant purchasing the property; and

WHEREAS, measures are in place to reduce any negative effect upon adjacent and nearby properties; and

WHEREAS, there are two off-street parking spaces provided for employees, which exceeds the MSB 17.25 district parking

requirements and seven off-street parking spaces provided for patrons; and

WHEREAS, the immediate vicinity has low speed and any increase in traffic that may be caused by this permit is not expected to create any traffic hazards; and

WHEREAS, Twister Creek Restaurant has an approved Borough driveway permit; and

WHEREAS, access to the premise should not create an unreasonable traffic hazard; and

WHEREAS, not all patrons arrive by vehicle. Some patrons arrive by foot from surrounding residences and lodging facilities; and

WHEREAS, the proposed development will be decreasing the size of the operation at this location; and

WHEREAS, traffic should not overtax existing road systems; and

WHEREAS, the operation of a beverage dispensary license at this location will be in character with the surrounding neighborhood; and

WHEREAS, staff collected accident data for one square mile around the site for the years 2008 - 2009 and during that time period there were two accidents of which one was alcohol-related; and

WHEREAS, the Alcoholic Beverage Control Board (ABC) has no

record of violations by Twister Creek Restaurant; and

WHEREAS, the applicant has not had a liquor license suspended or revoked in the 12 months preceding the application; and

WHEREAS, there has been no information submitted indicating that the applicant is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission finds this application does meet the standards of MSB 17.70.100 and 17.70.110 and does hereby approve the conditional use permit for the operation of a liquor beverage dispensary at Twister Creek Restaurant with the following conditions:

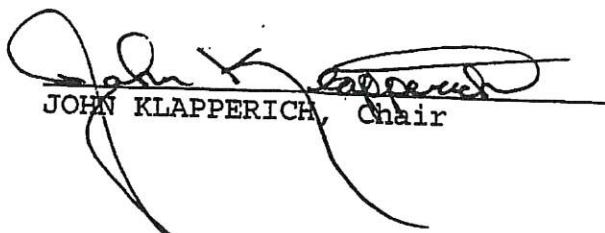
1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.
4. The operation shall comply with the requirements of the Talkeetna Special Land Use District Conditional



Use Permit (Permit# 172520130001).

5. The privacy fence on the west property line shall be maintained.
6. The conex, tasting and grain rooms, and shed buffer building shall be removed by November 30, 2015.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of November, 2013.

  
JOHN KLAPPERICH, Chair

ATTEST:

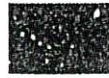
  
MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Endle, Healy, Klapperich, Walden, Haller,  
Adams, and Rauchenstein



**Planning Commission  
Resolution 02-22 (AM)  
for a Variance to the  
Setback Regulations**



20 2-001409-0

Recording Dist: 321 - Talkeetna  
9/13/2002 3:42 PM Pages: 1 of 5

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MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION 02-22(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE FOR A BUILDING TO THE REQUIREMENTS OF MSB 17.55.010(A) SETBACKS FROM RIGHT-OF-WAYS AND DENYING A VARIANCE FOR ACCESSORY STRUCTURES TO THE REQUIREMENTS OF MSB 17.55.010(A) SETBACKS FROM RIGHT-OF-WAYS AND 17.55.010(B) SETBACKS FROM SIDE YARD LOT LINES ON BLOCK 12, LOTS 14, 15, 16, AND 17, TALKEETNA TOWNSITE, TALKEETNA RECORDING DISTRICT

WHEREAS, an application for a variance from the setback requirements of MSB 17.55.010(A) and 17.55.010(B) has been received to allow an existing building to remain located less than 25 feet from a public right-of-way (alley) and to allow accessory structures (diesel tank, diesel dispenser, and propane tank) to be located less than ten feet from a side yard lot line and a gas pump island canopy to remain located less than 25 feet from the Main Street right-of-way on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite; and

WHEREAS, the building (gas station/store/laundromat) is located 11.15 feet from the alley right-of-way, the diesel fuel dispenser, diesel tank and propane tank are located 1.4 feet from the west side yard lot line and the gas pump island canopy is located .3 feet from the Main Street right-of-way, as indicated on the site plan attached as Exhibit "A"; and

WHEREAS, the planning commission has conducted the required public hearing and considered the information submitted as required by code and hereby finds:

1. The unusual conditions or circumstances that apply to the property are the lot dimensions and are not unique to this particular property. The narrow lot conditions are shared by many old lots throughout the original townsite.

2. The strict application of this title would deprive the applicants of rights commonly enjoyed by other properties under the terms of this title as the applicants could not have built any structures on the individual lots in compliance with the setback requirements. Building and lot line encroachments are being eliminated with the combining of the four lots. However, the propane tank, diesel tank and diesel dispenser, and gas pump island canopy are accessory to the building on the property and can be brought into compliance with setback requirements.
3. There has been no evidence submitted that would indicate that the requested variance would be harmful to the public welfare nor would it be injurious to nearby property. However, the diesel fuel dispenser and tank and the propane tank should be relocated to at least ten feet from the lot line as they have the potential for causing hazardous problems.
4. The granting of this variance would be in harmony with the goals and objectives of Title 17 and consistent with the Talkeetna Comprehensive Plan and the Borough Coastal Management Plan.
5. The deviation from the requirements of this title that is permitted by the variance will be no more than necessary to permit a reasonable use of the property, as the existing building is consistent with other development in downtown Talkeetna. However, the propane tank, diesel fuel tank and dispenser and gas pump island canopy are accessory structures to the building on the property and can be brought into compliance with the setback regulations.
6. The special conditions that require this variance are caused by a combination of pre-existing conditions not



caused by the applicant, the platting action of combining the lots, and the business decisions which are caused by the applicant.

7. The variance, if granted, will not permit a land use in a district in which that use is prohibited. Commercial uses are permitted on this site.
8. The variance is not solely to relieve pecuniary hardship or inconvenience, as there is no legally buildable area on the individual lots, therefore the structure was built across lot lines and the applicants are resolving the setback violations through a platting action and by applying for this variance request. Even with the combining of the four lots into one lot, there is no where to move the existing building in compliance with setbacks. However, the accessory structures (propane tank, diesel tank and dispenser, and canopy) can be moved into compliance with setbacks.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission does grant a variance to allow an existing building to remain located 11.15 feet from the alley right-of-way on Block 12, Lots 14, 15, 16, and 17 Talkeetna Townsite, located within the Talkeetna Recording District.

BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Planning Commission does grant a variance to allow an existing gas pump island canopy to be located less than 25 feet from the Main Street right-of-way, on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite, located within the Talkeetna Recording District.

BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Planning Commission does grant a variance to allow the propane tank to be located less than ten feet from the west side yard lot line on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite, located





within the Talkeetna Recording District, contingent on the Fire Marshal approval, on the condition that if construction is authorized on Lot 13 within 10 feet of the eastern line of Lot 13 and within 10' of the propane tank, the owner of the propane tank shall take such action as needed to bring the propane tank into compliance with applicable fire codes including, if necessary, the construction of a fire wall within the setback area.

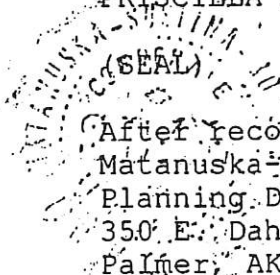
BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission does deny the variance to allow the diesel fuel tank and diesel fuel dispenser to be located less than ten feet from the west side yard lot line on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite, located within the Talkeetna Recording District.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 15 day of July 2002.

  
CYNTHIA PAYNE, Chair

ATTEST:

  
PRISCILLA M. GOFF, Planning Clerk

  
After Recording please return to:  
Matanuska-Susitna Borough  
Planning Department  
350 E. Dahlia Avenue  
Palmer, AK 99645



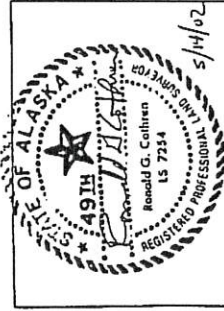
5 of 5  
2002-001409-0

# Legend

- △ Computed Corner Position No point Found or Set
- ⊕ Existing 5/8 Inch
- ⊙ Location of Drilled Temporary Monitoring Wells
- ⊗ Existing Poles
- Point of Elevation - existing ground
- Asphalt
- Gravel
- ~ Trees

## Notes

1. Elevations were derived from the US Coast and Geodetic Survey Benchmark A-109 with an elevation of 345.63 ft above NSL (NGVD29)
2. This lot is located in a Special Flood Hazard Area, within Zone A as depicted on the FIRM Community Panel number 020021 50851.
3. Base Flood Elevation for this lot, interpolated from a cross section shown in the 1972 Flood Study made by the U.S. Army Corps of Engineers, is approximately 341.5 feet above mean sea level (NGVD29).

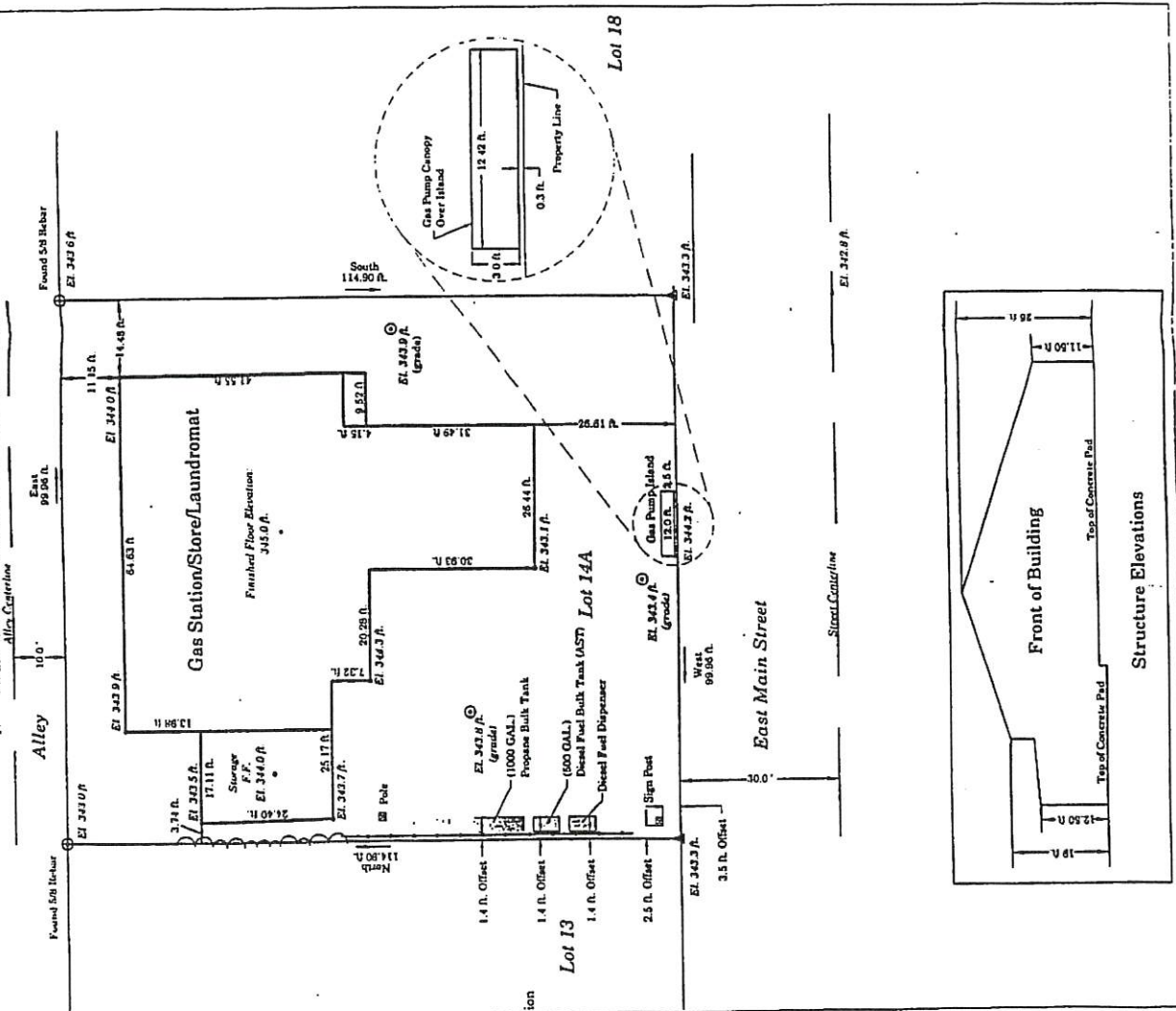


Three Rivers Team  
Site Assessment

Boundary Survey and Site Plan  
Talkeetna Townsite Subdivision  
Lot 14A, Block 12

Figure 1

"A" LIGHTS



A Portion of Block 12  
of  
Talkeetna Townsite Subdivision  
U.S. Survey 1260

0 5 10 20  
Scale in Feet

# **INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL**

**Resolution No. PC 21-09**

**Sassan Mossanen dba Talkeetna Restaurant**

**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) 861-7876

Email: [permitcenter@matsugov.us](mailto:permitcenter@matsugov.us)

RECEIVED  
JUN 26 2019

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

### BASIC APPLICATION FOR A CONDITIONAL USE PERMIT

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 Conditional Use Permit

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: 26 North, Range: 5 West, Section: 24, Meridian Seward

MSB Tax Account 8088B12 L014 A-1

SUBDIVISION: Talkeetna Townsite BLOCK(S): 12, LOT(S): 14A

STREET ADDRESS: 13605 E. Main Street Talkeetna, Alaska 99676

(US Survey, Aliquot Part, Lat. /Long. etc) \_\_\_\_\_

**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

#### Name of Property Owner

Nu Aspen, LLC Sassan Mossanen

Address: PO Box 1021

Talkeetna, Alaska 99676

Phne: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 907-355-1169

E-mail sassanm@denalibrewing.com

#### Name of Agent/ Contact for application

Liz Olberding Architect

Address: 101 State Street

Hood River, Oregon 97031

Phne: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 907-230-9871

E-mail liz@owarch.com

### PROJECT DESCRIPTION & APPLICABLE CODE

1. The proposed development requires a conditional use permit under MSB Code Chapter \_\_\_\_\_.

2. Attach a written, detailed project description.

SEE ATTACHED COVER LETTER

DATED 6/18/2019



<b>Access/Driveway</b>	<b>Yes</b>	<b>No</b>	<b>Attached</b>
1. This project will have access to what street(s)?	X		X
2. Is the street Borough maintained, State (ADOT/PF) maintained, or Private?			
3. Will this project require a new or modified driveway to a street or road?		X	
4. Does this project have an existing driveway permit?			
5. Provide copy of driveway permit			X

<b>Water Supply</b>	<b>Yes</b>	<b>No</b>
• None		
• Existing	X	
• Proposed		
• Private well/cistern		
• Public/Community		

<b>Sewage Disposal</b>	<b>Yes</b>	<b>No</b>
• None		
• Existing	X	
• Proposed		
• Pit Privy		
• Holding Tank		
• Septic Tank		
• Public/ Community		
• Other (specify)		

<b>Nonconforming Uses and Structures</b>	<b>Yes</b>	<b>No</b>	<b>Attached</b>
1. Is this an expansion of a pre-existing legal nonconforming use or structure?		X	
2. If yes, this use has lawfully existed in this location since what date?			
3. If yes, has the nonconforming use been discontinued for more than 12 consecutive months since it began?			
4. If yes, list the date the used was discontinued and the date the use resumed.			
5. Describe the proposed expansion/increase of the pre-existing legal nonconforming use.			
6. To establish Grandfather Rights for a use, complete this form (including attachments), also include a copy of the earliest business license and other evidence of the continued existence of the use at this site since the date since the date the use became nonconforming.			

<b>SITE PLAN – Attach a detailed site plan, drawn to scale, showing the following information: <i>(Some codes require site plans and drawings to be prepared by certified professionals)</i></b>	<b>Attached</b>
1. Setback distances of structure(s) from the lot lines, rights-of-way, and waterbodies.	X
2. Adjacent streets, public easements and rights-of-way	X
3. Existing and proposed buildings and structures (including tanks and chemical processing equipment)	X
4. Access points	X
5. Buffering – Visual and Sound	X
6. Vehicular and pedestrian circulation patterns	X
7. Location and dimensions of parking areas to be provided, including individual parking spaces	X
8. Loading areas	
9. Storage and processing areas	
10. Lighting	
11. Topography	
12. Drainage management plan	
13. Sources of noise	
14. Fences	
15. Berms	
16. Landscaping	
17. Signage	
18. Scale and North Arrow	X

<b>DIMENSIONAL DRAWING(S) – Attach a dimensional drawing of the horizontal views of the structure(s), drawn to scale, showing the following information: <i>(*If more than one structure is proposed, attach requested information about each.)</i></b>	<b>Attached</b>
1. Dimensions of all structures	X
2. Modifications	X
3. Identify use areas with locations and dimensions	X
4. Delineate areas of expansion or change in use	X
5. Other details sufficient to adjudicate the application	
6. Fill – Cubic Yards	
7. Excavation – Cubic Yards	
8. Scale and North Arrow	

<b>OTHER PERMITS, COVENANTS, PLAT NOTES, DEED RESTRICTION, ETC.</b> <i>It is the responsibility of the owner and applicant to identify and comply with all applicable private restrictions such as covenants and plat notes, as well as all local, state and federal regulations applicable to this development and to obtain all necessary authorizations and permits. Any commercial use requires State and Borough business license. City business licenses may also be required. State Fire Marshall's review may be required for state fire and building codes.</i>	<b>Attached</b>	<b>Applied For</b>
<b>Permit Name/#</b> STATE 997911 BREWPUB	X	
<b>Permit Name/#</b> STATE 12012741 TALKEETNA RESTAURANT, LLC	X	
<b>Permit Name/#</b> BOROUGH 24787 BREWPUB	X	
<b>Permit Name/#</b> BOROUGH 24787 TALKEETNA RESTAURANT, LLC	X	

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

MSB Tax parcel ID #(s) 178020180010 and,  
I hereby apply for approval 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 \_\_\_\_\_ 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.

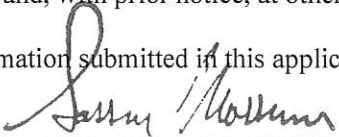
I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

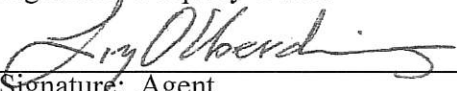
I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

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.

  
Signature: Property Owner      SASSAN MOSSANEN      6/24/19  
Printed Name      Date

  
Signature: Agent      LIZ OLBERDING ARCHITECT      6/22/2019  
Printed Name      Date





To whom it may concern,

I am writing to give permission for Liz Olberding to be the agent/contact for this attached application. I would also like to be a contact person for any questions you may have regarding this application process.

Thank you for your time,

A handwritten signature in dark ink, appearing to read "Sassan Mossanen". The signature is fluid and cursive.

Sassan Mossanen  
Property Owner  
Nu Aspen, LLC





June 18, 2019



To whom it may concern,

The following application contains the plans for Denali Brewpub's intended and much needed expanded commercial use.

Expanding the facility's commercial use is needed due to increased visitation and our desire to better serve our guests and community members. Reductions in seating on the first floor is intended to increase kitchen capacity, and in turn, to offset this reduction in seating we would like to utilize the second floor as a banquet and general use space.

It is also our intention to change the replatting to correct pre-existing nonconformities; our plans stay within the SpUD regulations by staying below the floor area ratio.

Thank you for your consideration.

A handwritten signature in black ink that appears to read "Sassan Mossanen".

Sassan Mossanen  
General Manager  
Talkeetna Restaurant dba Denali Brewpub

RECEIVED  
JUL 24 2019

PERMIT CENTER

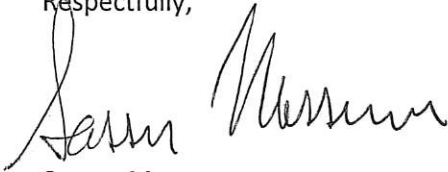
Attention Matanuska Susitna Borough Planning Department:

The purpose for the application contained within is to expand on Talkeetna Restaurant, LLC dba Denali Brewpub's CUP for Beverage Dispensary License (BDL). Increase in year-round special events and the need for greater flexibility in day-to-day operations is leading us to request the expansion of BDL use to the areas listed in the attached drawings.

The area primarily impacted by this expansion will be the second floor. Currently, this area also has an application for expansion of commercial use beyond 4,000 Sq./ft to conform with Talkeetna Special Use District requirements. We respectfully ask the borough staff to consider the two applications for expansion of commercial use and expansion of BDL use at the same time. The projects are related and the ability to address both will facilitate the public's understanding of our ask.

In addition to the two CUP requests is platting work currently taking place to help clean up nonconformities which existed when we purchased the properties. We just celebrated 10 years of running a restaurant and brewery in Talkeetna. We hope our focus on safety, quality, and community can pave the way for many more years of job creation and service. Thank you for the opportunity!

Respectfully,



Sassan Mossanen

Talkeetna Restaurant, LLC dba Denali Brewpub

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?

Talkeetna Restaurant, LLC dba Denali Brewpub is located on Main St in downtown Talkeetna. The establishment has a CUP for its current use of a beverage dispensary license. Main Street. is a mixed-use area with many other bars and restaurants servicing locals and visitors. Expansion of the beverage dispensary use will enable Denali Brewpub to better serve the need for banquet and mid-size group gatherings. Enabling the service of alcoholic beverages to guest in these areas would be a service that guests would expect, and not detract from the value, character or integrity of town.

2. Will granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

Denali Brewpub is an existing business with 10 years of operations experience in Talkeetna. Its existing CUP has been in use since 2013. Expansion of the conditional use will enable Denali Brewpub to better serve visitors and the community. Permitting banquet, conference, or group gathering guests to enjoy alcoholic beverages will not be harmful to the public health, safety, convenience and welfare. Denali Brewpub has a proven track record of responsible service. We expect the project to give existing staff more off season hours and create employment, benefiting our community.

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?

The property as it currently stands meets all setbacks, lot area, buffers, and safeguards. In an effort to better meet these needs there is a current platting action taking place that will move the western property line further to the west fixing a pre-existing nonconformity. If the platting action is approved, this will create a ten-foot set back on the western property line. The property historically was four separate lots. Previous owners combined the lots to form a single lot. This lot consolidation gave the property enough lot area. This project would keep the Floor to Area (FAR) below the required amount required by the Main St. SPuD.

4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?

The use of the building does not create any dust. Hours of operation during the Summer are 11 am to 10pm. Beverage dispensary licenses do permit live entertainment, but Denali Brewpub has not had live entertainment in over 5 years. There are no noise generating actions that would create a negative impact on the properties in the area. All signs and advertising conform to the rules laid out in the Talkeetna Special use district as specified for the Main



Street area. All lights are shielded and down facing. There will be no change to any of these items.

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?

The expansion of the beverage dispensary license within the existing building does not change any of the current flows of traffic or in any way create a negative impact on the safe and efficient flow of traffic.

6. What measures are being proposed to reduce any negative effects upon adjacent and nearby properties by property line buffers and atrial 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 exists onto the highways, arterials and collectors and where the surrounding area is predominately residential character of the development?

The property is regularly maintained with flowers and other plants to keep a clean and beautiful appearance. All lights are down facing and shielded to ensure light does not spill on to adjacent properties. Recent remodel work has moved mechanical equipment onto the roof reducing noise and enhancing visual appearance. Employees are encouraged to park outside of downtown area. There is also a fitness challenge that rewards employees for riding bikes or walking to work. The expansion of the beverage dispensary license within the existing building will not change the long-standing mixed-use nature of town.

7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

The majority of visitors to Talkeetna's Main Street district arrive by bus, train, or taxi. Currently the property exceeds the number of required parking spots by 5. We do not believe the expansion of the beverage dispensary license is going to significantly increase the demand for parking. The expansion of the Beverage Dispensary will permit us to better serve the customers that already come to town.



8. Will access to the premise create an unreasonable traffic hazard?

The expansion of the Beverage Dispensary License to new service area will not be changing the existing traffic pattern. The existing pattern has been functioning with no hazard that we are aware of. We do not believe issuing the permit will have an impact on the existing traffic pattern.

9. Will a reasonably expected increase in traffic overtax the existing road system?

Denali Brewpub is accessed by a State of Alaska maintained road. We do not believe our ability to serve customers in our new service area will create a situation in which the road system will be overtaxed.

10. Is the use compatible with the character of the surrounding neighborhood?

Talkeetna's Main Street district is home to multiple other restaurants, bars, and food trucks. There are also numerous retail establishments. There are also a handful of residential homes and lodging options in the Main Street district. The use of our Beverage Dispensary License will not impact 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?

Denali Brewpub is a family run, employee owned business that prides itself on responsible service of alcohol. The pub has a restaurant designation which means it is a family friendly environment. We have not seen any increase in crime due to the business operations over the last 10 years. All staff are required to maintain current professional alcohol training certificates. There is a zero-tolerance policy for over service of alcohol. In addition, no persons are allowed on the premise if they are intoxicated. The Brewpub also offers free nightly taxis to customers needing rides back to nearby lodging.

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 last 12 months preceding the application?

No

13. Has the applicant or person with an interest in the application demonstrated that the person is trustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?

The applicant has lived in the Talkeetna area since 1996 with a long history of job creation and responsible service to the community. The applicant has federal manufacturing licenses which require federal background checks. No criminal history, not even any moving violations.

## Joseph Metzger

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**From:** Joseph Metzger  
**Sent:** Wednesday, October 2, 2019 11:03 AM  
**To:** Sassan Mossanen  
**Subject:** RE: 3121 & 5269 dba Denali Brewpub Approved AB-14s

Hi Sassan,

Thanks for providing this information. I will incorporate these documents, as well as the AB-03 when I receive that, into your application material. This email was good timing on your part as your CUP applications are next on my list to review. I plan on starting the reviews this afternoon and will let you know in the near future if I need any additional information or clarification on anything. As always if you have any questions, concerns, or need clarification on anything, don't hesitate to contact me.

Respectfully,

Joe Metzger  
MSB Planner II  
907-861-7862

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**From:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Sent:** Wednesday, October 2, 2019 10:25 AM  
**To:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Subject:** FW: 3121 & 5269 dba Denali Brewpub Approved AB-14s

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Joe,

Just in from AMCO. I will follow with our AB-03 once they get that to us too. In the meantime, is there anything else you all need from us. Hope all is well and as always thank you!

Sassan Mossanen  
General Manager  
Talkeetna Restaurant, LLC  
Talkeetna Alaska

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**From:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Sent:** Wednesday, October 2, 2019 8:29 AM  
**To:** Sassan Mossanen <[sassanm@denalibrewing.com](mailto:sassanm@denalibrewing.com)>  
**Cc:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Subject:** 3121 & 5269 dba Denali Brewpub Approved AB-14s

Good morning,

Attached are copies of your approved AB-14s for the Denali Brewpub. Once the AB-03 has been approved by the Director, our enforcement team should send you a new Restaurant Designation Permit.

Let me know if you have any questions.

Best,

A handwritten signature in black ink, appearing to read "John Church", written over a horizontal line.

John Church  
Occupational Licensing Examiner



## Joseph Metzger

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**From:** Joseph Metzger  
**Sent:** Thursday, October 10, 2019 6:10 PM  
**To:** Sassan Mossanen  
**Subject:** RFAI Denali Brewpub CUPs  
**Attachments:** Denali Brewpub Beverage Dispensary RFAI 10-10-19.pdf; Denali Brewpub SPUD RFAI 10-10-19.pdf

Hi Sassan,

Attached, please find two letters requesting additional information for the two CUPs you have requested. Both letters are very similar in terms of what they are requesting, but there are some small differences. While Borough staff is processing the two permit requests simultaneously, each permit is separate and each permit request has a specific file. Staff realizes your additional information submittals may be similar in nature or exact, but please respond to each request separately.

As always if you have any questions or need clarification on anything, don't hesitate to reach out to me.

Respectfully,

Joe Metzger  
MSB Planner II  
907-861-7862



## 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

[www.matsugov.us](http://www.matsugov.us)

October 10, 2019

Sassan Mossanen  
Nu Aspen, LLC  
Denali Brewpub  
PO Box 1021  
Talkeetna, AK 99676

SUBJECT: Conditional Use Permit Application – Request for Required Information  
LOCATION: 13605 E. Main Street (Tax ID: 5352B12L014A)

Dear Mr. Mossanen,

Borough staff has reviewed the application material and the site plan(s) submitted on September 16, 2019 for a Conditional Use Permit to operate a beverage dispensary under MSB 17.70 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request:

1. Site Plan

- a. The site plans that have been submitted are not to scale. It appears the scale for the diagrams would be accurate, however they have been submitted on a smaller paper size than the drawings are intended to be on. Please provide updated site plans to scale (these can be submitted electronically).
- b. Indicate the current height of the building and the height the building will be after the solar panels have been installed.
- c. As we discussed on the telephone and in person, the new proposed exit stairs from the second floor appear they will be in violation of the required setback (15-foot because the lot is considered a “double frontage” lot). Currently there is a variance that allows the building to be setback 11.15 feet from the alleyway. A structural change to the north side of the building such as an addition of stairs would nullify the current variance and a new variance would be needed. It is unlikely staff would support a new variance request.
- d. Please indicate the following floor area ratios: the current floor area ratio with/without the 10-ft lot addition on the west lot line, the proposed floor area ratio with/without the 10-ft lot addition on the west lot line.
- e. MSB 17.25 requires two off-street parking spaces for employees at the rear of the business. Indicate which parking spaces will be dedicated to employee parking.

2. Narrative/Other

- a. Once it has been determined by the Fire Marshall, provide the maximum occupancy capacity.
- b. Please contact Taunnie Boothby, MSB Planner II, Certified Floodplain Manager, (907-861-8526, [Taunnie.boothby@matsugov.us](mailto:Taunnie.boothby@matsugov.us) ) to determine if any of the work you are doing would require a floodplain development permit, or modification to an existing permit.

Once an application has been determined to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: [joseph.metzger@matsugov.us](mailto:joseph.metzger@matsugov.us). Thank you for your time and consideration on this matter.

Respectfully,



Joseph Metzger  
Planner II  
Matanuska-Susitna Borough

## Joseph Metzger

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**From:** Liz Olberding <liz@owarch.com>  
**Sent:** Thursday, October 17, 2019 12:45 PM  
**To:** Joseph Metzger  
**Cc:** Sassan Mossanen  
**Subject:** Re: RFAI Denali Brewpub CUPs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Joe,

Thank you for the follow up. You are correct that without the 10-ft lot addition, the FAR for the existing lot with the proposed expanded commercial use is .6215. Since this is over the allowed maximum FAR of .60, the expanded commercial use is contingent on adding that 10-ft. I left the .6215 calculation out of the drawings because we did not want to indicate that we are asking for an exception to the .60 FAR max.

We are in the process of re-platting, but have had some delays because of the surveyor's busy schedule. We are hoping that your office can proceed with the review of CUP applications with the condition that the CUP approval is contingent on the plat approval. We are hoping these processes can happen concurrently. Please let me know if that makes sense.

Best,

Liz

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**From:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Date:** Wednesday, October 16, 2019 at 2:18 PM  
**To:** Liz Olberding <liz@owarch.com>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** RE: RFAI Denali Brewpub CUPs

Hello Liz and Sassan,

Just a follow-up regarding the floor area ratio and the below question.

"Please indicate the following floor area ratios: the current floor area ratio with/without the 10-ft lot addition on the west lot line, the proposed floor area ratio with/without the 10-ft lot addition on the west lot line."

Drawing # A1.1 indicates the existing FAR calculation, however it uses the revised lot area after replat (12,644 sf), when the current lot size should be used (11,485 sf).

$6724 \text{ sf} / 11,485 \text{ sf} = .585 \text{ FAR}$ .

Also, without the 10-ft lot line addition, it appears the expanded commercial use FAR calculation would exceed the allowable limit.

$7138 \text{ sf} / 11485 \text{ sf} = .6215 \text{ FAR}$

Please clarify the FAR calculations (the current floor area ratio with/without the 10-ft lot addition on the west lot line, the proposed floor area ratio with/without the 10-ft lot addition on the west lot line).



Staff is aware the property is currently being replatted, but thus far only a pre-application meeting with the MSB Platting staff has occurred. Once the FAR calculations are confirmed, we can discuss the next steps of the process.

Respectfully,

Joe Metzger  
MSB Planner  
907-861-7862

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**From:** Liz Olberding <liz@owarch.com>  
**Sent:** Tuesday, October 15, 2019 8:31 AM  
**To:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** Re: RFAI Denali Brewpub CUPs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
Thank you Joe!

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**From:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Date:** Monday, October 14, 2019 at 2:11 PM  
**To:** Liz Olberding <liz@owarch.com>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** RE: RFAI Denali Brewpub CUPs

Hello Liz,

I have received your revised drawings and narrative for the expanded commercial use and dispensary CUP. I will review the additional information and let you know if anything else is needed, or if the application(s) are complete. Once the applications are deemed complete, we can start the public notice process and schedule the CUP hearings. If you have any questions or concerns, don't hesitate to contact me.

Respectfully,

Joe Metzger  
MSB Planner II  
907-861-7862

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**From:** Liz Olberding <liz@owarch.com>  
**Sent:** Monday, October 14, 2019 11:44 AM  
**To:** Joseph Metzger <Joseph.Metzger@matsugov.us>  
**Cc:** Sassan Mossanen <sassanm@denalibrewing.com>  
**Subject:** RE: RFAI Denali Brewpub CUPs

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
Hello Joe,

Attached are revised drawings for the expanded commercial use and dispensary CUPs, along with a narrative describing the expanded commercial use for the Denali Brewpub. I believe we have addressed all of the issues listed in the two letters, but please let me know if you have further questions.

Thank you,

Liz

Liz Olberding AIA  
ARCHITECT  
104 Sherman Avenue  
Hood River, Oregon  
907 230 9871

Denali Brewpub SPUD RFAI

October 14, 2019



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?

Talkeetna Restaurant, LLC dba Denali Brewpub is located on Main St in downtown Talkeetna. The establishment has a CUP for its current use of a commercial space over 4000 sqft. Main Street. is a mixed-use area with many other bars and restaurants servicing locals and visitors. Expansion of the commercial use will enable Denali Brewpub to better serve the need for banquet and mid-size group gatherings. Enabling service to guest in these areas listed would not detract from the value, character or integrity of town.

2. Will granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

Denali Brewpub is an existing business with 10 years of operations experience in Talkeetna. Its existing CUP has been in use since 2013. Expansion of the conditional use will enable Denali Brewpub to better serve visitors and the community. Permitting banquet, conference, or group gathering will not be harmful to the public health, safety, convenience and welfare. Denali Brewpub has a proven track record of responsible service. We expect the project to give existing staff more off season hours and create employment, benefiting our community.

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?

The property as it currently stands meets all setbacks, lot area, buffers, and safeguards. In an effort to better meet these needs there is a current platting action taking place that will move the western property line further to the west fixing a pre-existing nonconformity. If the platting action is approved, this will create a ten-foot set back on the western property line. The property historically was four separate lots. Previous owners combined the lots to form a single lot. This lot consolidation gave the property enough lot area. This project would keep the Floor to Area (FAR) below the required amount required by the Main St. SPuD.

4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?

The use of the building does not create any dust. Hours of operation during the Summer are 11 am to 10pm. Beverage dispensary licenses do permit live entertainment, but Denali Brewpub has not had live entertainment in over 5 years. There are no noise generating actions that would create a negative impact on the properties in the area. All signs and advertising conform to the rules laid out in the Talkeetna Special use district as specified for the Main Street area. All lights are shielded and down facing. There will be no change to any of these items.



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?

The expansion of commercial use within the existing building does not change any of the current flows of traffic or in any way create a negative impact on the safe and efficient flow of traffic.

6. What measures are being proposed to reduce any negative effects upon adjacent and nearby properties by property line buffers and atrial 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 exists onto the highways, arterials and collectors and where the surrounding area is predominately residential character of the development?

The property is regularly maintained with flowers and other plants to keep a clean and beautiful appearance. All lights are down facing and shielded to ensure light does not spill on to adjacent properties. Recent remodel work has moved mechanical equipment onto the roof reducing noise and enhancing visual appearance. Employees are encouraged to park outside of downtown area. There is also a fitness challenge that rewards employees for riding bikes or walking to work. The expansion of commercial use within the existing building will not change the long-standing mixed-use nature of town.

7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

The majority of visitors to Talkeetna's Main Street district arrive by bus, train, or taxi. Currently the property exceeds the number of required parking spots by 5. We do not believe the expansion of the commercial use is going to significantly increase the demand for parking. The expansion of the commercial use will permit us to better serve the customers that already come to town.

8. Will access to the premise create an unreasonable traffic hazard?

The expansion of commercial use to new service area will not be changing the existing traffic pattern. The existing pattern has been functioning with no hazard that we are aware of. We do not believe issuing the permit will have an impact on the existing traffic pattern.

9. Will a reasonably expected increase in traffic overtax the existing road system?



Denali Brewpub is accessed by a State of Alaska maintained road. We do not believe our ability to serve customers in our new service area will create a situation in which the road system will be overtaxed.

10. Is the use compatible with the character of the surrounding neighborhood?

Talkeetna's Main Street district is home to multiple other restaurants, bars, and food trucks. There are also numerous retail establishments. There are also a handful of residential homes and lodging options in the Main Street district. The greater use of our existing building will not impact 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?

Denali Brewpub is a family run, employee owned business that prides itself on responsible service of alcohol. The pub has a restaurant designation which means it is a family friendly environment. We have not seen any increase in crime due to the business operations over the last 10 years. All staff are required to maintain current professional alcohol training certificates. There is a zero-tolerance policy for over service of alcohol. In addition, no persons are allowed on the premise if they are intoxicated. The Brewpub also offers free nightly taxis to customers needing rides back to nearby lodging.

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 last 12 months preceding the application?

No

13. Has the applicant or person with an interest in the application demonstrated that the person is trustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?

The applicant has lived in the Talkeetna area since 1996 with a long history of job creation and responsible service to the community. The applicant has federal manufacturing licenses which require federal background checks. No criminal history, not even any moving violations.

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JAN 11 2021

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

SITE PLAN NOTES

LOT AREA: 12,941 SF

EXISTING FAR CALCULATION:

FIRST FLOOR AREA: 4,206 SF  
SECOND FLOOR AREA: 2,518 SF  
TOTAL BUILDING AREA: 6,724 SF

FAR:  $6,724 \text{ SF} / 12,941 \text{ SF} = .52 \text{ FAR}$

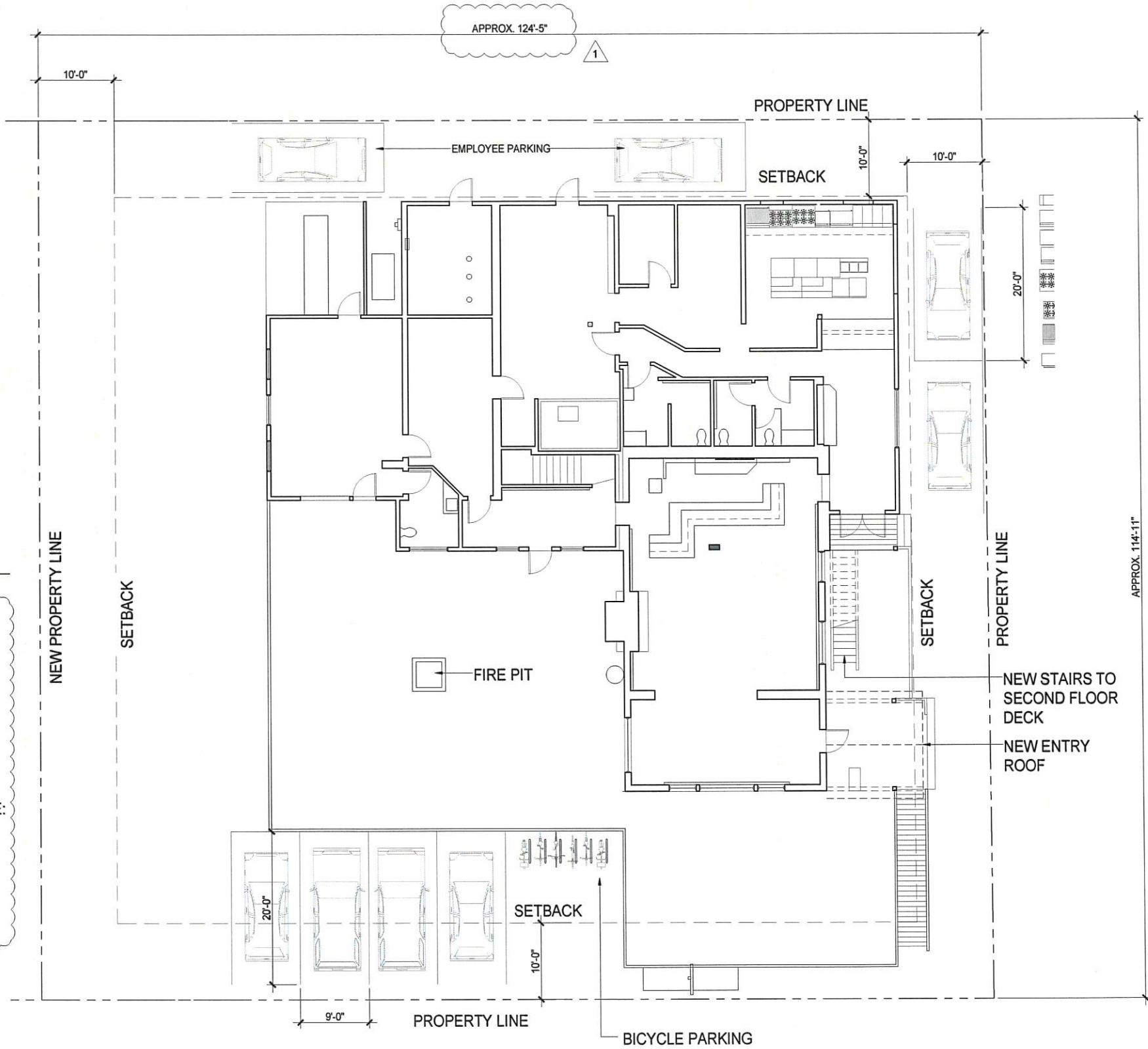
FAR CALCULATION WITH PROPOSED EXPANDED COMMERCIAL USE:

FIRST FLOOR AREA: 4,206 SF  
SECOND FLOOR AREA: 2,932 SF  
TOTAL BUILDING AREA: 7,138 SF

FAR:  $7,138 \text{ SF} / 12,941 \text{ SF} = .552 \text{ FAR}$

BUILDING HEIGHT:

EXISTING BUILDING HEIGHT: 23'-2"  
HEIGHT TO TOP OF SOLAR PANELS: 27'-4"



MAIN STREET

1 SITE PLAN  
1/8" = 1'-0" (ON 22X34) 1/16" = 1'-0" (ON 11X17)



DENALI BREWPUB  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

DATE: REVISED  
JANUARY 11, 2021

SUBMITTAL:  
PERMIT DRAWINGS

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER:

A1.1

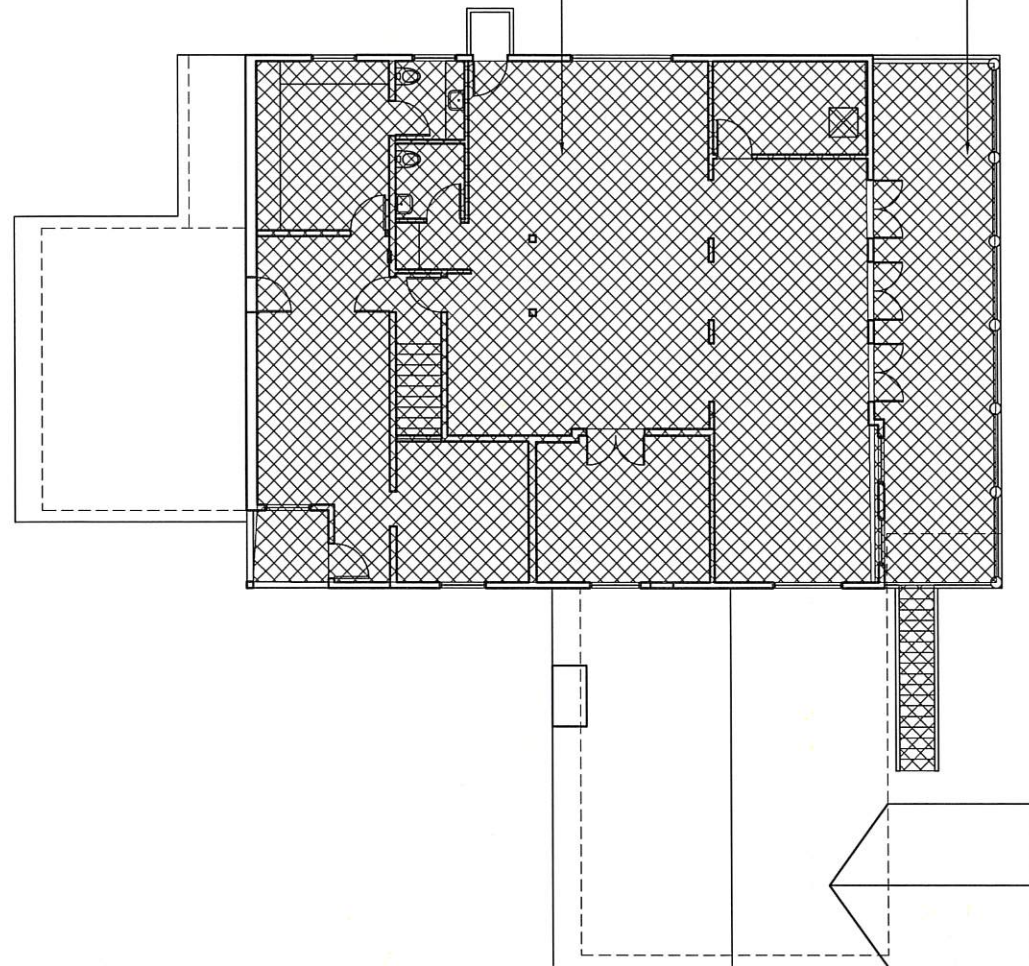


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OCT 14 2019

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

NEW INTERIOR SERVICE AREA:  
2,364 SF

NEW EXTERIOR SERVICE AREA:  
512 SF



## 2 SECOND FLOOR PLAN

1/8" = 1'-0" (ON 22X34) 1/16" = 1'-0" (ON 11X17)

### AREA SUMMARY

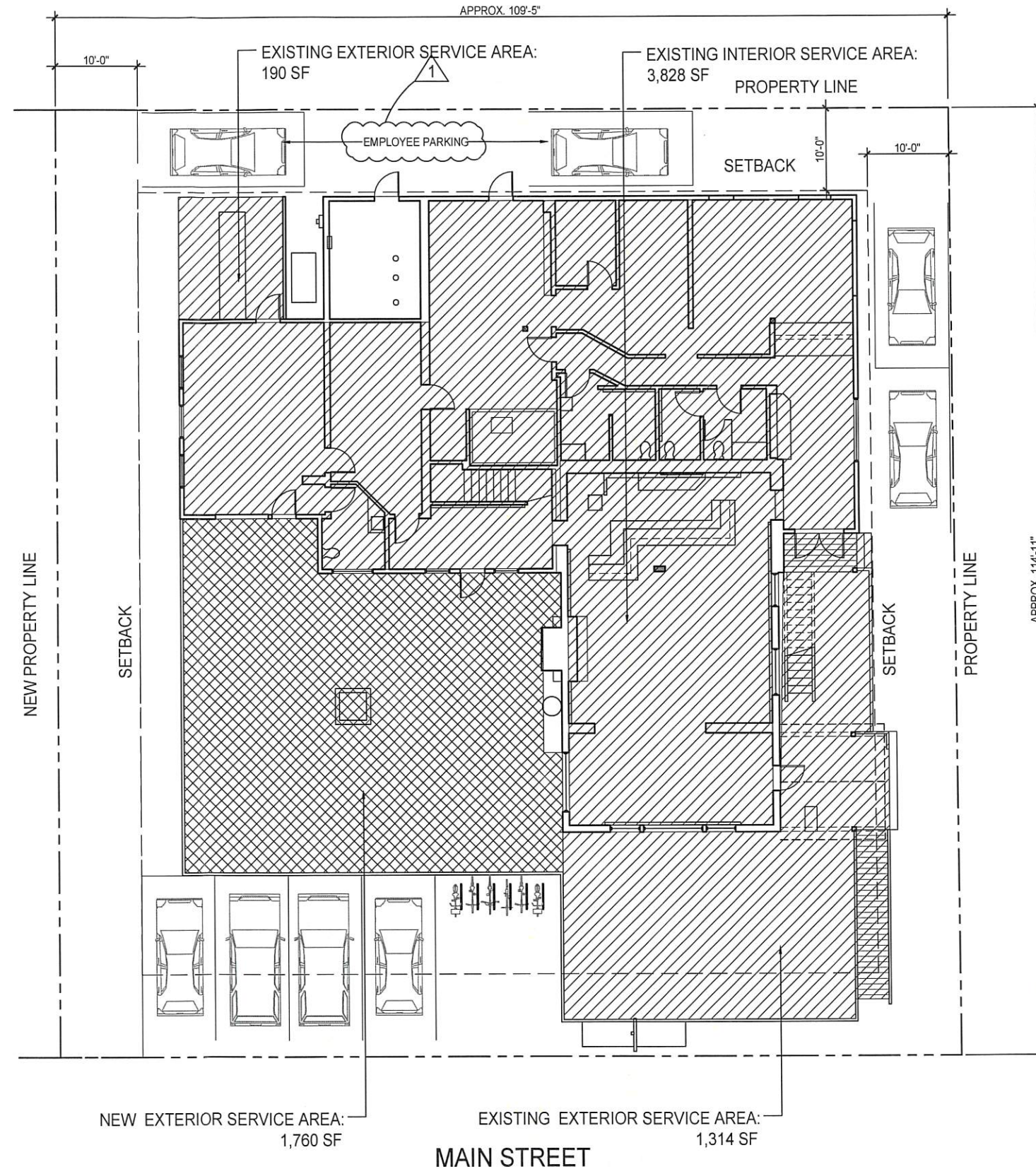
PLANS INDICATE THE EXTENT OF EXISTING AND EXPANDED BEVERAGE DISPENSARY.

FIRST FLOOR	EXISTING	ADDITIONAL	TOTAL
INTERIOR DISPENSARY AREA:	3,828 SF	0 SF	3,828 SF
EXTERIOR DISPENSARY AREA:	1,504 SF	1,760 SF	2,386 SF

SECOND FLOOR:	EXISTING	ADDITIONAL	TOTAL
INTERIOR DISPENSARY AREA:	0 SF	2,364 SF	2,364 SF
EXTERIOR DISPENSARY AREA:	0 SF	512 SF	512 SF

BUILDING HEIGHT:  
EXISTING BUILDING HEIGHT: 23'-2"  
HEIGHT TO TOP OF SOLAR PANELS: 27'-4"

1



## 1 FIRST FLOOR PLAN

1/8" = 1'-0" (ON 22X34) 1/16" = 1'-0" (ON 11X17)

**DENALI BREWPUB**  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

DATE:  
OCTOBER 14, 2019

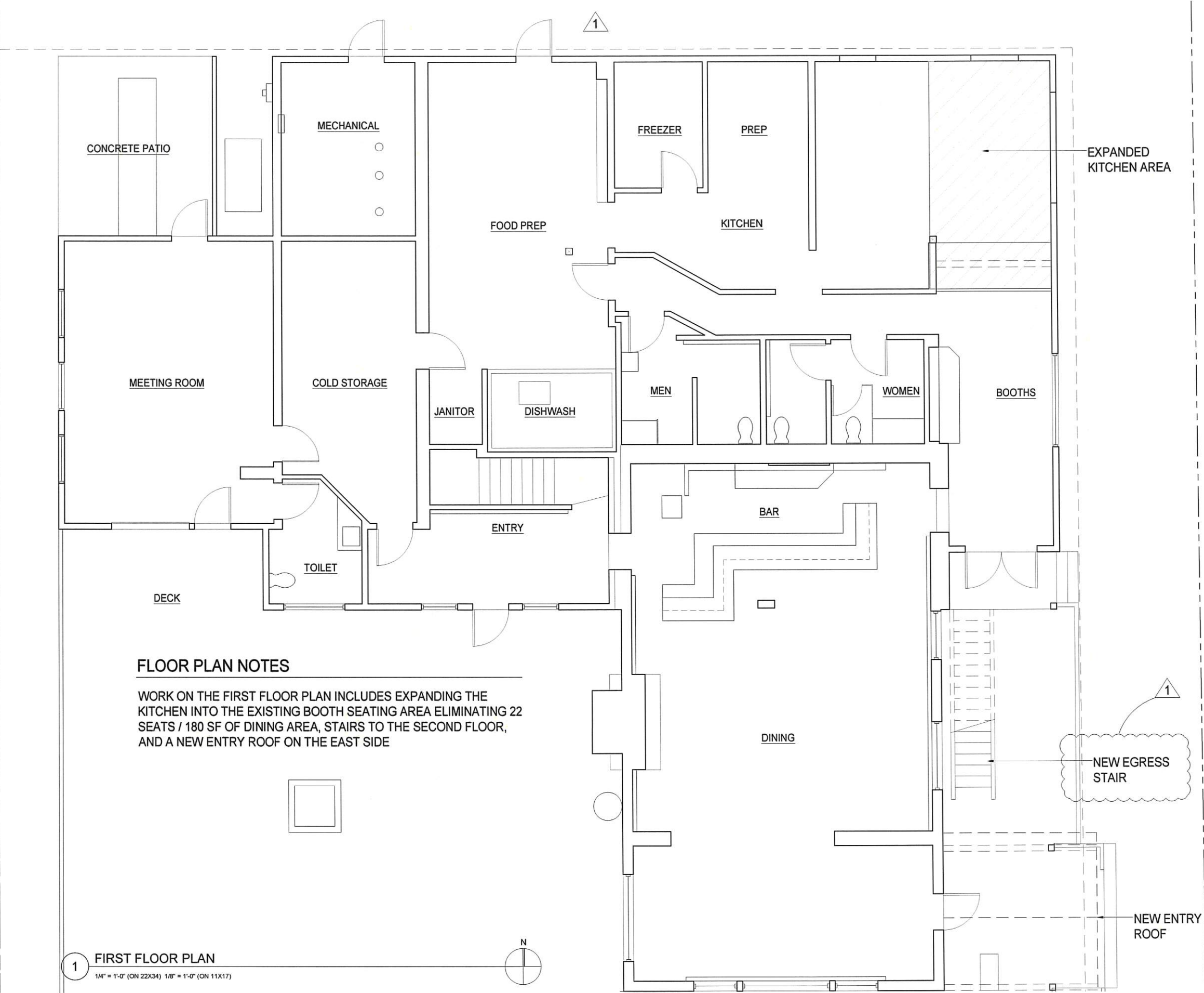
SUBMITTAL:  
PLAN REVIEW SUBMITTAL

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER:

**A1.2**





RECEIVED  
JAN 11 2021  
MATANUSKA-SUSTITNA BOROUGH  
DEVELOPMENT SERVICES

**DENALI BREWPUB**  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

DATE:  
REVISION  
OCTOBER 14, 2019

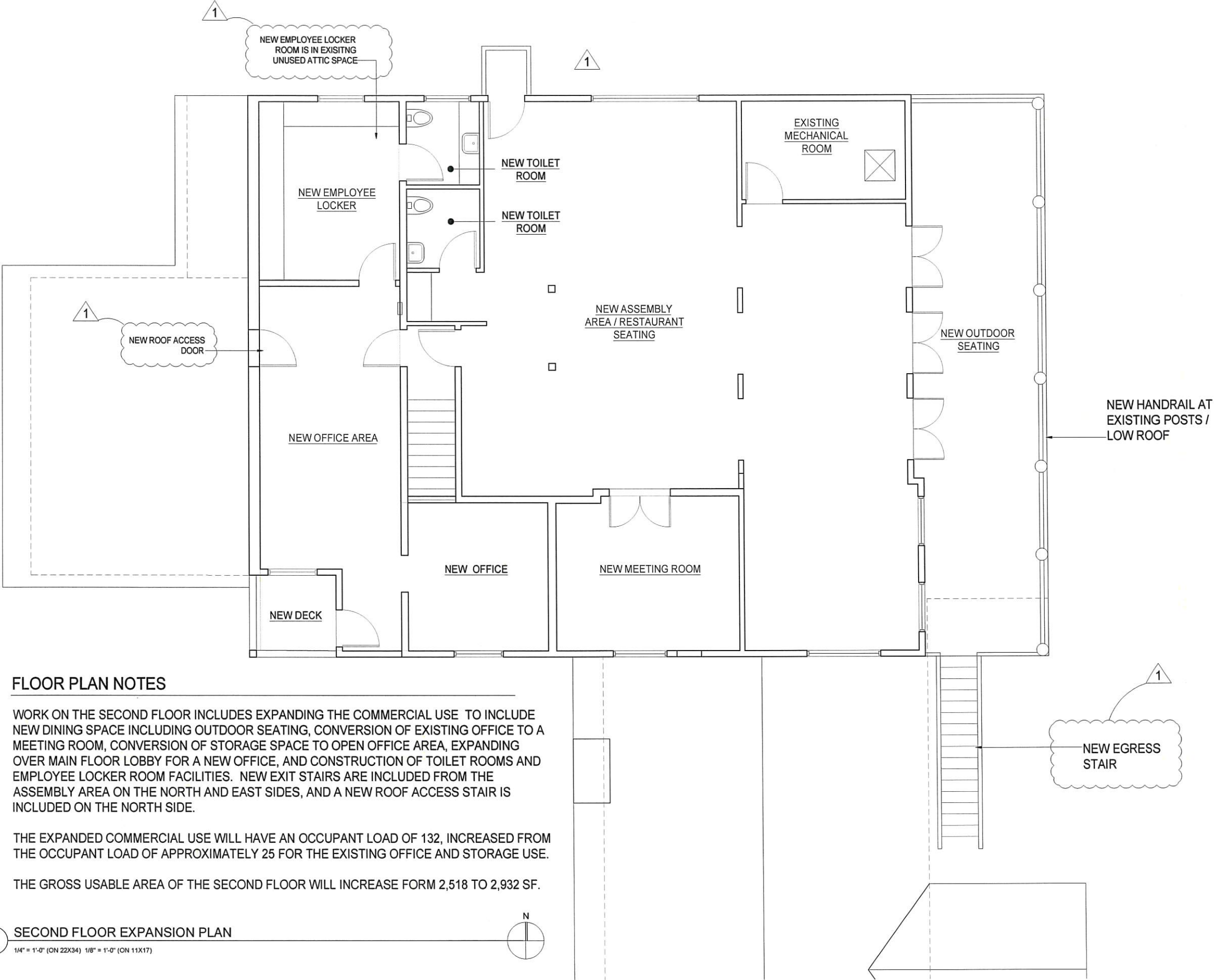
SUBMITTAL:  
PLAN REVIEW SUBMITTAL

DRAWING TITLE:  
FLOOR PLANS

DRAWING NUMBER:

A2.1





RECEIVED  
JAN 11 2021  
MATANUSKA-SUSTITNA BOROUGH  
DEVELOPMENT SERVICES

**DENALI BREWPUB**  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

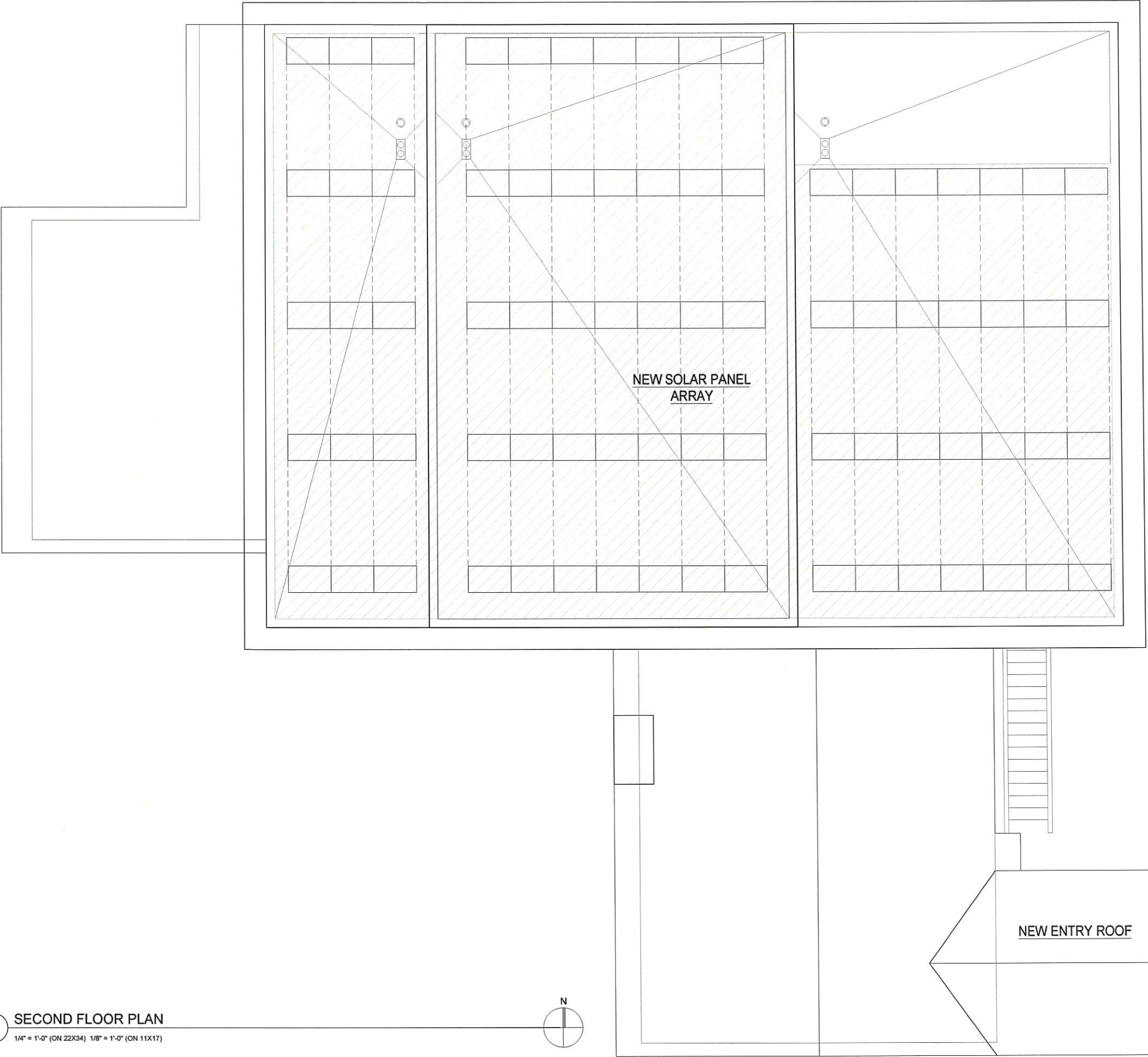
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REVISION  
OCTOBER 14, 2019

SUBMITTAL:  
PLAN REVIEW SUBMITTAL

DRAWING TITLE:  
FLOOR PLANS

DRAWING NUMBER:

**A2.2**



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MATANUSKA-SUSTITNA BOROUGH  
DEVELOPMENT SERVICES

DENALI BREWPUB  
Talkeetna, Alaska

Liz Olberding  
ARCHITECT

907.230.9871  
liz@owarch.com

OWNER:  
Nu Aspen, LLC  
Talkeetna Restaurant, LLC  
P.O. Box 1021  
Talkeetna, Alaska 99676

SITE ADDRESS:  
13605 E Main Street  
Talkeetna, Alaska

DATE:  
OCTOBER 14, 2019

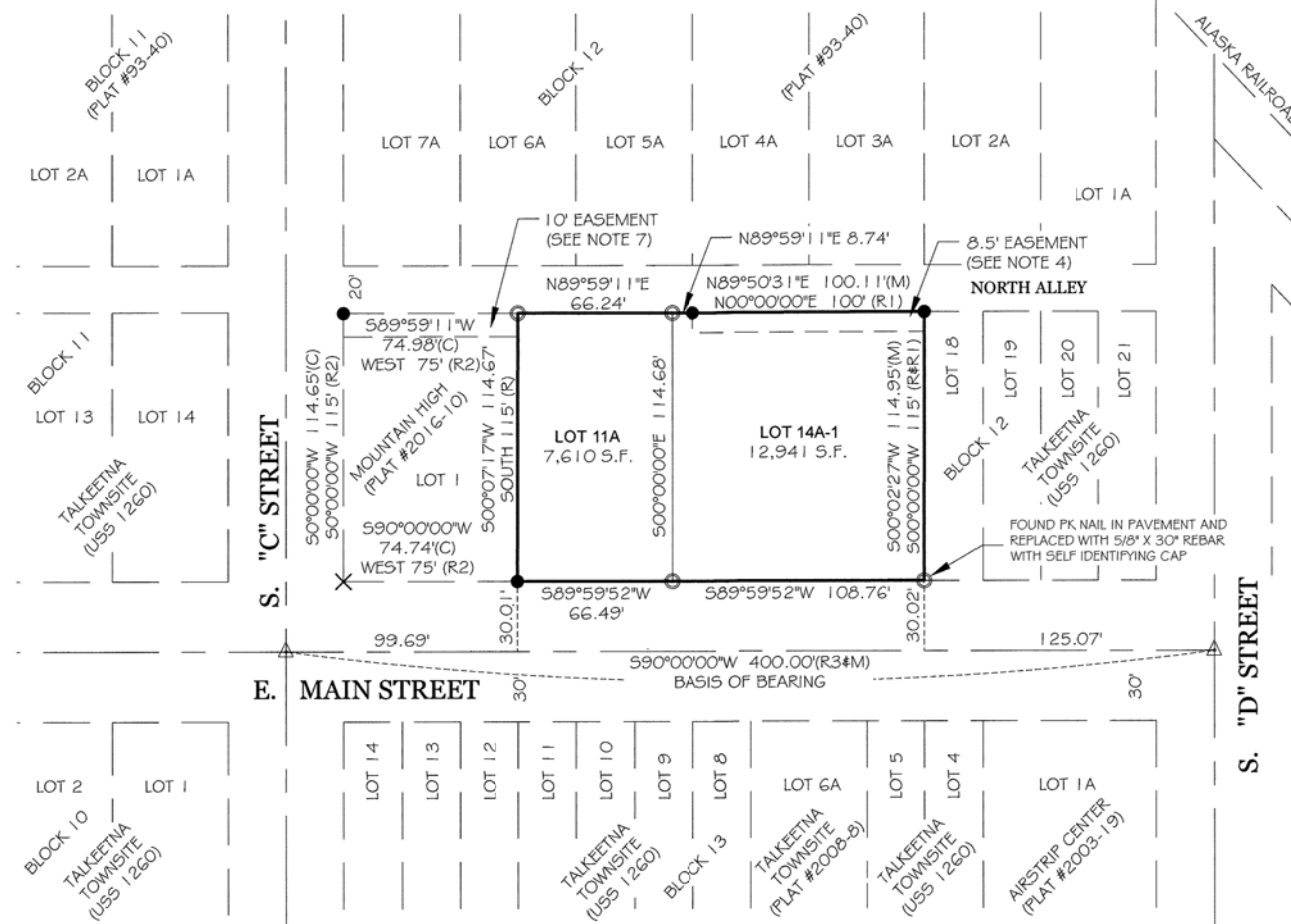
SUBMITTAL:  
PLAN REVIEW SUBMITTAL

DRAWING TITLE:  
ROOF PLAN

DRAWING NUMBER:

A2.3





**NOTES:**

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEMS ARE ALLOWED IN THIS SUBDIVISION. THESE LOTS ARE SERVED BY THE TALLEKETA WATER AND SEWER SYSTEMS.
3. THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATED AN AE ZONE, AN AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD RISK DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO MSB 17.29 FLOOD DAMAGE PREVENTION ORDINANCES. BASE FLOOD ELEVATION IS APPROXIMATELY 349 FEET ABOVE MEAN SEA LEVEL ACCORDING TO FIRM MAP 02170C2803E DATED MARCH 17, 2011.
4. 8.5 FEET WIDE MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES RECORDED JUNE 16, 1999 IN BOOK 171 ON PAGE 509 IN THE TALLEKETA RECORDING DISTRICT.
5. 10 FEET WIDE MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT AS SHOWN ON PLAT #2016-10 RECORDED IN BOOK 153 ON PAGE 156 IN THE TALLEKETA RECORDING DISTRICT.

## PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2020-144, DATED 7-09 2020, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

12:30, 2020  
PLANNING AND LAND USE DIRECTOR

ATTEST: Kennedy G. McClure  
PLATTING CLERK



### LEGEND

- FOUND 5/8" REBAR
  - △ FOUND PK NAIL IN PAVEMENT
  - SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP (LS-11004)
  - × COMPUTED POSITION
- (R) RECORD TALLENTA TOWNSITE (USS 1260)
- (R1) RECORD PLAT #2003-5
- (R2) RECORD PLAT #2016-10
- (R3) RECORD PLAT #2003-19

### CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

SASSAN MOSSANEN, TRUSTEE  
SASSAN AND KRISTY MOSSANEN LIVING TRUST  
PO BOX 278  
TALKEETNA, ALASKA 99676

## CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

SASSAN MOSSANEN, MANAGER/MEMBER  
NU ASPEN, LLC  
PO BOX 278  
TALKEETNA, ALASKA 99676

### CERTIFICATION OF PAYMENT OF TAXES

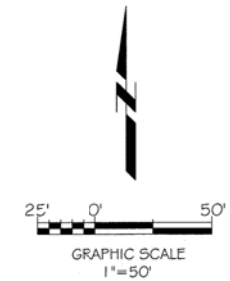
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 12-31, 2020, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

*[Signature]*  
BOROUGH TAX COLLECTION OFFICIAL

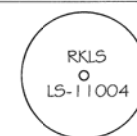
### SURVEYOR'S CERTIFICATE

I, RICHARD L. WENTWORTH, PL#11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard Wentworth  
RICHARD L. WENTWORTH, PL#11004

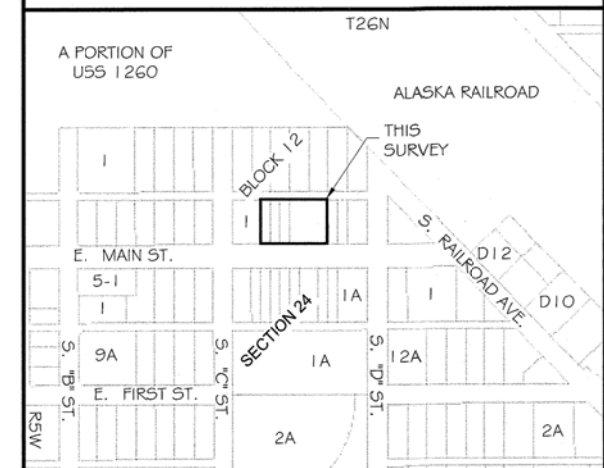


**TYPICAL RED  
PLASTIC CAP SET**



## VICINITY MAP

1" = 300 FEET



**R\* K LAND SURVEYING, LLC**  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PLAT OF  
TALKEETNA TOWNSITE  
US SURVEY 1260  
LOTS 11A & 14A-1, BLOCK 12

A RESUBDIVISION OF LOTS 11, 12 AND 13 BLOCK 12 WITHIN  
TALKEETNA TOWNSITE, ACCORDING TO US SURVEY 1260 AND  
LOT 14A BLOCK 12 WITHIN TALKEETNA TOWNSITE, ACCORDING  
TO PLAT #2003-5, CONTAINING APPROXIMATELY 0.47 ACRES  
LOCATED WITHIN SECTION 24, T26N, R5W, S.M., ALASKA

TALKEETNA RECORDING DISTRICT,  
THIRD JUDICIAL DISTRICT, STATE OF ALASKA

JOB NUMBER: 2019-181	CASE NUMBER:	MSB TAX MAP: TA 06
FIELD BOOK: RKL5 2020-01 RKL5 2020-05	DATE: 12-23-2020	REVISION: XXXX
DRAWN BY: RLV CHECKED BY: KEW	SCALE: 1" = 50'	SHEET: 1 OF 1

# **Conditional Use Permit**

## **#177020130004**





## **MATANUSKA-SUSITNA BOROUGH**

### **Planning and Land Use Department Development Services**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9822 • Fax (907) 745-9876

Email: [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)

### **REGULATION OF ALCOHOLIC BEVERAGE USES CONDITIONAL USE PERMIT**

**PERMIT#:** 177020130004

**ACTION:** In accordance with Matanuska-Susitna Borough Code 17.70, a conditional use permit for the operation of a liquor beverage dispensary, known as Twister Creek Restaurant, is hereby granted as referenced within this document.

**EFFECTIVE DATE:** November 4, 2013

**PERMITTED SITE:** Talkeetna Townsite, Block 12, Lot 14A; 13605 E. Main Street; within Township 26 North, Range 5 West, Section 24, Seward Meridian

**PERMITTEE:** Talkeetna Restaurant LLC  
P.O. Box 1021  
Talkeetna, AK 99676

#### **General Requirements and Conditions:**

All development and use of the permitted site shall occur as described in the approved application submitted and as further specified by the conditions listed herein. Any deviation from the requirements or conditions of this permit or from borough code may be grounds for penalties as authorized by borough code.

This permit does not constitute a license from the State of Alaska, Alcoholic Beverage Control Board. The permittee is required to comply with all applicable Alaska Statute provisions and all conditions of any license issued there under.

#### **Specific Conditions of the Permit:**

1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 – Noise, Amplified Sound, and Vibration.

4. The operation shall comply with the requirements of the Talkeetna Special land Use District Conditional Use Permit (Permit# 172520130001).
5. The privacy fence on the west property line shall be maintained.
6. The conex, tasting and grain rooms, and shed buffer building shall be removed by November 30, 2015.

This permit is approved by Matanuska-Susitna Borough Planning Commission Resolution No. 13-42(AM) , passed on November 4, 2013. Copies of the resolution and site plan are attached. This permit may be appealed within 21 days of approval in accordance with MSB 15.39 Board of Adjustment and Appeals.



Eileen Probasco, Director  
Planning and Land Use Department



Date of Issuance

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 13-42 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITONAL USE PERMIT UNDER MSB 17.70 FOR THE OPERATION OF A LIQUOR BEVERAGE DISPENSARY AT TWISTER CREEK RESTAURANT, LOCATED ON BLOCK 12, LOT 14A, TALKEETNA TOWNSITE, 13605 E. MAIN STREET, WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 24, SEWARD MERIDIAN

WHEREAS, an application has been received from Nu Aspen LLC dba Twister Creek Restaurant, for a conditional use permit under MSB 17.70 for the operation of a liquor beverage dispensary; and

WHEREAS, a liquor beverage dispensary is only permitted upon the issuance of a conditional use permit; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.70.100 and 17.70.110; and

WHEREAS, Twister Creek Restaurant and Denali Brewing Company have been operating at this location since 2009; and

WHEREAS, Twister Creek Restaurant currently operates a restaurant/eating place (beer and wine) liquor license and Denali Brewing Company operates a brewery at this location; and

WHEREAS, the beverage dispensary license will allow the two operations to consolidate the brewery and restaurant into a brewpub; and

WHEREAS, Twister Creek Restaurant is located within the Main Street Talkeetna District in the Talkeetna Special Land Use District; and

WHEREAS, Twister Creek Restaurant is located on Main Street in downtown Talkeetna, which is a mix of commercial and residential uses; and

WHEREAS, there are several other restaurant establishments on Main Street that serve alcohol; and

WEHREAS, the proposed use is consistent with the goals and policies of the Talkeetna Comprehensive Plan (1998) and the Matanuska-Susitna Borough Comprehensive Plan (2005 Update; and

WHEREAS, the conditional use is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area; and

WHEREAS, the deck is fenced and he beer garden area is delineated, which indicate the areas that alcoholic beverages can be served; and

WHEREAS, Twister Creek staff monitors the deck and beer garden; and

WHEREAS, the hours of operation fall between 11 a.m. and 11 p.m. year round; and

WHEREAS, live music and entertainment are not regularly scheduled; and

WHEREAS, the operation will be required to comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration; and



WHEREAS, there is not a church or school within at least one-quarter of a mile from this facility; and

WHEREAS, the applicant has met conditions of approval for the beverage dispensary license from the State of Alaska, Alcoholic Beverage Control Board, contingent upon approval of the Borough conditional use permit; and

WHEREAS, the Talkeetna Community Council has no objections to this proposed conditional use permit; and

WHEREAS, the conditional use should not be harmful to the public health, safety, convenience and welfare; and

WHEREAS, the building will be in compliance with the setback requirements after the tasting and grain rooms are removed; and

WHEREAS, the shed buffer structure will also be removed since it is set back less than ten feet from the lot line; and

WHEREAS, the lot is 11,500 square feet in size and exceeds the minimum lot area requirements in the Main Street Talkeetna District; and

WHEREAS, there is an eight foot high privacy fence on the west side of the lot; and

WHEREAS, sufficient setbacks, lot area, buffers or other safeguards are being provided; and

WHEREAS, there are two building mounted signs on the front side of the building and two lighted pole signs on the front

side of the lot; and

WHEREAS, there are downward directional building mounted lights around the building and two pole lights on the front part of the lot; and

WHEREAS, the parking areas are paved; and

WHEREAS, there should not be any negative effects upon the properties in the area due to such factors as dust, obtrusive advertising and glare; and

WHEREAS, traffic congestion occurs in the downtown area because of the narrow streets and because there is no perceived route to and through the downtown area to parking areas; and

WHEREAS, Twister Creek Restaurant is an established business; and

WHEREAS, there should not be any 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; and

WHEREAS, the building was in existence and used for several different commercial uses prior to Twister Creek Restaurant purchasing the property; and

WHEREAS, measures are in place to reduce any negative effect upon adjacent and nearby properties; and

WHEREAS, there are two off-street parking spaces provided for employees, which exceeds the MSB 17.25 district parking

requirements and seven off-street parking spaces provided for patrons; and

WHEREAS, the immediate vicinity has low speed and any increase in traffic that may be caused by this permit is not expected to create any traffic hazards; and

WHEREAS, Twister Creek Restaurant has an approved Borough driveway permit; and

WHEREAS, access to the premise should not create an unreasonable traffic hazard; and

WHEREAS, not all patrons arrive by vehicle. Some patrons arrive by foot from surrounding residences and lodging facilities; and

WHEREAS, the proposed development will be decreasing the size of the operation at this location; and

WHEREAS, traffic should not overtax existing road systems; and

WHEREAS, the operation of a beverage dispensary license at this location will be in character with the surrounding neighborhood; and

WHEREAS, staff collected accident data for one square mile around the site for the years 2008 - 2009 and during that time period there were two accidents of which one was alcohol-related; and

WHEREAS, the Alcoholic Beverage Control Board (ABC) has no

record of violations by Twister Creek Restaurant; and

WHEREAS, the applicant has not had a liquor license suspended or revoked in the 12 months preceding the application; and

WHEREAS, there has been no information submitted indicating that the applicant is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission finds this application does meet the standards of MSB 17.70.100 and 17.70.110 and does hereby approve the conditional use permit for the operation of a liquor beverage dispensary at Twister Creek Restaurant with the following conditions:

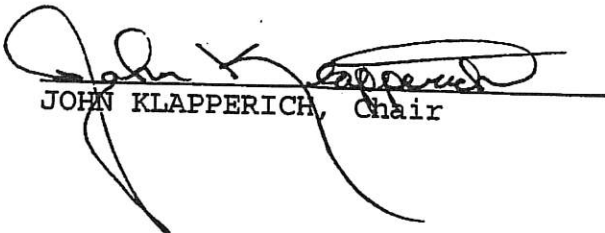
1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.
4. The operation shall comply with the requirements of the Talkeetna Special Land Use District Conditional



Use Permit (Permit# 172520130001).

5. The privacy fence on the west property line shall be maintained.
6. The conex, tasting and grain rooms, and shed buffer building shall be removed by November 30, 2015.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of November, 2013.

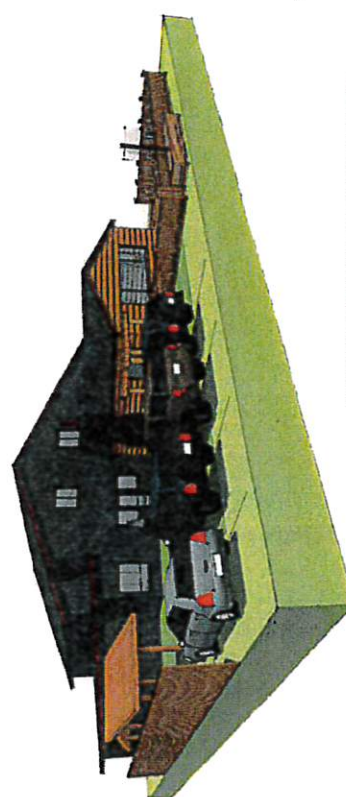
  
JOHN KLAPPERICH, Chair

ATTEST:

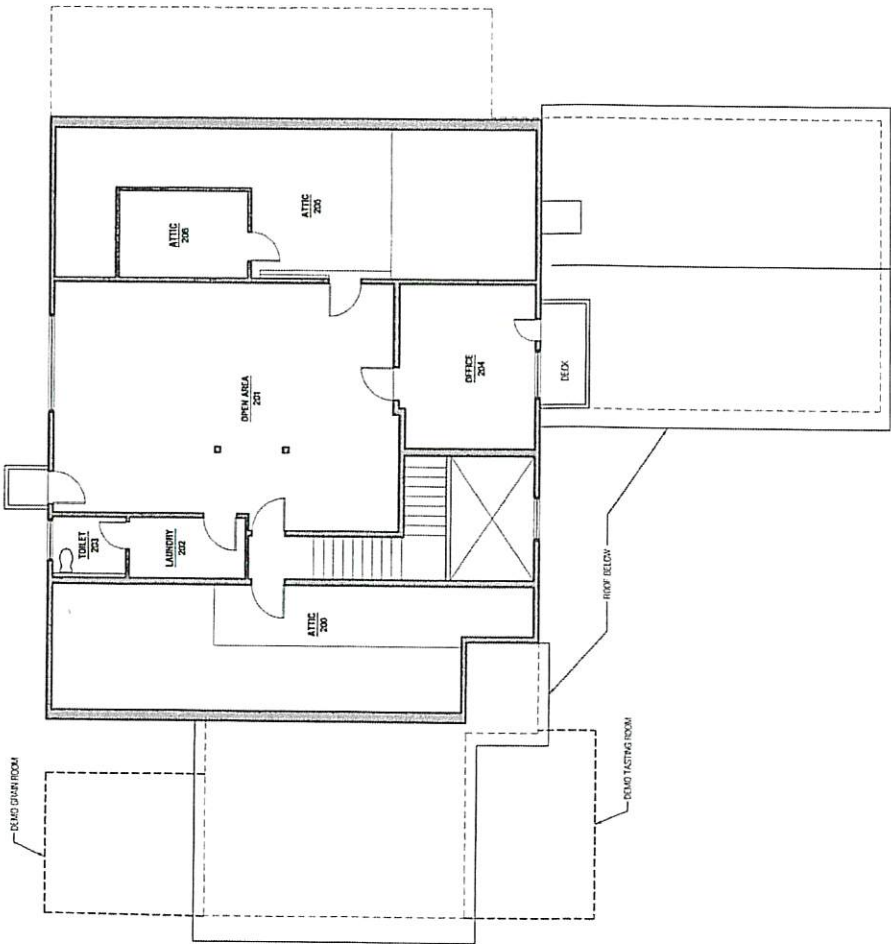
  
MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Endle, Healy, Klapperich, Walden, Haller,  
Adams, and Rauchenstein



1 FIRST FLOOR PLAN



1 SECOND FLOOR PLAN  
3/10" = 1'-0" (SEE SCALE 3/10" = 1'-0" SEE SCALE)

Twister Creek Restaurant  
Application Drawings  
Conditional Use Permit  
Talkeetna, AK

OLBERDING WHITE  
ARCHITECTS

12 Chertoff AVENUE  
Etna, Alaska 99561  
701 861-2400  
Fax: 701 861-2401  
Website: www.olberdingwhite.com

Client: Donald B. Boring  
Project: Twister Creek Restaurant  
Location: Talkeetna, Alaska 99576

DATE: 10/20/18  
DRAWN BY: J. Boring  
CHECKED BY: J. Boring

DATE: May 30, 2021  
DRAWN BY: J. Boring  
CHECKED BY: J. Boring

DATE: May 30, 2021  
DRAWN BY: J. Boring  
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CHECKED BY: J. Boring

DATE: May 30, 2021  
DRAWN BY: J. Boring  
CHECKED BY: J. Boring



# **Conditional Use Permit**

## **#172520130001**



## **MATANUSKA-SUSITNA BOROUGH**

### **Planning and Land Use Department Development Services**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9822 • Fax (907) 745-9876

Email: [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)

### **TALKEETNA SPECIAL LAND USE DISTRICT CONDITIONAL USE PERMIT**

**PERMIT#:** 172520130001

**ACTION:** In accordance with Matanuska-Susitna Borough Code 17.25, a conditional use permit for a commercial use larger than 4,000 square feet in the Main Street Talkeetna District at Twister Creek Restaurant is hereby granted as referenced within this document.

**EFFECTIVE DATE:** November 4, 2013

**PERMITTED SITE:** Talkeetna Townsite, Block 12, Lot 14A; 13605 E. Main Street; within Township 26 North, Range 5 West, Section 24, Seward Meridian

**PERMITTEE:** Talkeetna Restaurant LLC  
P.O. Box 1021  
Talkeetna, AK 99676

#### **General Requirements and Conditions:**


All development and use of the permitted site shall occur as described in the approved application submitted and as further specified by the conditions listed herein. Any deviation from the requirements or conditions of this permit or from borough code may be grounds for penalties as authorized by borough code.

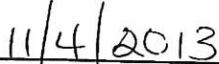
#### **Specific Conditions of the Permit:**

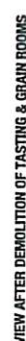
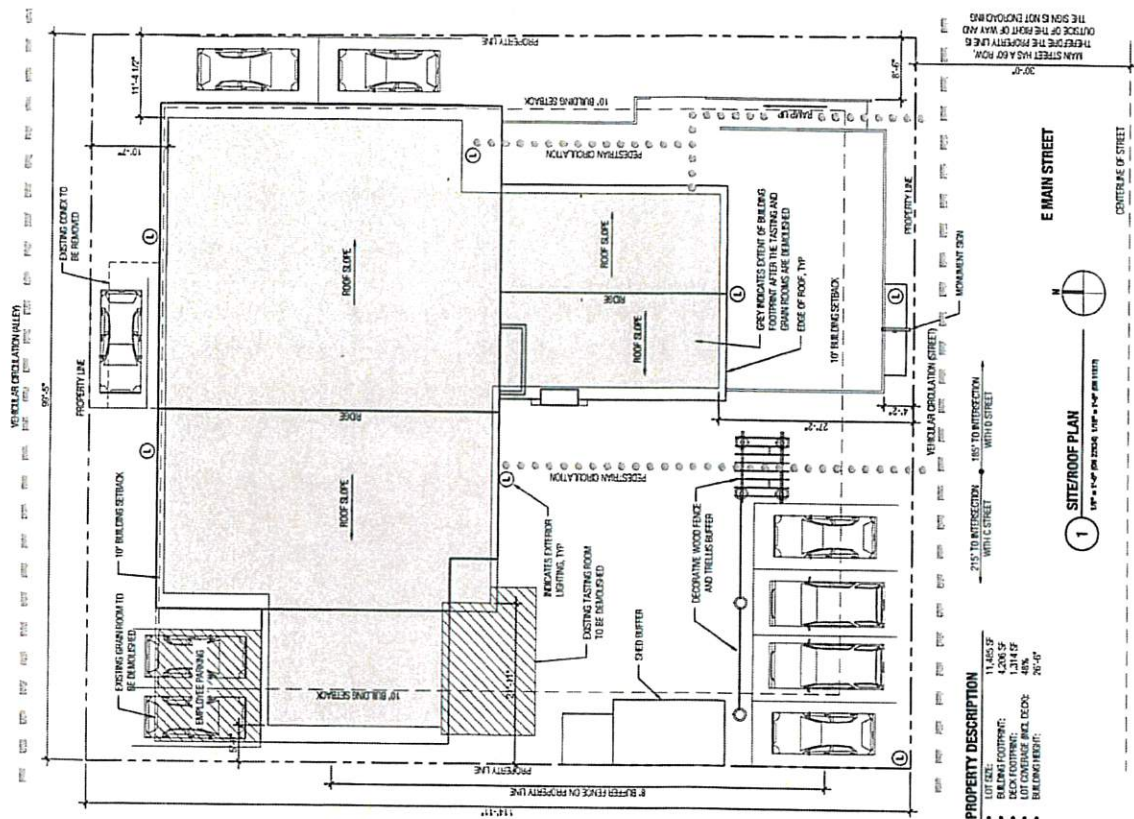
1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 – Noise, Amplified Sound, and Vibration.
4. The operation shall comply with the requirements of the Alcoholic Beverage Use Conditional Use Permit (Permit# 177020130004).
5. The fence on the west property line shall be maintained.

6. The conex, tasting and grain rooms and shed buffer building shall be removed by November 30, 2015.

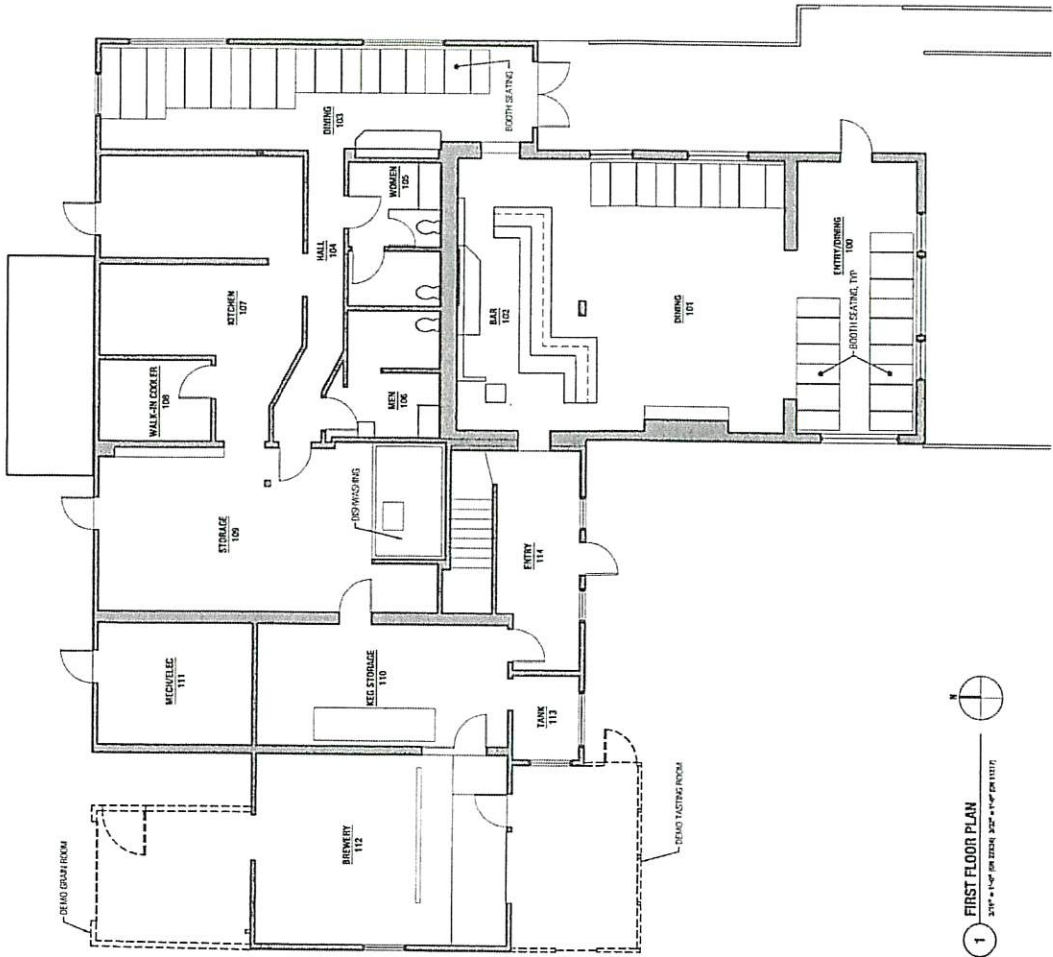
This permit is approved by Matanuska-Susitna Borough Planning Commission Resolution 13-43, passed on November 4, 2013. Copies of the resolution and site plan are attached. This permit may be appealed within 21 days of approval in accordance with MSB 15.39 Board of Adjustment and Appeals.

  
\_\_\_\_\_  
Eileen Probasco, Director  
Planning and Land Use Department

  
\_\_\_\_\_  
Date of Issuance







1 FIRST FLOOR PLAN  
20'0\"/>

Twister Creek Restaurant  
Conditional Use Permit  
Application Drawings  
Talkeetna, AK

OLBERDING WHITE  
ARCHITECTS

12 Chukotka, AALEED AP  
1000 8th St. N  
701 West 2nd Ave., Suite A  
Anchorage, Alaska 99501  
Phone: (907) 644-8900  
Fax: (907) 644-8900  
Web: www.olberdingwhite.com

CLIENT: Social Brewery Group  
PROJECT: P/L Bar 1001  
TALKEETNA, ALASKA 99475  
SITE ADDRESS: 1205 E Main Street  
Talkeetna, Alaska  
DATE: May 30, 2021

REVISIONS:  
CIP Application  
DRAWN BY: JTL  
FIRST FLOOR PLAN  
DRAWING NUMBER: A2.01



**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 13-42 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITONAL USE PERMIT UNDER MSB 17.70 FOR THE OPERATION OF A LIQUOR BEVERAGE DISPENSARY AT TWISTER CREEK RESTAURANT, LOCATED ON BLOCK 12, LOT 14A, TALKEETNA TOWNSITE, 13605 E. MAIN STREET, WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 24, SEWARD MERIDIAN

WHEREAS, an application has been received from Nu Aspen LLC dba Twister Creek Restaurant, for a conditional use permit under MSB 17.70 for the operation of a liquor beverage dispensary; and

WHEREAS, a liquor beverage dispensary is only permitted upon the issuance of a conditional use permit; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.70.100 and 17.70.110; and

WHEREAS, Twister Creek Restaurant and Denali Brewing Company have been operating at this location since 2009; and

WHEREAS, Twister Creek Restaurant currently operates a restaurant/eating place (beer and wine) liquor license and Denali Brewing Company operates a brewery at this location; and

WHEREAS, the beverage dispensary license will allow the two operations to consolidate the brewery and restaurant into a brewpub; and

WHEREAS, Twister Creek Restaurant is located within the Main Street Talkeetna District in the Talkeetna Special Land Use District; and

WHEREAS, Twister Creek Restaurant is located on Main Street in downtown Talkeetna, which is a mix of commercial and residential uses; and

WHEREAS, there are several other restaurant establishments on Main Street that serve alcohol; and

WEHREAS, the proposed use is consistent with the goals and policies of the Talkeetna Comprehensive Plan (1998) and the Matanuska-Susitna Borough Comprehensive Plan (2005 Update; and

WHEREAS, the conditional use is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area; and

WHEREAS, the deck is fenced and he beer garden area is delineated, which indicate the areas that alcoholic beverages can be served; and

WHEREAS, Twister Creek staff monitors the deck and beer garden; and

WHEREAS, the hours of operation fall between 11 a.m. and 11 p.m. year round; and

WHEREAS, live music and entertainment are not regularly scheduled; and

WHEREAS, the operation will be required to comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration; and



WHEREAS, there is not a church or school within at least one-quarter of a mile from this facility; and

WHEREAS, the applicant has met conditions of approval for the beverage dispensary license from the State of Alaska, Alcoholic Beverage Control Board, contingent upon approval of the Borough conditional use permit; and

WHEREAS, the Talkeetna Community Council has no objections to this proposed conditional use permit; and

WHEREAS, the conditional use should not be harmful to the public health, safety, convenience and welfare; and

WHEREAS, the building will be in compliance with the setback requirements after the tasting and grain rooms are removed; and

WHEREAS, the shed buffer structure will also be removed since it is set back less than ten feet from the lot line; and

WHEREAS, the lot is 11,500 square feet in size and exceeds the minimum lot area requirements in the Main Street Talkeetna District; and

WHEREAS, there is an eight foot high privacy fence on the west side of the lot; and

WHEREAS, sufficient setbacks, lot area, buffers or other safeguards are being provided; and

WHEREAS, there are two building mounted signs on the front side of the building and two lighted pole signs on the front

side of the lot; and

WHEREAS, there are downward directional building mounted lights around the building and two pole lights on the front part of the lot; and

WHEREAS, the parking areas are paved; and

WHEREAS, there should not be any negative effects upon the properties in the area due to such factors as dust, obtrusive advertising and glare; and

WHEREAS, traffic congestion occurs in the downtown area because of the narrow streets and because there is no perceived route to and through the downtown area to parking areas; and

WHEREAS, Twister Creek Restaurant is an established business; and

WHEREAS, there should not be any 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; and

WHEREAS, the building was in existence and used for several different commercial uses prior to Twister Creek Restaurant purchasing the property; and

WHEREAS, measures are in place to reduce any negative effect upon adjacent and nearby properties; and

WHEREAS, there are two off-street parking spaces provided for employees, which exceeds the MSB 17.25 district parking

requirements and seven off-street parking spaces provided for patrons; and

WHEREAS, the immediate vicinity has low speed and any increase in traffic that may be caused by this permit is not expected to create any traffic hazards; and

WHEREAS, Twister Creek Restaurant has an approved Borough driveway permit; and

WHEREAS, access to the premise should not create an unreasonable traffic hazard; and

WHEREAS, not all patrons arrive by vehicle. Some patrons arrive by foot from surrounding residences and lodging facilities; and

WHEREAS, the proposed development will be decreasing the size of the operation at this location; and

WHEREAS, traffic should not overtax existing road systems; and

WHEREAS, the operation of a beverage dispensary license at this location will be in character with the surrounding neighborhood; and

WHEREAS, staff collected accident data for one square mile around the site for the years 2008 - 2009 and during that time period there were two accidents of which one was alcohol-related; and

WHEREAS, the Alcoholic Beverage Control Board (ABC) has no

record of violations by Twister Creek Restaurant; and

WHEREAS, the applicant has not had a liquor license suspended or revoked in the 12 months preceding the application; and

WHEREAS, there has been no information submitted indicating that the applicant is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission finds this application does meet the standards of MSB 17.70.100 and 17.70.110 and does hereby approve the conditional use permit for the operation of a liquor beverage dispensary at Twister Creek Restaurant with the following conditions:

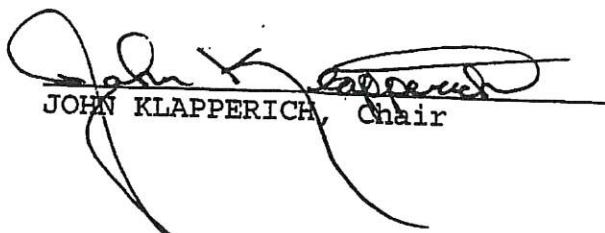
1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration.
4. The operation shall comply with the requirements of the Talkeetna Special Land Use District Conditional



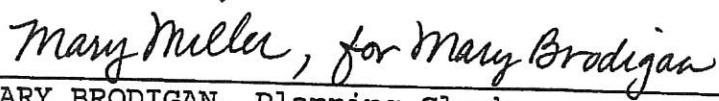
Use Permit (Permit# 172520130001).

5. The privacy fence on the west property line shall be maintained.
6. The conex, tasting and grain rooms, and shed buffer building shall be removed by November 30, 2015.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 4th day of November, 2013.

  
JOHN KLAPPERICH, Chair

ATTEST:

  
MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Endle, Healy, Klapperich, Walden, Haller,  
Adams, and Rauchenstein

**Planning Commission  
Resolution 02-22 (AM)  
for a Variance to the  
Setback Regulations**



20 2-001409-0

Recording Dist: 321 - Talkeetna  
9/13/2002 3:42 PM Pages: 1 of 5

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MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION 02-22(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE FOR A BUILDING TO THE REQUIREMENTS OF MSB 17.55.010(A) SETBACKS FROM RIGHT-OF-WAYS AND DENYING A VARIANCE FOR ACCESSORY STRUCTURES TO THE REQUIREMENTS OF MSB 17.55.010(A) SETBACKS FROM RIGHT-OF-WAYS AND 17.55.010(B) SETBACKS FROM SIDE YARD LOT LINES ON BLOCK 12, LOTS 14, 15, 16, AND 17, TALKEETNA TOWNSITE, TALKEETNA RECORDING DISTRICT

WHEREAS, an application for a variance from the setback requirements of MSB 17.55.010(A) and 17.55.010(B) has been received to allow an existing building to remain located less than 25 feet from a public right-of-way (alley) and to allow accessory structures (diesel tank, diesel dispenser, and propane tank) to be located less than ten feet from a side yard lot line and a gas pump island canopy to remain located less than 25 feet from the Main Street right-of-way on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite; and

WHEREAS, the building (gas station/store/laundromat) is located 11.15 feet from the alley right-of-way, the diesel fuel dispenser, diesel tank and propane tank are located 1.4 feet from the west side yard lot line and the gas pump island canopy is located .3 feet from the Main Street right-of-way, as indicated on the site plan attached as Exhibit "A"; and

WHEREAS, the planning commission has conducted the required public hearing and considered the information submitted as required by code and hereby finds:

1. The unusual conditions or circumstances that apply to the property are the lot dimensions and are not unique to this particular property. The narrow lot conditions are shared by many old lots throughout the original townsite.

2. The strict application of this title would deprive the applicants of rights commonly enjoyed by other properties under the terms of this title as the applicants could not have built any structures on the individual lots in compliance with the setback requirements. Building and lot line encroachments are being eliminated with the combining of the four lots. However, the propane tank, diesel tank and diesel dispenser, and gas pump island canopy are accessory to the building on the property and can be brought into compliance with setback requirements.
3. There has been no evidence submitted that would indicate that the requested variance would be harmful to the public welfare nor would it be injurious to nearby property. However, the diesel fuel dispenser and tank and the propane tank should be relocated to at least ten feet from the lot line as they have the potential for causing hazardous problems.
4. The granting of this variance would be in harmony with the goals and objectives of Title 17 and consistent with the Talkeetna Comprehensive Plan and the Borough Coastal Management Plan.
5. The deviation from the requirements of this title that is permitted by the variance will be no more than necessary to permit a reasonable use of the property, as the existing building is consistent with other development in downtown Talkeetna. However, the propane tank, diesel fuel tank and dispenser and gas pump island canopy are accessory structures to the building on the property and can be brought into compliance with the setback regulations.
6. The special conditions that require this variance are caused by a combination of pre-existing conditions not





caused by the applicant, the platting action of combining the lots, and the business decisions which are caused by the applicant.

7. The variance, if granted, will not permit a land use in a district in which that use is prohibited. Commercial uses are permitted on this site.
8. The variance is not solely to relieve pecuniary hardship or inconvenience, as there is no legally buildable area on the individual lots, therefore the structure was built across lot lines and the applicants are resolving the setback violations through a platting action and by applying for this variance request. Even with the combining of the four lots into one lot, there is no where to move the existing building in compliance with setbacks. However, the accessory structures (propane tank, diesel tank and dispenser, and canopy) can be moved into compliance with setbacks.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission does grant a variance to allow an existing building to remain located 11.15 feet from the alley right-of-way on Block 12, Lots 14, 15, 16, and 17 Talkeetna Townsite, located within the Talkeetna Recording District.

BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Planning Commission does grant a variance to allow an existing gas pump island canopy to be located less than 25 feet from the Main Street right-of-way, on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite, located within the Talkeetna Recording District.

BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough Planning Commission does grant a variance to allow the propane tank to be located less than ten feet from the west side yard lot line on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite, located



within the Talkeetna Recording District, contingent on the Fire Marshal approval, on the condition that if construction is authorized on Lot 13 within 10 feet of the eastern line of Lot 13 and within 10' of the propane tank, the owner of the propane tank shall take such action as needed to bring the propane tank into compliance with applicable fire codes including, if necessary, the construction of a fire wall within the setback area.

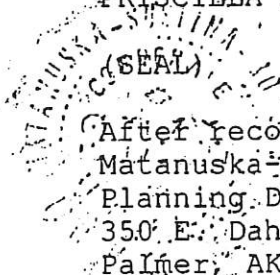
BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission does deny the variance to allow the diesel fuel tank and diesel fuel dispenser to be located less than ten feet from the west side yard lot line on Block 12, Lots 14, 15, 16, and 17, Talkeetna Townsite, located within the Talkeetna Recording District.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 15 day of July 2002.

  
CYNTHIA PAYNE, Chair

ATTEST:

  
PRISCILLA M. GOFF, Planning Clerk

  
After Recording please return to:  
Matanuska-Susitna Borough  
Planning Department  
350 E. Dahlia Avenue  
Palmer, AK 99645

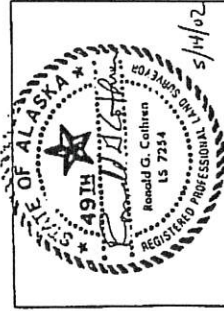
5 of 5  
2002-001409-0

# Legend

- △ Computed Corner Position No point Found or Set
- ⊕ Existing 5/8 Inch Rebar
- ⊙ Location of Drilled Temporary Monitoring Wells
- ⊗ Existing Poles
- Point of Elevation - existing ground
- Asphalt
- Gravel
- ~ Trees

## Notes

1. Elevations were derived from the US Coast and Geodetic Survey Benchmark A-109 with an elevation of 345.63 ft above NSL (NGVD29)
2. This lot is located in a Special Flood Hazard Area, within Zone A as depicted on the FIRM Community Panel number 020021 50851D.
3. Base Flood Elevation for this lot, interpolated from a cross section shown in the 1972 Flood Study made by the U.S. Army Corps of Engineers, is approximately 341.5 feet above mean sea level (NGVD29).

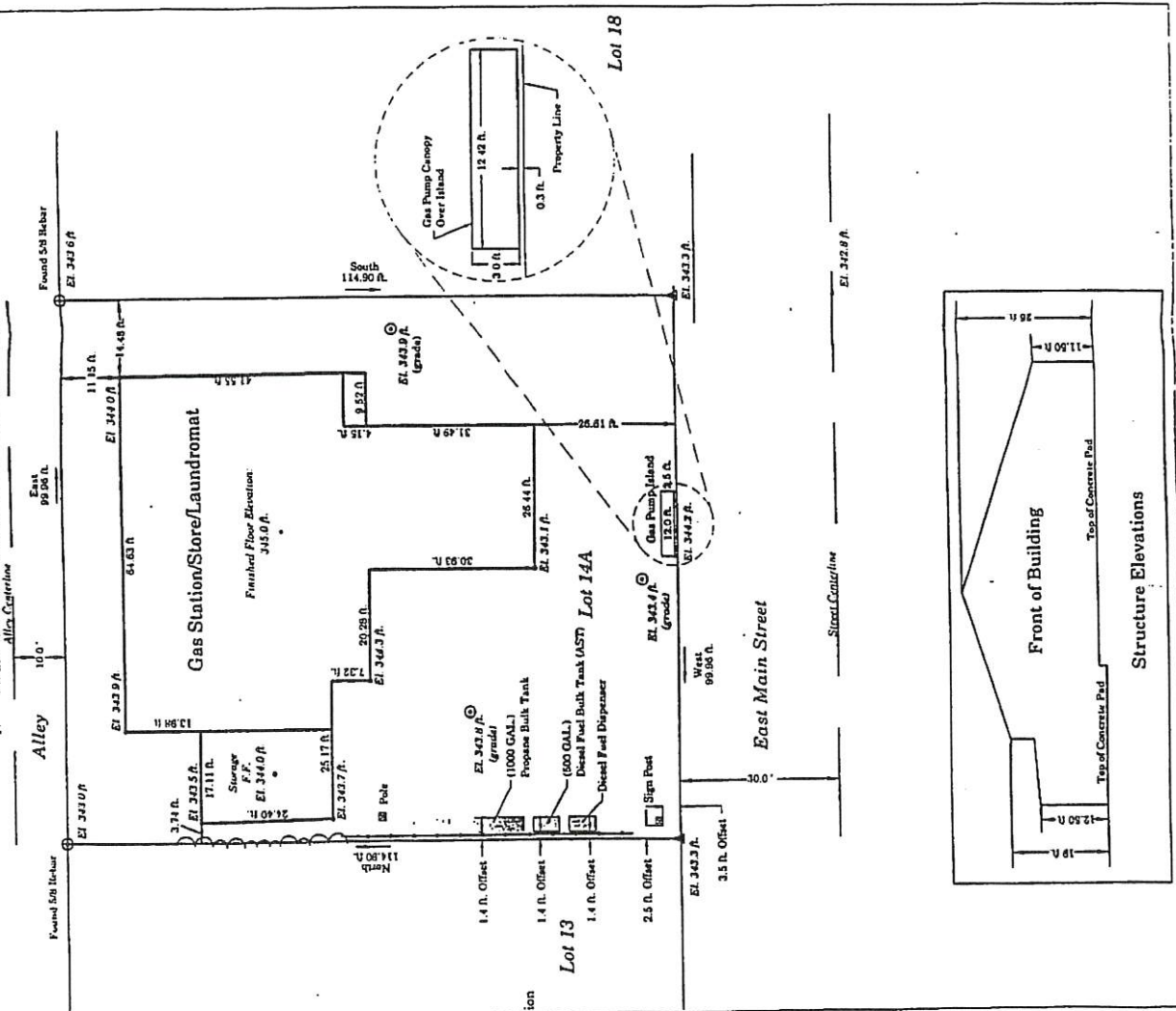


Three Rivers Team  
Site Assessment

Boundary Survey and Site Plan  
Talkeetna Townsite Subdivision  
Lot 14A, Block 12

Figure 1

"X" LIGHTS



A Portion of Block 12  
of  
Talkeetna Townsite Subdivision  
U.S. Survey 1260

0 5 10 20  
Scale in Feet

**PUBLIC HEARING  
QUASI-JUDICIAL**

**Resolution No. PC 21-04**

Matt Gittlein of KG Enterprises

**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

[www.matsugov.us](http://www.matsugov.us)

### DEVELOPMENT SERVICES DIVISION STAFF REPORT

**Date:** March 30, 2021

**File Number:** 177020200003

**Applicant:** Matt Gittlein of KG Enterprises, LLC


**Property Owner:** KG Enterprises, LLC

**Request:** Planning Commission Resolution 21-04

Request to modify an existing alcoholic beverage package store conditional use permit in accordance with MSB Chapter 17.70 – Regulation of Alcoholic Beverage Uses

**Location:** 3065 N. Church Road (Tax ID #5667000L001C);  
within Township 18 North, Range 1 West, Section 32, Seward Meridian

**Size of Property:** 2.21 acres

**Reviewed By:** Alex Strawn, Planning & Land Use Director 

**Staff:** Mark Whisenhunt, Planner II 

**Staff Recommendation:** Approval with conditions

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### EXECUTIVE SUMMARY

A conditional use permit application has been submitted for the expansion of an existing alcoholic beverage package store within a convenience store. The applicant is proposing to remodel their existing operation and dedicate approximately 292 more square feet to the package store portion of the operation. The application also requests an expansion to the hours of operation. The proposed hours are 8:00am to 12:00am, daily. The existing hours are 10:00am to 11:00pm, Sunday through Thursday, and 10:00am to 12:00am, Friday and Saturday. The remainder of the building will be occupied by the convenience market and laundromat.

MSB 17.70.030 allows a property owner to apply for a modification of a conditional use permit. This review and recommendation is limited to the scope of the request and will not address the operation as a whole. Should this request be denied, the existing Conditional Use Permit #177020080003, approved through Planning Commission Resolution 08-33, will remain in effect as is. In the event the request is approved, it will be a modification of the existing Conditional Use Permit as detailed in Planning Commission Resolution 21-04.

## **LAND USE**

### **Existing Land Use:**

The subject property is approximately 2.21 acres in size. It has been a commercial operation since 2008. Uses on the property include a convenience market with gas pumps, laundromat facility, and an alcoholic beverage package store. The building also had a restaurant; however, is it no longer open. Conditional Use Permit #177020080003 was issued in 2008 for the operation of the alcoholic beverage package store. The operation was originally known as “North Lakes Liquor #2.” In 2014, the operation changed its name to Valley Country Store #2.” There are no violations on record pertaining to the package store.

### **Surrounding Land Uses:**

The subject property is located at the southeast corner of the Seldon Road and Church Road intersection. Church Road abuts the western property line and Seldon Road abuts the northern property line. Large parcels to the west and northwest range from approximately 120 to 156 acres in size. The parcels are largely undeveloped. The property to the north, northeast and south, are residential uses on lots ranging from one to two acres in size. A 30-acre parcel abuts to the east. It has a residential home and an earth materials extraction operation.

## **REVIEW OF APPLICABLE CRITERIA AND FINDINGS**

### **MSB 17.03 – Public Notification**

Notices were mailed to all property owners within 600 feet of the site. Notices were also mailed to the Meadow Lakes and Tanaina Community Councils. A total of 15 notices were mailed on February 22, 2021. The public hearing notice was published in the February 17, 2021 edition of the Frontiersman. The application material was also posted on the Borough's website on February 17, 2021. The public notice, application material, and a request for comments were emailed to the Meadow Lakes and Tanaina Community Councils on February 18, 2021. Staff did not receive any comments from the Community Councils or the public.

### **Section 17.70.100 Standards**

(A) *A conditional use may be approved only if it meets the general requirements of this section in addition to any other standards required by this chapter:*

(1) *Findings. In granting a conditional use permit the planning commission must make the following findings:*

(a) *The conditional use is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area.*

**Findings of Fact:**

1. Valley Country Store #2 has been in operation at this location since 2008.
2. The existing alcoholic beverage package store area is approximately 1,415 square feet in size.
3. The proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet.
4. The proposed modification would increase the operations storage area by approximately 350 square feet.
5. The proposed modification will not increase the size or appearance of the existing building.
6. The existing hours of operation are 10:00am to 11:00pm, Sunday through Thursday, and 10:00am to 12:00am, Friday and Saturday.
7. The proposed hours of operation are 8:00am to 12:00am, daily.
8. The subject property is located at the southeast corner of the Seldon Road and Church Road intersection. Church Road abuts the western property line and Seldon Road abuts the northern property line.
9. Large parcels to the west and northwest range from approximately 120 to 156 acres in size. The parcels are largely undeveloped. The property to the north, northeast and south, are residential uses on lots ranging from one to two acres in size. A 30-acre parcel abuts to the east. It has a residential home and an earth materials extraction operation.
10. The Borough has no complaints or violations on record for the alcoholic beverage package store.

**Discussion:** The 2008 application material did not indicate the hours of operation. The only place the hours of operation are detailed is in the 2008 MSB Staff report. The Planning Commission in 2008 did not make a finding or condition specifically limiting the hours of operation. However, the applicant has indicated that their hours have mirrored the 2008 MSB staff report. Staff recommends adding a specific condition for the hours of operation.

**Conclusions of Law:** Based on the above findings, and with conditions, the proposed modification is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area (MSB 17.70.100(A)(1)(a)).

---

*(b) That granting the conditional use permit will not be harmful to the public health, safety, convenience and welfare.*

**Findings of Fact:**

1. The existing alcoholic beverage package store area is approximately 1,415 square feet in size.
2. The proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet.



3. The proposed modification would increase the operations storage area by approximately 350 square feet.
4. The proposed modification will not increase the size or appearance of the existing building.
5. The existing hours of operation are 10:00am to 11:00pm, Sunday through Thursday, and 10:00am to 12:00am, Friday and Saturday.
6. The proposed hours of operation are 8:00am to 12:00am, daily.
7. The operation has an access from both the Seldon Road right-of-way and the Church Road right-of-way.
8. The proposed modification will not change access to the subject parcel.
9. The proposed modification will not change vehicular or pedestrian circulation on the subject parcel.
10. The Borough has no complaints or violations on record for the alcoholic beverage package store.

**Conclusions of Law:** Based on the above findings, the proposed modification will not be harmful to the public health, safety, convenience, and welfare (MSB 17.70.100(A)(1)(b)).

---

*(c) That sufficient setbacks, lot area, buffers or other safeguards are being provided to meet the conditions listed in subsections (A) and (B) of this section.*

**Findings of Fact:**

1. The existing alcoholic beverage package store area is approximately 1,415 square feet in size.
2. The proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet.
3. The proposed modification would increase the operations storage area by approximately 350 square feet.
4. The proposed modification will not increase the size or appearance of the existing building.

**Discussion:** During this application process, it was discovered that a sign with gas prices is constructed closer than 25 feet from the Church Road right-of-way. It was also discovered that a propane tank and other items were constructed within a 50-foot public use easement (PUE), which parallels the Seldon Road right-of-way. The applicant has obtained the appropriate encroachment permit for the items within the PUE. The applicant has also indicated their willingness to remove the sign to gain compliance. Currently, there is a proposed ordinance related to signs and minimum setback requirements. If the Assembly passes the draft ordinance, it would resolve this matter. If the ordinance fails, MSB Code Compliance Staff will follow up to ensure the matter is resolved. The Planning Commission may adopt a condition requiring compliance. If the Planning Commission chooses to adopt a condition on this matter, staff recommends the following language:

*The violation of MSB 17.55 caused by the sign with gas prices on the west side of the property shall be abated on or before September 30, 2021.*

**Conclusions of Law:** Based on the above findings, the proposed modification provides sufficient setbacks, lot area, buffers, or other safeguards (MSB 17.70.100(A)(1)(c)).

---

(2) *General Standards. In considering whether the general standards are satisfied, the planning commission may weigh factors contributing or detracting from the development of a safe, convenient and attractive community, including, but not limited to:*

(a) *Any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare.*

**Findings of Fact:**

1. The proposed modification does not involve changing lighting.
2. The proposed modification will update its signage to be consistent with their other locations. As shown in the application material, the signage will be attached to the exterior of the building.
3. The site plan indicates the area around the convenience store and fuel station is paved, which will continue to control the dust.
4. Lighting is shielded and downward directional to minimize light spillage from the property.
5. The applicant is not proposing any outdoor amplified sound activities.
6. The operation must comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 – Noise, Amplified Sound, and Vibration.

**Conclusions of Law:** Based on the above findings, the proposed modification will not have any negative effects upon the properties in the area due to such factors as dust, noise, obtrusive advertising and glare (MSB 17.70.100(A)(2)(a)).

---

(b) *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.*

**Findings of Fact:**

1. The operation has an access from both the Seldon Road right-of-way and the Church Road right-of-way.
2. The proposed modification will not change access to the subject parcel.
3. The proposed modification will not change vehicular or pedestrian circulation on the subject parcel.

**Conclusions of Law:** Based on the above findings, and with conditions, the proposed modification will not negatively affect the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained (MSB 17.70.100(A)(2)(b)).

---

*(c) The effectiveness of any measures 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 exists 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.*

**Findings of Fact:**

1. The proposed modification does not involve changing lighting.
2. The proposed modification will update its signage to be consistent with their other locations. As shown in the application material, the signage will be attached to the exterior of the building.
3. The site plan indicates the area around the convenience store and fuel station is paved, which will continue to control the dust.
4. Lighting is shielded and downward directional to minimize light spillage from the property.
5. The applicant is not proposing any outdoor amplified sound activities.
6. The proposed modification will not change access to the subject parcel.
7. The proposed modification will not increase the size or appearance of the existing building.
8. The proposed modification will not change vehicular or pedestrian circulation on the subject parcel.

**Conclusions of Law:** Based on the above findings, and with conditions, measures are in place to reduce any negative effect upon adjacent and nearby properties (MSB 17.70.100(A)(2)(c)).

---

*(d) Whether there are adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit.*

**Finding of Fact:**

1. According to the application material, a total of 24 customer parking spaces are provided.
2. According to the application material, two customer parking spaces designated for persons with disabilities are provided.
3. The proposed modification will not increase the size or appearance of the existing building.
4. The proposed modification will not create the need for additional parking.

**Conclusion of Law:** Based on the above findings, adequate parking is provided (MSB 17.70.100(A)(2)(d)).

---

*(e) Whether access to the premises will create an unreasonable traffic hazard.*

**Findings of Fact:**

1. The operation has an access from both the Seldon Road right-of-way and the Church Road right-of-way.
2. The proposed modification will not change access to the subject parcel.
3. The proposed modification will not change vehicular or pedestrian circulation on the subject parcel.

**Conclusion of Law:** Based on the above findings, the proposed modification does not create an unreasonable traffic hazard (MSB 17.70.100(A)(2)(e)).

---

*(f) Whether a reasonably expected increase in traffic will overtax existing road systems.*

**Findings of Fact:**

1. The existing alcoholic beverage package store area is approximately 1,415 square feet in size.
2. The proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet.
3. The proposed modification would increase the operations storage area by approximately 350 square feet.
4. The proposed modification will not increase the size or appearance of the existing building.
5. The proposed modification will not increase traffic in the area.
6. The operation has an access from both the Seldon Road right-of-way and the Church Road right-of-way.
7. The proposed modification will not change access to the subject parcel.
8. The proposed modification will not change vehicular or pedestrian circulation on the subject parcel.

**Conclusion of Law:** Based on the above findings, the proposed modification will not produce traffic to overtax existing road systems (MSB 17.70.100(A)(2)(f)).

---

*(g) Whether the use is incompatible with the character of the surrounding neighborhood.*

**Findings of Fact:**

1. Valley Country Store #2 has been in operation at this location since 2008.
2. The existing alcoholic beverage package store area is approximately 1,415 square feet in size.



3. The proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet.
4. The proposed modification would increase the operations storage area by approximately 350 square feet.
5. The proposed modification will not increase the size or appearance of the existing building.
6. The existing hours of operation are 10:00am to 11:00pm, Sunday through Thursday, and 10:00am to 12:00am, Friday and Saturday.
7. The proposed hours of operation are 8:00am to 12:00am, daily.
8. The subject property is located at the southeast corner of the Seldon Road and Church Road intersection. Church Road abuts the western property line and Seldon Road abuts the northern property line.
9. Large parcels to the west and northwest range from approximately 120 to 156 acres in size. The parcels are largely undeveloped. The property to the north, northeast and south, are residential uses on lots ranging from one to two acres in size. A 30-acre parcel abuts to the east. It has a residential home and an earth materials extraction operation.
10. The Borough has no complaints or violations on record for the alcoholic beverage package store.

**Conclusion of Law:** Based on the above findings, the proposed modification is compatible with the character of the surrounding area (MSB 17.70.100(A)(2)(g)).

---

(3) *The commission shall deny the application if it does not meet the application standards.*

**17.70.110 Special Standards for Liquor Uses.**

(A) *In addition to the general standards, a commercial use shall only be approved if it meets the requirements of this section.*

(B) *An application shall be denied if the planning commission finds, based on the evidence presented, that one or more of the following are applicable:*

(1) *There is, or the use would tend to result in, a high crime rate or a high incidence of alcohol-related accidents in the area.*

**Findings of Fact:**

1. The proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet.
2. There is no information available to determine where individuals involved in any alcohol-related accidents obtained the alcoholic beverages.
3. A package store does not serve liquor on the premises.
4. Consumption on site is prohibited.

5. Persons under the age of 21 are prohibited from purchasing alcoholic beverages.
6. Alaska Statute 04.16.030 specifically prohibits the sale of alcoholic beverages to drunken persons.

**Conclusion of Law:** Based on the above findings, the proposed modification will not increase the crime rate in the area or increase alcohol-related accidents (MSB 17.70.110(B)(1)).

---

(2) *The applicant or a person with an interest in the application has had an interest in a liquor license which was suspended or revoked in the 12 months preceding the application.*

**Finding of Fact:**

1. The Alcoholic & Marijuana Control Office (ABC) has no record of violations by KG Enterprises, LLC.

**Conclusion of Law:** Based on the above finding, the applicant has not had a liquor license suspended or revoked in the 12 months preceding the application (MSB 17.70.110(B)(2)).

---

(3) *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.*

**Finding of Fact:**

1. Staff has no information indicating the applicant, KG Enterprises, LLC (dba Valley Country Store) is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public.

**Conclusion of Law:** Based on the above finding, the applicant is trustworthy or fit to conduct business in the borough and the applicant is not a potential source of harm to the public (MSB 17.70.110(B)(3)).

---

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the modification of conditional use permit #177020080003 to expand an existing alcoholic beverage package store located at 3065 N. Church Road (Tax ID #5667000L001C). The proposed modification meets all the standards of MSB 17.70.100 and 17.70.110. Staff also recommends the following condition:

1. The hours of operation shall not exceed 8:00am to 12:00am, daily.

If the Planning Commission chooses to deny this proposed modification, findings for denial must be prepared by the Commission.

# Frontiersman

*Growing with the Valley since 1947.*

5751 E. MAYFLOWER CT.  
Wasilla, AK 99654

(907) 352-2250 ph  
(907) 352-2277 fax

## AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY  
PERSONALLY APPEARED BEFORE **BENJAMIN BORG** WHO, BEING  
FIRST DULY SWORN, ACCORDING TO LAW, SAYS THAT HE IS THE  
LEGAL AD CLERK OF THE **FRONTIERSMAN**  
PUBLISHED AT WASILLA AND CIRCULATED THROUGH OUT MATANUSKA  
SUSITNA BOROUGH, IN SAID DIVISION THREE AND STATE OF ALASKA  
AND THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE  
COPY, WAS PUBLISHED ON THE FOLLOWING DAYS:

**02/17/2021**

AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF  
THE RATE CHARGED PRIVATE INDIVIDUALS.

  
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 17th DAY OF February, 2021.

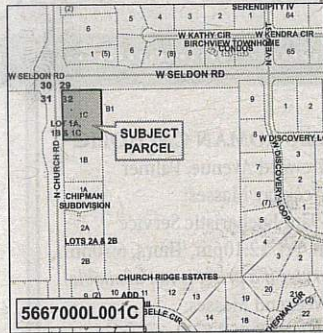
  
NOTARY PUBLIC FOR STATE OF ALASKA

NANCY E. DOWNS  
Notary Public  
State of Alaska  
My Commission Expires  
August 25, 2023

MAT-SU BOROUGH/PAGE  
2.17  
ACCOUNT NUMBER 405249



## PUBLIC HEARING



The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the following application to modify an existing conditional use permit on Monday, **April 5, 2021**, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. You are invited to attend.

An application to modify an existing conditional use permit under MSB 17.70 – Regulation of Alcoholic Beverages Uses, has been submitted by Matt Gittlein, of KG Enterprises, LLC, 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.

***\*Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough website. The public is encouraged to check the Borough website prior to attending the public hearing***

***for any changes to the meeting schedule or method.***

**In Person Participation:** Should you wish to attend in person, please adhere to a 6-foot distance between yourself and others; Masks are not required but are encouraged. **Telephonic Testimony:** Dial 1-855-290-3803; You will hear "Joining Conference" when you are admitted to the meeting. You will be muted and able to listen to the meeting. When the Chairperson 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.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the matter or request for more information from the applicant at the time of 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. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking on "All Public Notices & Announcements." Application material may also be reviewed at the Borough Permit Center. For additional information, you may contact Mark Whisenhunt, Planner II, at 861-8527. Written comments can be mailed to: MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645. You may e-mail comments to [mark.whisenhunt@matsugov.us](mailto:mark.whisenhunt@matsugov.us). 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 the definition of "interested party." The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: [www.matsugov.us](http://www.matsugov.us), in the Borough Clerk's office, and at various libraries within the borough.

Written comments are due on or before **March 12, 2021** and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Publish Date: February 17, 2021

02-18-21



Matanuska-Susitna Borough  
Development Services Division  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

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The Planning Commission of the Matanuska-Susitna Borough will consider the following:

**Applicant:** Matt Gittlein, of KG Enterprises, LLC  
**Location:** 3065 N. Church Road; Tax ID #5667000L001C;  
within Township 18 North, Range 1 West, Section 32, Seward Meridian  
**Request:** An application to modify an existing conditional use permit under MSB 17.70 – Regulation of Alcoholic Beverages Uses, has been submitted for the expansion of an existing alcoholic beverage package store.

The Planning Commission will conduct a public hearing concerning the following application for a conditional use permit on Monday, **April 5, 2021 at 6:00 p.m.** in the Borough Assembly Chambers, 350 E. Dahlia Avenue, in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. The Planning Commission members may submit questions to the Planning Commission Clerk concerning the matter or request for more information from the applicant at the time of 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. Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

**\*Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.**

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**Name:** \_\_\_\_\_ **Mailing Address:** \_\_\_\_\_

**Location/Legal Description of your property:** \_\_\_\_\_

**Comments:** \_\_\_\_\_

Note: Vicinity Map Located on Reverse Side



# **Certificate of Bulk Mailing – Domestic**

## **Fee for Certificate**

Up to 1,000 pieces (1 certificate for total number)		Use Current Price List (Notice 123)
For each additional 1,000 pieces, or fraction thereof		
Duplicate Copy <input type="checkbox"/>		

Number of Identical Weight Pieces 15	Class of Mail 1st	Postage for Each Mailpiece Paid	Number of Pieces to the Pound 45
Total Number of Pounds 41.802	Total Postage Paid for Mailpieces 7.65	Fee Paid 8.80	

Mailed For Dev. Services Mailed By Miki

## **Postmaster's Certification**

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

[Signature]  
(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.



Acceptance employee m affixed (by round-date) a

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 CRAWLEY JOHNATHAN  
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 K G ENTERPRISES LLC  
 4891 E STONEY HOLLOW DR  
 WASILLA AK 99654-4506

56746B08L005 9  
 MILLER LARRY A & CATHERINE A  
 PO BOX 870946  
 WASILLA AK 99687-0946

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 MOORE DAVID & MARYJANE  
 2955 N CHURCH RD  
 WASILLA AK 99654-4168

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 ROLAND KEVIN B  
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 WASILLA AK 99651-1279

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 STOKESBERRY DANIELLE J  
 2227 W KATHY CIR  
 WASILLA AK 99654-1279

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 TANAINA COMMUNITY COUNCIL  
 PO BOX 870236  
 WASILLA, AK 99687

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 MEADOW LAKES COMMUNITY COUNCIL  
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K G ENTERPRISES LLC  
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WASILLA AK 99654-4506

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MILLER LARRY A & CATHERINE A  
PO BOX 870946  
WASILLA AK 99687-0946

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WASILLA AK 99654-4168

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2929 N CHURCH RD  
WASILLA AK 99654

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WASILLA AK 99651-1279

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STOKESBERRY DANIELLE J  
2227 W KATHY CIR  
WASILLA AK 99654-1279

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TANAINA COMMUNITY COUNCIL  
PO BOX 870236  
WASILLA, AK 99687

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MEADOW LAKES COMMUNITY COUNCIL  
1210 N KIM DR, SUITE B  
WASILLA, AK 99623

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## Mark Whisenhunt

---

**From:** Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>  
**Sent:** Monday, March 8, 2021 3:44 PM  
**To:** Mark Whisenhunt  
**Cc:** Alcohol Licensing, CED ABC (CED sponsored)  
**Subject:** RE: Valley Country Store #2 Package Store

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Thank you for the clarification.

License #302 – dba Valley Country Store #3 - No liquor license suspension or revocation in the last 12 months  
License #4574 – dba Valley Country Store #1 - No liquor license suspension or revocation in the last 12 months  
License #4773 – dba Valley Country Store #2 - No liquor license suspension or revocation in the last 12 months

Thank you,

## Olivia Frank

Occupational Licensing Examiner  
Alcohol and Marijuana Control Office  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)



Please consider the environment before printing this e-mail.

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---

**From:** Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>  
**Sent:** Monday, March 8, 2021 3:02 PM  
**To:** Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>  
**Subject:** RE: Valley Country Store #2 Package Store

My apologies. KG Enterprises owns the property in which License 4773 operates. I wasn't sure which company would be associated with the license, so I sent both names.

Respectfully,

Mark Whisenhunt  
Planner II  
Matanuska-Susitna Borough  
Office: (907) 861-8527  
[mark.whisenhunt@matsugov.us](mailto:mark.whisenhunt@matsugov.us)

---

**From:** Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>  
**Sent:** Thursday, March 4, 2021 3:26 PM  
**To:** Mark Whisenhunt <[Mark.Whsenhunt@matsugov.us](mailto:Mark.Whsenhunt@matsugov.us)>

**Cc:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>

**Subject:** RE: Valley Country Store #2 Package Store

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good afternoon,

Can you please provide liquor license numbers for at least KG Enterprises, LLC? I'm having difficulty locating any of their files.

Thank you,

**Olivia Frank**

Occupational Licensing Examiner  
Alcohol and Marijuana Control Office  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)



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*The State of Alaska cannot guarantee the security of e-mails sent to or from a state employee outside the state e-mail system. If you are not the intended recipient or receive this communication in error, please notify the sender by reply e-mail and delete the original message and all copies from your computer.*

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**From:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>

**Sent:** Tuesday, March 2, 2021 3:10 PM

**To:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>

**Cc:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>

**Subject:** FW: Valley Country Store #2 Package Store

**Importance:** High

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**From:** Mark Whisenhunt [<mailto:Mark.Whisenhunt@matsugov.us>]

**Sent:** Tuesday, March 2, 2021 3:07 PM

**To:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>

**Subject:** Valley Country Store #2 Package Store

**Importance:** High

Greetings,

Our office has received an application to modify a Conditional Use Permit for the expansion of an existing alcoholic beverage package store, located at 3065 N Church Road (MSB Tax ID# 5667000L001C). MSB 17.70.110(B)(2) requires our office to find out if "the applicant or a person with an interest in the application has had an interest in a liquor license which was suspended or revoked in the 12 months preceding the application."

Can you please let me know if the following parties have interest in a liquor license which was suspended or revoked in the 12 months preceding the application:

1. KG Enterprises, LLC

2. Valley Country Store and Fuel (dba Valley Country Store #2).

Thank you for your time on this matter.

Respectfully,

Mark Whisenhunt  
Planner II  
Matanuska-Susitna Borough  
Office: (907) 861-8527  
[mark.whisenhunt@matsugov.us](mailto:mark.whisenhunt@matsugov.us)



## Mark Whisenhunt

---

**From:** Mark Whisenhunt  
**Sent:** Thursday, February 18, 2021 9:29 AM  
**To:** 'allen.kemplen@alaska.gov'; 'tucker.hurn@alaska.gov'; 'melanie.nichols@alaska.gov'; 'mearow@matanuska.com'; 'row@mtasolutions.com'; 'jthompson@mta-telco.com'; 'row@enstarnaturalgas.com'; 'ospdesign@gci.com'; Fire Code; Jill Irsik; Eric Phillips; Cindy Corey; Terry Dolan (Terry.Dolan@matsugov.us); Jim Jenson; Jamie Taylor; Charlyn Spannagel; Leda Borys; Theresa Taranto; Andy Dean; John Aschenbrenner (John.Aschenbrenner@matsugov.us); 'jessesumnerdistrict6@gmail.com'; 'Tam Boeve'; 'info@mlccak.org'; 'Patricia Fisher'; 'gaming@mlccak.org'; 'bylaws@mlccak.org'; 'vp@mlccak.org'; 'education@mlccak.org'; 'treasurer@mlccak.org'; 'councilcoordinator@mlccak.org'; 'Camden Yehle'; 'parks-rec-trails@mlccak.org'; 'safety@mlccak.org'; 'tanainacommunity@gmail.com'; 'princeaaronj@hotmail.com'; 'corinehickey@gmail.com'; 'scarlet1939@hotmail.com'; 'michla01234@gmail.com'; 'rachellund04@gmail.com'; 'gretchgreg11@gmail.com'  
**Subject:** Request for Review and Comments: VCS #2 CUP Modification

DATE: February 18, 2021

TO: Various Governmental Agencies

FROM: Mark Whisenhunt, Planner II

SUBJECT: Request for review and comments related to a request to modify an existing Conditional Use Permit for the expansion of an existing alcoholic beverage package store.

LOCATION: 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

An application to modify an existing conditional use permit under MSB 17.70 – Regulation of Alcoholic Beverages Uses, has been submitted for the expansion of an existing alcoholic beverage package store. The Planning Commission will conduct a public hearing on this request on April 5, 2021.

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking on 'All Public Notices & Announcements'. Application material may also be reviewed at the Borough Permit Center. A direct link to the application material is here:

<https://www.matsugov.us/publicnotice/valley-country-store-2-conditional-use-permit-modification>

Written comments are due on or before March 12, 2021 and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Respectfully,

Mark Whisenhunt  
Planner II



## MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

### Community Council - Meadow Lakes

### Board Exp

Meadow Lakes Comm			<b>Board Position</b>	Correspondence - Meadow Lakes CC
<b>Company Representing</b>			<b>Term</b>	to
1210 N. Kim Drive, Suite B			<b>Type of Term</b>	
Wasilla	AK	99623-1921	<b>Member</b>	
<b>Home</b>	(907) 232-2845	<b>Work</b>	<b>Cell</b>	<b>E-mail</b> info@mlccak.org

Fisher	Patricia		<b>Board Position</b>	Member 1 - MLCC - President
<b>Company Representing</b>			<b>Term</b>	to
7362 W Parks Hwy, #514			<b>Type of Term</b>	
Wasilla	AK	99623	<b>Member</b>	President
<b>Home</b>	(907) 357-8616	<b>Work</b>	<b>Cell</b> (520) 465-6856	<b>E-mail</b> psfisher@gci.net

Cannon	Ariel		<b>Board Position</b>	Member 11 - MLCC - Gaming
<b>Company Representing</b>			<b>Term</b>	to
3009 N Kalmbach Lake Dr			<b>Type of Term</b>	
Wasilla	AK	99623	<b>Member</b>	
<b>Home</b>		<b>Work</b>	<b>Cell</b>	<b>E-mail</b> gaming@mlccak.org

Boyle	Terry		<b>Board Position</b>	Member 15 - MLCC - By Laws
<b>Company Representing</b>			<b>Term</b>	to
PO Box 870311			<b>Type of Term</b>	
Wasilla	AK	99687	<b>Member</b>	
<b>Home</b>		<b>Work</b>	<b>Cell</b>	<b>E-mail</b> bylaws@mlccak.org

Conover	Linda		<b>Board Position</b>	Member 2 - MLCC - Vice President
<b>Company Representing</b>			<b>Term</b>	to
3291 W Parks Hwy #782			<b>Type of Term</b>	
Wasilla	AK	99632	<b>Member</b>	Vice President
<b>Home</b>		<b>Work</b>	<b>Cell</b>	<b>E-mail</b> vp@mlccak.org

## MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

### Community Council - Meadow Lakes

### Board Exp

Leader	Cally		Board Position	Member 3 - MLCC - Education
Company Representing			Term	to
7362 W Parks Hwy #154			Type of Term	
Wasilla	9962		Member	
Home		Work	Cell	E-mail education@mlccak.org

Scott	Andrea		Board Position	Member 4 - MLCC - Treasurer
Company Representing			Term	to
			Type of Term	
			Member	
Home		Work	Cell	E-mail treasurer@mlccak.org

Swezey	Tim		Board Position	Member 5 - MLCC - Council Coordination
Company Representing			Term	to
7362 W Parks Hwy #367			Type of Term	
Wasilla	AK	99623	Member	
Home	(907) 232-2845	Work	Cell	E-mail councilcoordinator@mlccak.org

Yehle	Camden		Board Position	Member 6 - MLCC - Secretary
Company Representing			Term	to
7362 W Parks Highway #843			Type of Term	
Wasilla	AK	99623	Member	
Home		Work	Cell	E-mail camdenyehle@gmail.com

Benner-Hanson	Lori		Board Position	Member 8 - MLCC - Parks, Rec & Trails
Company Representing			Term	to
PO Box 870172			Type of Term	
Wasilla	AK	99687	Member	
Home	(907) 376-5549	Work	Cell	E-mail parks-rec-trails@mlccak.org

## MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

### Community Council - Meadow Lakes

### Board Exp

Scott	Chad		<b>Board Position</b>	Member 9 - MLCC - Safety	
<b>Company Representing</b>				<b>Term</b>	to
				<b>Type of Term</b>	
			<b>Member</b>		
<b>Home</b>		<b>Work</b>		<b>Cell</b>	
			<b>E-mail</b>	safety@mlccak.org	

<b>Information Contact</b>	www.mlccak.org
<b>Total Board Members</b>	12 Members
<b>Meeting Schedule</b>	2nd Wednesday of each month at 7 p.m. (Please check the Notice of Public Meetings schedule at: <a href="http://www.matsugov.us/publicmeetings">www.matsugov.us/publicmeetings</a> for meeting information.)
<b>Meeting Location</b>	Birch Creek Villas (Meadow Lakes Senior Housing Complex)
<b>Board Notes:</b>	Established by RS 82-68

## MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

### Community Council - Tanaina

### Board Expiration

Tanaina Community C			<b>Board Position</b>	Correspondence - Tanaina CC
<b>Company Representing</b>			<b>Term</b>	to
PO Box 870236			<b>Type of Term</b>	
Wasilla	AK	99687	<b>Member Title</b>	
<b>Home</b>		<b>Work</b>	<b>Cell</b>	<b>E-mail</b> tanainacommunity@gmail.com

Edwards	Aaron		<b>Board Position</b>	Member 1 - Tanaina CC
<b>Company Representing</b>			<b>Term</b>	to
			<b>Type of Term</b>	
			<b>Member Title</b>	Board Member
<b>Home</b>	(907) 444-4750	<b>Work</b>	<b>Cell</b>	<b>E-mail</b> princeaaronj@hotmail.com

Hickey	Corine		<b>Board Position</b>	Member 3 - Tanaina CC
<b>Company Representing</b>			<b>Term</b>	to
			<b>Type of Term</b>	
			<b>Member Title</b>	Vice President
<b>Home</b>		<b>Work</b>	<b>Cell</b>	<b>E-mail</b> corinehickey@gmail.com

Meising	John		<b>Board Position</b>	Member 4 - Tanaina CC
<b>Company Representing</b>			<b>Term</b>	to
			<b>Type of Term</b>	
			<b>Member Title</b>	President
<b>Home</b>	(907) 355-5416	<b>Work</b>	<b>Cell</b>	<b>E-mail</b> scarlet1939@hotmail.com

Larose	Michelle		<b>Board Position</b>	Member 5 - Tanaina CC
<b>Company Representing</b>			<b>Term</b>	to
			<b>Type of Term</b>	
			<b>Member Title</b>	Board Member
<b>Home</b>	(907) 242-0808	<b>Work</b>	<b>Cell</b>	<b>E-mail</b> michla01234@gmail.com



## MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

### Community Council - Tanaina

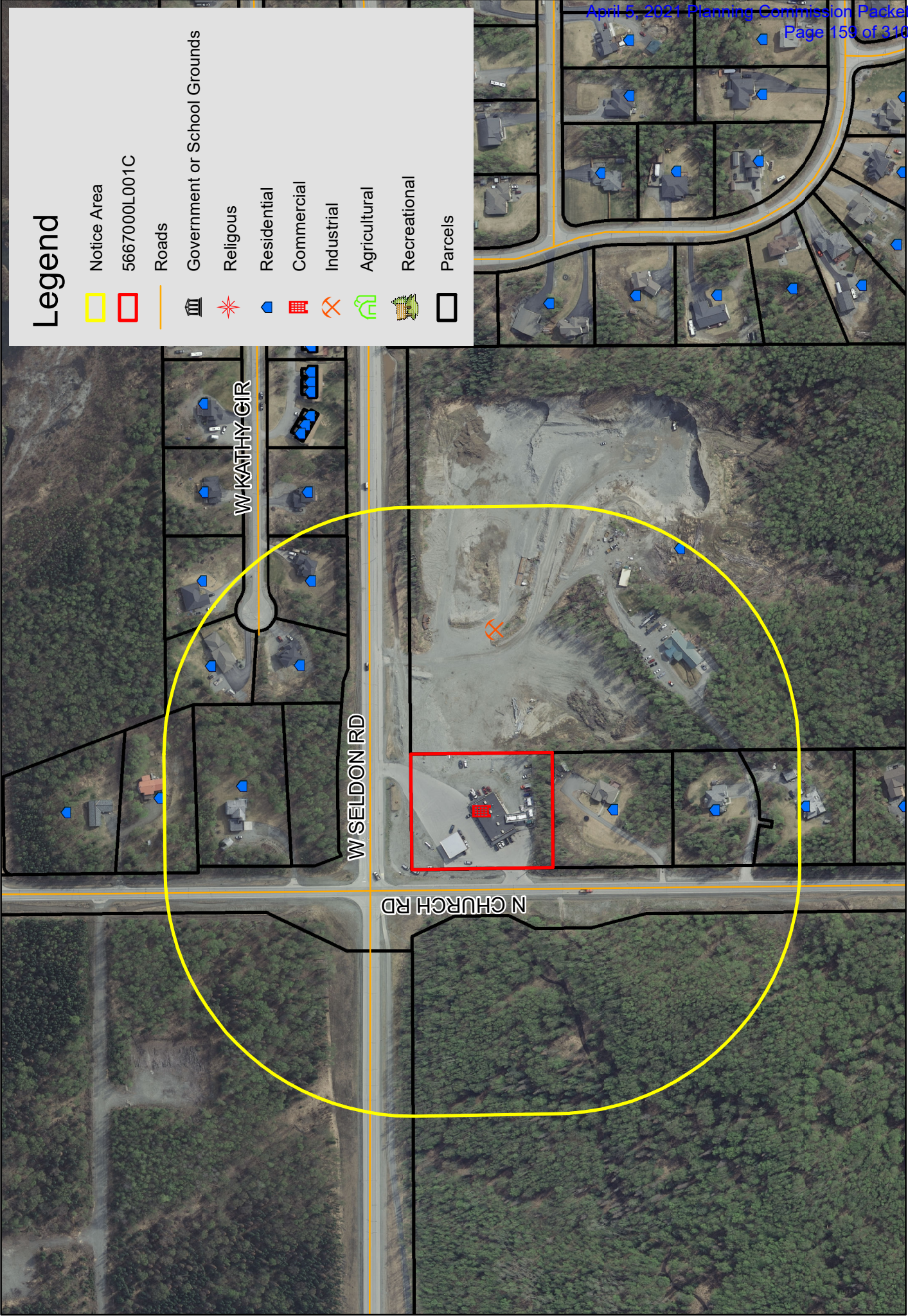
### Board Expiration

Lund	Rachel		<b>Board Position</b>	Member 6 - Tanaina CC	
<b>Company Representing</b>			<b>Term</b>		to
			<b>Type of Term</b>		
			<b>Member Title</b>	Treasurer / Acting Secretary	
<b>Home</b>		<b>Work</b>		<b>Cell</b>	(907) 351-6785
				<b>E-mail</b>	rachellund04@gmail.com

Watson	Gretchen		<b>Board Position</b>	Member 7 - Tanaina CC	
<b>Company Representing</b>			<b>Term</b>		to
			<b>Type of Term</b>		
			<b>Member Title</b>	Secretary	
<b>Home</b>		<b>Work</b>		<b>Cell</b>	
				<b>E-mail</b>	gretchgreg11@gmail.com

<b>Information Contact</b>	tanainacommunity@gmail.com
<b>Total Board Members</b>	7 Members
<b>Meeting Schedule</b>	(Please check the Notice of Public Meetings schedule at: <a href="http://www.matsugov.us/publicmeetings">www.matsugov.us/publicmeetings</a> for meeting information.)
<b>Meeting Location</b>	Am Vets Post 9, Wasilla
<b>Board Notes</b>	2.13.2020 took to ACTIVE status from inactive Established by RS 86-03. (2008-2019 was inactive.)



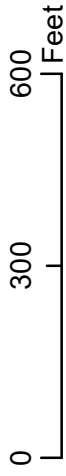


# Legend

- Notice Area
- 5667000L001C
- Roads
- Government or School Grounds
- Religious
- Residential
- Commercial
- Industrial
- Agricultural
- Recreational
- Parcels



1 inch = 300 feet



Date: 3/30/2021

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 of policies related to acceptance of this map, please contact the Municipal Planning Division at 907-861-7801.



**Photos taken by  
Mark Whisenhunt  
during March 24, 2021  
site visit**

















# **Conditional Use Permit #177020080003 & PC Resolution #08-33**





## MATANUSKA-SUSITNA BOROUGH

### Planning and Land Use Department Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9833 • Fax (907) 745-9876

Email: [planning@matsugov.us](mailto:planning@matsugov.us)

### MATANUSKA-SUSITNA BOROUGH ALCOHOLIC BEVERAGE USES CONDITIONAL USE PERMIT 177020080003

Pursuant to MSB 17.70, the Planning Commission of the Matanuska-Susitna Borough granted this permit on September 8, 2008 by approval of Planning Commission Resolution No. 08-33.

#### THIS PERMIT IS ISSUED TO:

North Lakes Liquor, Inc. dba North Lakes Liquor #2

This permit recognizes the right of the permittee or his lawful successor-in-interest to operate and use the following described premises:

T.R.S.M: Township 18 North, Range 1 West, Section 32, Seward Meridian  
LOCATION: Chipman Subdivision, Lot 1C; 3065 N. Church Road

For the following use: Operation of a liquor package store

in conformance with the approved application and site plan, a copy of which is attached hereto, and the conditions specific to Planning Commission Resolution No. 08-33.

This permit grants no additional rights to the holder of this permit other than the identification of a use which has been determined by the Borough to be authorized under MSB 17.70.

This permit does not constitute a license from the Alcoholic Beverage Control Board. The permittee is required to comply with all applicable Alaska Statute provisions and all conditions of any license issued thereunder.

The violation of any conditional of approval of this permit of Federal, State, or Matanuska-Susitna Borough laws governing the permitted use may constitute grounds for revoking this permit or for other actions or penalties authorized by law. No use is permitted by this permit other than as specifically described, including all conditions and terms of this permit.

This permit may be appealed within 21 calendar days of the date of approval by the Planning Commission in accordance with MSB 15.39 Board of Adjustment and Appeals.

  
Mark Mayo, Director  
Planning and Land Use Department

9/11/08  
Date of Issuance

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 08-33**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITONAL USE PERMIT FOR THE OPERATION OF A LIQUOR PACKAGE STORE, KNOWN AS NORTH LAKES LIQUOR #2, ON LOT 1C, CHIPMAN SUBDIVISION.

---

WHEREAS, an application has been received from North Lakes Liquor #2 for a conditional use permit under MSB 17.70 for the operation of a liquor package store on Lot 1C, Chipman Subdivision; and

WHEREAS, the planning commission has reviewed this application with respect to standards set forth in MSB 17.70.100 and 17.70.110; and

WHEREAS, the site is located at the intersection of Church Road and Schrock Road; and

WHEREAS, the properties surrounding the proposed package store location are a mix of residential lots and large parcels of property; and

WHEREAS, the proposed facility is located within the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) planning area, which does not specifically address alcoholic beverage uses, however the proposed use meets the goals and recommendations of the comprehensive plan; and

WHEREAS, the Borough has no record of complaints filed under MSB Code 8.40 - Liquor License Referrals, against any exiting liquor package stores in the area; and

WHEREAS, there are not any churches or schools in the immediate

immediate vicinity of the proposed facility; and

WHEREAS, the proposed use does not appear to be significantly harmful to the public health, safety, or welfare if operated in accordance with State alcohol laws and with Borough regulations; and

WHEREAS, the site plan indicates that the proposed facility meets Borough setback requirements; and

WHEREAS, the property is bordered by Seldon Road on the north and Church Road on the west and there is an earthen berm between the facility and the residences in Chipman Subdivision; and

WHEREAS, the lot will be paved which will cut down on the dust in the area; and

WHEREAS, there will be pole lights in the parking lots, building mounted lights, and fuel pump canopy lights; and

WHEREAS, there will be one pole sign at the northwest corner of the lot and there will be a 3' x 10' lighted, building mounted sign advertising the liquor store, and there will be lighted window signs which will only be on when the store is open for business; and

WHEREAS, the site is accessed from a driveway off Seldon Road and one off of Church Road; and

WHEREAS, traffic mitigation has been obtained by requiring the driveway access to Seldon Road to be located at the easternmost boundary of the property, thereby providing the greatest distance from the Church Road-Seldon Road intersection. The increased distance will provide the greater public safety (more for turning)

and decreased congestion on Seldon Road; and

WHEREAS, adequate parking is being provided; and

WHEREAS, the proposed liquor store will be located within a commercial building that will also house a convenience store, laundry mat, tenant space, and a gas station. The proposed use will be compatible with and will not adversely affect the surrounding neighborhood; and

WHEREAS, staff collected accident data for one square mile around the facility for the two previous years and during that time there were two accidents in the areas, of which none were alcohol-related; and

WHEREAS, no other information was received that indicates that this use would result in a high crime rate or high incidence of alcohol-related accidents in the area; and

WHEREAS, the Alcoholic Beverage Control Board has no record of violations by North Lakes Liquor, Inc.; and

WHEREAS, staff has no information that the applicants are untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission finds this application does meet the standards of MSB 17.70.100 and 17.70.110 and does hereby approve the conditional use permit for the operation of a liquor package store, known as North Lakes Liquor #2, with the following conditions:

1. The applicant shall comply with all other applicable



federal, state, and local regulations.

2. If the operation expands or alters, an amendment to the conditional use permit shall be required.
3. The driveway on Seldon Road must be moved to the easternmost boundary of the property (as depicted on the site plan).
4. The existing curb cut on Seldon Road must be cut out and restored to match the adjacent walkway and curb and the new curb cut and construction of the driveway and placement of the concrete approach must occur by September 15, 2008. The existing driveway permit for Seldon Road must be amended to show these changes.
5. The landscaped areas as indicated on the site plan must be maintained.
6. Lighting must not shine onto adjacent properties or roadways.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 8<sup>th</sup> day of September, 2008.

  
\_\_\_\_\_  
HELGA LARSON, Chair

ATTEST:

  
\_\_\_\_\_  
JUDY E. THOMPSON, Planning Clerk

(SEAL)



4) Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?

No, there is the berm between the store and subdivision, all surrounding roads are paved, and we also use minimal advertising on our stores keeping road signs + building signs to a minimum.

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?

No, the store will have access onto both Church Rd & Seldon Rd so traffic will be spread between the two roads.

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?

There is already a natural earth berm between the store & subdivision. The new facility will be only one level and have a traditional storefront look. We also only have our window signs on when we are open and don't use signs by the road to advertise specials.

7) Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

Yes, there will be plenty of parking.

8) Will access to the premises create an unreasonable traffic hazard?

No, the store will have two entrances and exits off of the roads so the access will be as safe as possible.

9) Will a reasonably expected increase in traffic overtax the existing road system?

No, we don't expect a large increase in traffic since most of our customers live in the area. Also Church and Seldon are not overtaxed at our location already.

10) Is the use compatible with the character of the surrounding neighborhood?

Yes, this will be a small liquor store to serve the local community. It is not going to be a large "Warehouse" type store that will attract customers from outside the immediate area.



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?

NO

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

#### APPLICATION SUPPLEMENTAL

Maximum occupancy capacity of facility as determined by State Fire Marshall:

Info Requested

Number of employees proposed to work on largest workshift:

3

Number of regular parking spaces provided:

20

Number of handicapped parking spaces provided:

2

Is the use a sole occupant in a building or tenant in a building:

tenant

Total square footage of space in building occupied by this use:

1415

Attach one copy of a detailed, to scale, site plan clearly showing the following features:

- Proposed and existing structure(s) on the site. Indicate which structures(s) will be used for liquor use. Draw lot dimensions and indicate distance of structure(s) from the lot lines, rights-of-way, and waterbodies.
- Size, height, and bulk of all structures.
- Interior floor plans.
- Signage.
- Location and dimension for all access points to and from the site to public rights-of-way or public access easements.
- Topography (shape of land surface) including any proposed reshaping of the land.
- Vegetation and any clearing and/or plantings.
- Buffering such as fences or trees.

- i. Drainage plan.
- j. Vehicular and pedestrian circulation patterns.
- k. Exterior site lighting.
- l. Distance(s) to the nearest intersection in all directions from proposed permit site along roads adjacent to site.
- m. Location and dimensions of parking areas to be provided, including individual parking spaces, backing area, access ways, and loading areas (10' x 20', with 25' of backing and loading separation).\*
- n. Boundary protection.\*
- o. Scale and North arrow.

\* See attached policy statement for specific details.

I, Matt Gittlein, the owner (or owner's representative) of the above described property apply for a conditional use permit in accordance with the requirements of MSB 17.70 - Regulation of Alcoholic Beverage Uses. If the applicant is not the owner of record, a letter of authorization signed by the owner must be attached.

I understand that by making application for a conditional use permit, I grant permission for borough staff member(s) to enter onto the property for the purpose of processing the permit application.

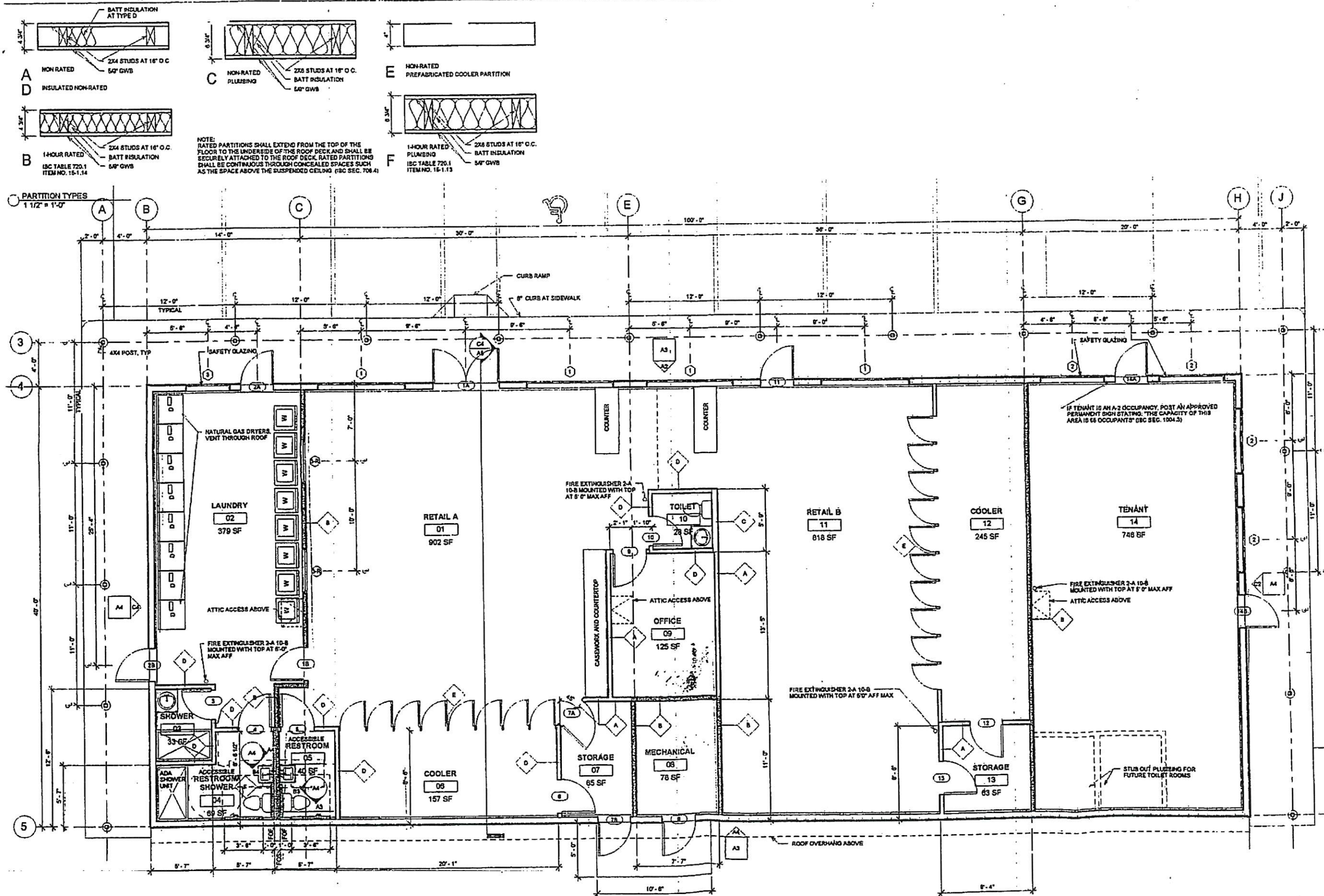
I further understand that the Borough Planning Commission may impose additional conditions and safeguards designed to protect the public's health, safety, and welfare and to ensure the compatibility of the conditional use with other lawful uses.

The information given on this application form is accurate to the best of my knowledge.

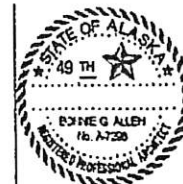
Matt Gittlein  
Signature of owner (or owner's representative)

4/7/08  
Date

*A non-refundable \$500.00 application fee, payable to the Malanaska-Susima Borough must accompany all applications. Applicants must pay costs of mailings and advertising required for the application (per MSB 17.03.040). Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application's presentation before the Borough Planning Commission.*



FLOOR PLAN  
1/8" = 1'-0"



REVISIONS		Description	By	Date
No.	Rev.			

**JAH Architects, LLC**  
642 S Alaska St #100A (907) 465-0060  
Palmer, Alaska 99645

Valley Country Store  
K.G. Enterprises  
FLOOR PLAN

Scale	As Indicated
Drawn by	Author
Checked by	Checker
Date	(R 7/11/03) 06/18/08
Project number	0816

A1



JAH Architects

## CODE ANALYSIS

CODE ANALYSIS IS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, not a complete listing of all possible code requirements.

PROJECT: GAS STATION AND CONVENIENCE STORE

OCCUPANCY: M, B, A-2 CONSTRUCTION: V-B  
Different uses are not separated by fire barriers (Sec. 508.3.2.2)  
Allowable area, height, and building construction are based on the most restrictive use (Sec. 508.3.2.1).  
ALLOWABLE AREA IS INCREASED 50% FOR FRONTAGE INCREASE (Sec. 508.2)

NAME OCC AREA ALLOWED STATUS

Laundry	B	498	9000	OK
Retail A	M	1207	9000	OK
Retail B	M	1415	9000	OK
Tenant Area	A-2	765	9000	OK
TOTAL FOR FLOOR		4000	9000	OK
BUILDING TOTAL		4000	9000	OK

Sec. 503, 504, 506 and Table 503

BUILDING ACTUAL HEIGHT: 17'-10"

BUILDING MAXIMUM HEIGHT: 40', STATUS: OK (Table 503)

EXTERIOR WALL FIRE RATINGS AND OPENING PROTECTION

Sec. 602, Tables 601 and 602, and Sec. 704

OCC	NORTH	EAST	SOUTH	WEST
BRG	BRG	BRG	BRG	BRG
WALL	WALL	WALL	WALL	WALL
M	0-hr	0-hr	0-hr	0-hr
A-2	0-hr	0-hr	0-hr	0-hr
B	0-hr	0-hr	0-hr	0-hr

No limits to opening area, no fire protection requirements for openings.

The exterior walls may be of combustible material. (Sec. 602.5)

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS - Table 601

ELEMENT	MATERIAL	RATING
Structural Frame	Any	0 hour
Interior Bearing Wall	Any	0 hour
Interior Partition Wall	Any	0 hour
Floor/Ceiling Assembly	Any	0 hour
Roof/Ceiling Assembly	Any	0 hour

EXIT REQUIREMENTS:

NAME	NUMB	MIN	PANIC	DOOR	NOTES
	OCC	EXITS	HWY	SWING	

Laundry	5	1	No	N/R	
Retail A	41	1	No	N/R	
Retail B	47	1	No	N/R	
Tenant Area	55	2	Yes	Out	1, 2
TOTAL FOR FLOOR	148	2	Yes	Out	2

EXIT TABLE NOTES:

- Two exits from this area since the occupant load exceeds allowable in Table 1015.1
- Door hardware is required when the occupant load is 50 or more. (Sec. 1008.1.9)
- Door swing is based on Section 1008.1.2
- Occupant load is based on Section 1004 and Table 1004.1.1

SEPARATION OF INCIDENTAL USE AREAS (Table 506.2)

Furnace rooms where any piece of equipment is over 400,000 BTU per hour input: 1 hour

Rooms with any boiler over 15 psi and 10 horsepower: 1 hour

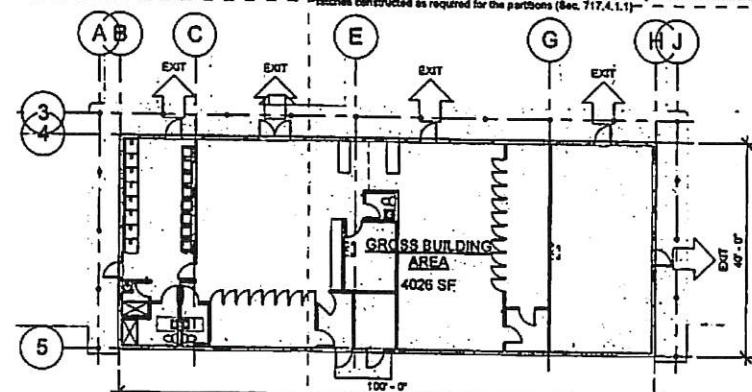
Storage rooms over 100 sq. ft. 1 hour

Laundry rooms over 100 sq. ft. 1 hour or automatic fire extinguisher system

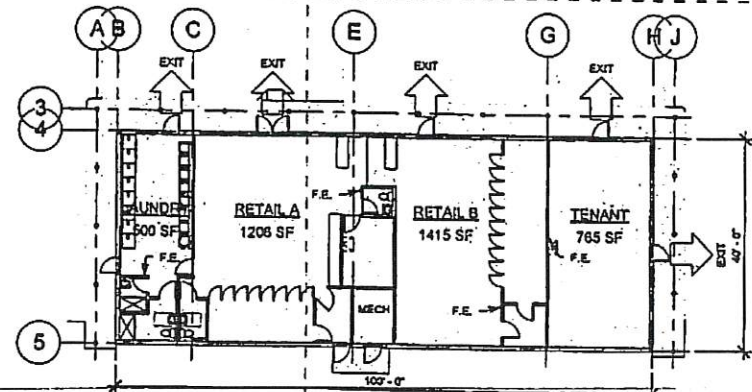
DRAFTSTOPPING:

Draftstopping shall be installed so the area of concealed space does not exceed 3,000 sq. ft. (Sec. 717.4.3)

Openings in the partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions (Sec. 717.4.1.1)

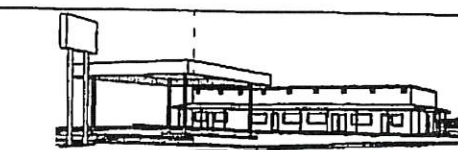


EXIT PLAN  
1/16" = 1'-0"



PARTITION KEY  
1/8" = 1'-0"

AREA PLAN  
1/16" = 1'-0"



CHURCH AND SELDON INTERSECTION

W SELDON ROAD

N CHURCH ROAD

VALLEY COUNTRY STORE  
3065 N. CHURCH ROAD  
WASILLA, AK 99654

DRAWING INDEX	
Number	Sheet Name
A0	GENERAL INFORMATION
A1	FLOOR PLAN
A2	REFLECTED CEILING AND ROOF
A3	ELEVATIONS
A4	ELEVATIONS
A5	SECTIONS



REVISIONS	
NO.	DESCRIPTION
1	ADDITIONAL LAYOUT DATA

JAH Architects, LLC  
642 S. Alaska St. #100n  
Palmer, Alaska 99645 (907) 748-0060

Valley Country Store  
K.G. Enterprises  
GENERAL INFORMATION

Scale: As indicated  
Drawn by: BGA  
Checked by:  
Date: (R 7/11/04) 05/18/04  
Project number: 0816

A0

## NOTES:

1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE
2. MEASUREMENTS ARE PROPORTIONAL TO PROPERTY LINES

DOWN GUT  
POWER POLE W/ST-11-1  
TELEPHONE PEDESTAL

LANDSCAPED AREA

WELL LOCATION (APPROXIMATE)

10' MATANUSKA-SUSTITNA BOROUGH BUILDING SETBACK

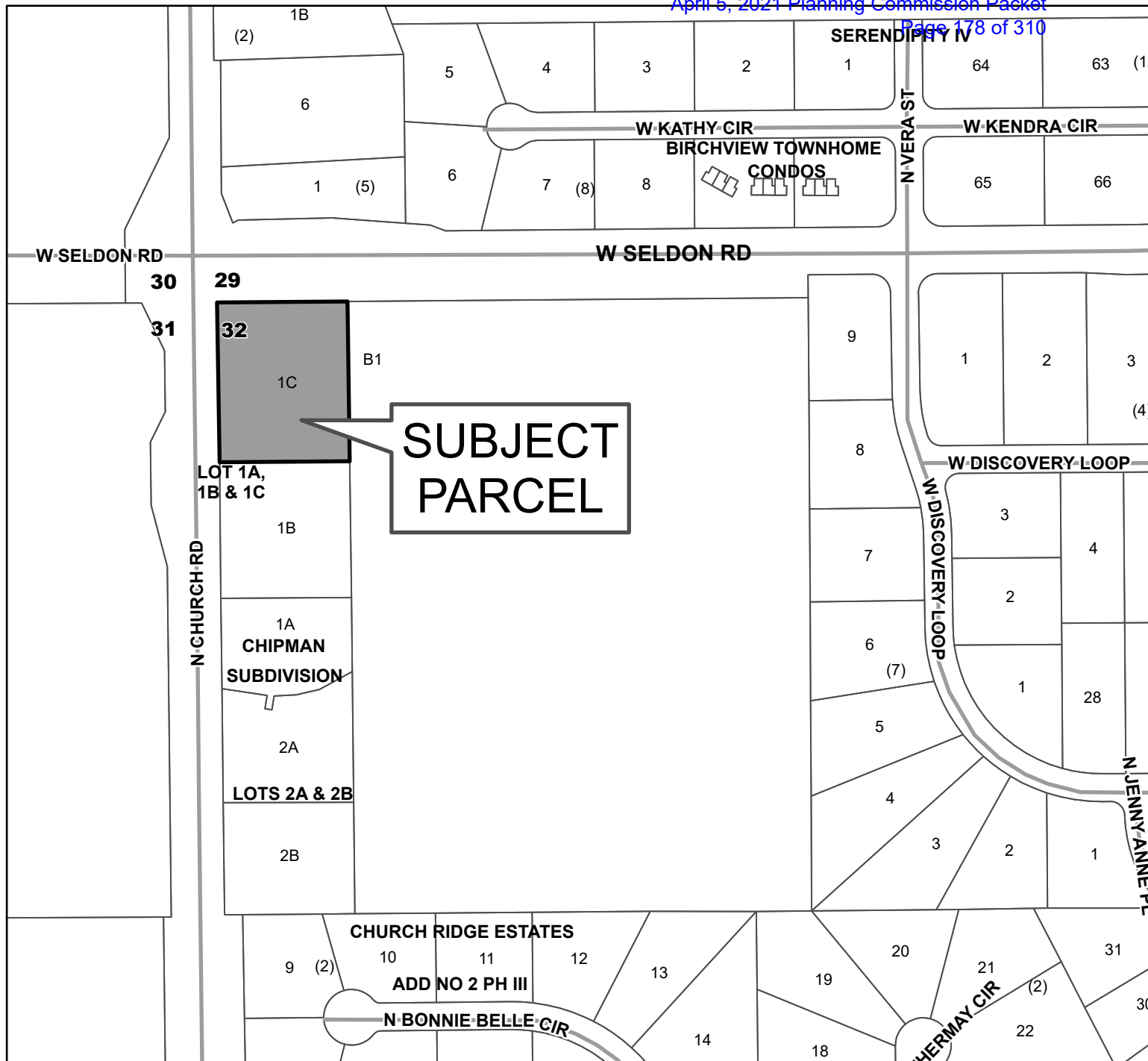
10' MATANUSKA-SUSTITNA BOROUGH BUILDING SETBACK

LOT 1C  
2.21 acres  
ACTUAL  
1.89 acres

ARCHITECTURAL SITE PLAN  
1" = 40'



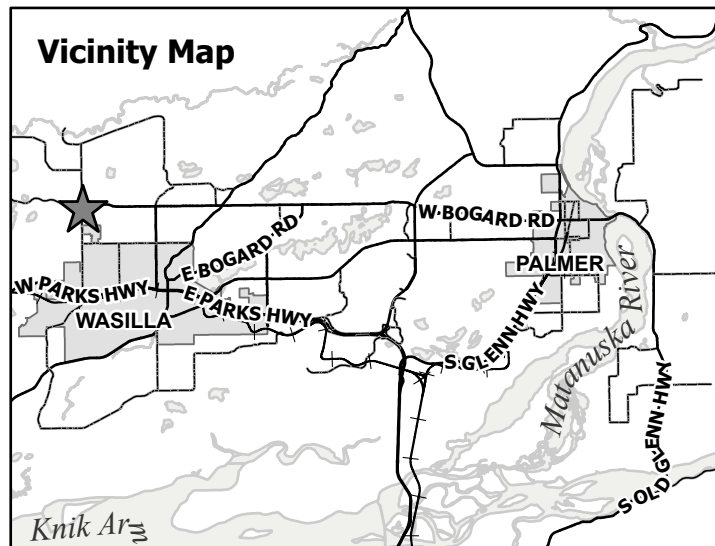
# **VICINITY MAP**



**5667000L001C**



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.



# **APPLICATION MATERIAL**





## 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)



### 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

#### Name of Property Owner

KG ENTERPRISES, LLC

Address: 4891 E STONEY HOLLOW DR  
WASILLA, AK 99654

Phne: Hm NA Fax 376-3192

Wk NA Cell 907-841-5666

E-mail MATTGITTLEIN59@HOTMAIL.COM

#### Name of Agent/ Contact for application

MATT GITTLEIN

Address: 4891 E STONEY HOLLOW DR  
WASILLA, AK 99654

Phne: Hm          Fax 376-3192

Wk          Cell 841-5666

E-mail MATTGITTLEIN59@HOTMAIL.COM

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:	Attached
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?	✓
2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	✓

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

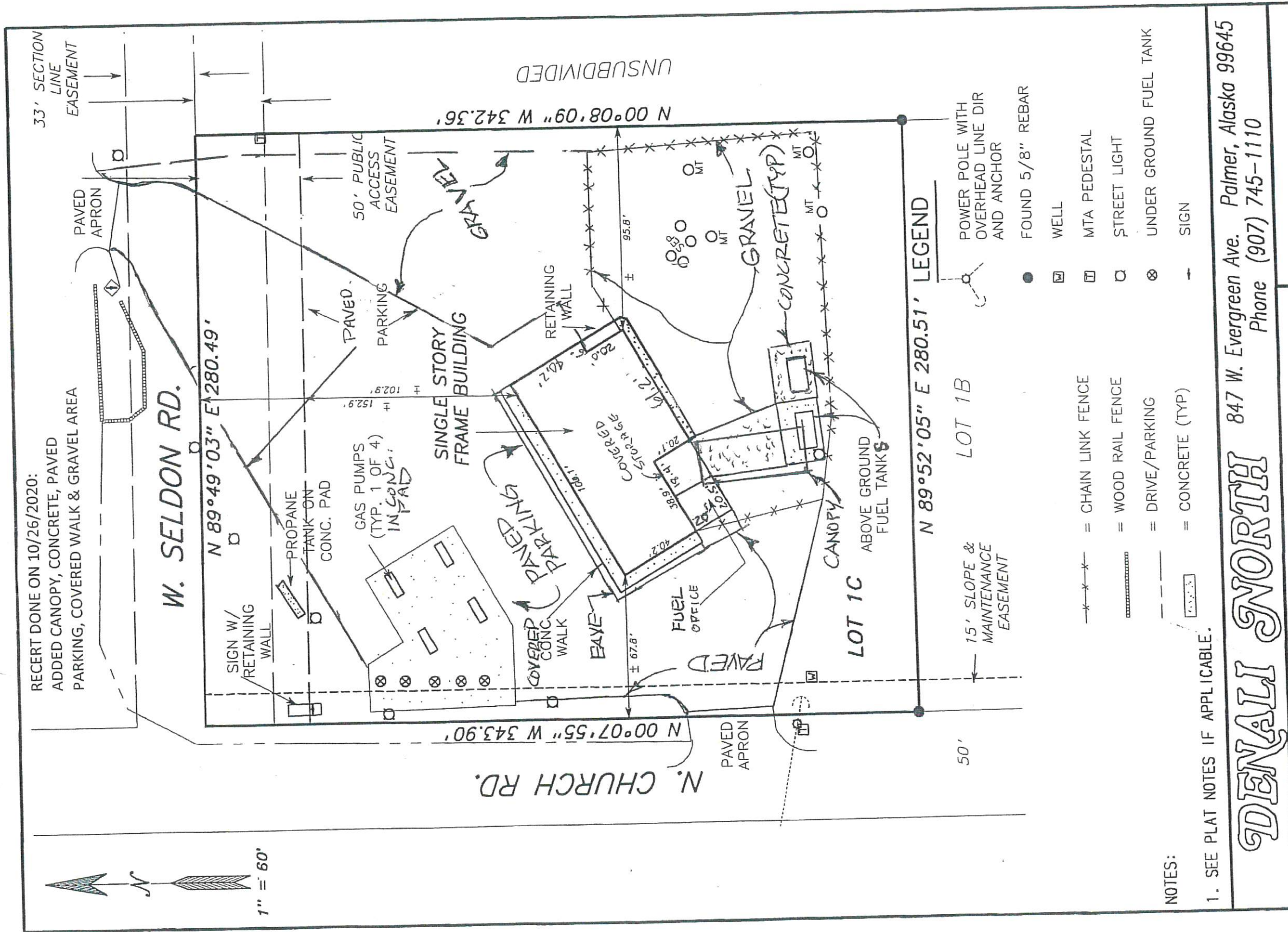
106 ft

KG  
ENTERPRISES  
LLC



# **SITE PLAN**





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
LOT PLAN		CKD. WW



RECERT DONE ON 10/26/2020:

ADDED CANOPY, CONCRETE, PAVED  
PARKING, COVERED WALK & GRAVEL AREA

33' SECTION  
LINE  
EASEMENT

W. SELDON RD.

N 89°49'03" E 280.49'

1" = 60'

SIGN W/  
RETAINING  
WALL

PROpane  
TANK ON  
CONC. PAD

GAS PUMPS  
(TYP. 1 OF 4)  
IN CONC.  
PAD

PAVED  
PARKING

50' PUBLIC  
ACCESS  
EASEMENT

SINGLE STORY  
FRAME BUILDING

N. CHURCH RD.

N 00°07'55" W 343.90'

COVERED  
CONC.  
WALK

PAVED  
PARKING

BASE

FUEL  
OFFICE

PAVED  
APRON

LOT 1C

CANOPY

ABOVE GROUND  
FUEL TANKS

N 89°52'05" E 280.51' LEGEND

50'

15' SLOPE &  
MAINTENANCE  
EASEMENT

LOT 1B

POWER POLE WITH  
OVERHEAD LINE DIR  
AND ANCHOR

FOUND 5/8" REBAR

WELL

CHAIN LINK FENCE

WOOD RAIL FENCE

DRIVE/PARKING

CONCRETE (TYP)

MTA PEDESTAL

STREET LIGHT

UNDER GROUND FUEL TANK

SIGN

NOTES:

1. SEE PLAT NOTES IF APPLICABLE.

DENALI NORTH

Palmer, Alaska 99645  
847 W. Evergreen Ave. 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.  
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THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH  
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CORNER LOCATION SURVEY.



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

CLIENT

SCALE 1" = 60'

PLOT PLAN

AS-BUILT

X

MAP

FIELD BOOK/PG(S).

255/41-42

DRAWN

HW

CKD.

WW







RECEIVED  
DEC 16 2020

MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

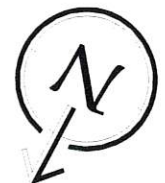
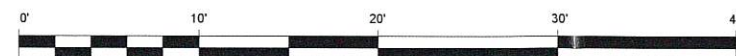
# CURRENT LIQUOR AREA

## 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"



11X17 DRAWINGS ARE HALF THE INDICATED SCALE"

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

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



MATANUSKA-SUSITNA BOROUGH  
DEVELOPMENT SERVICES

## A2.2

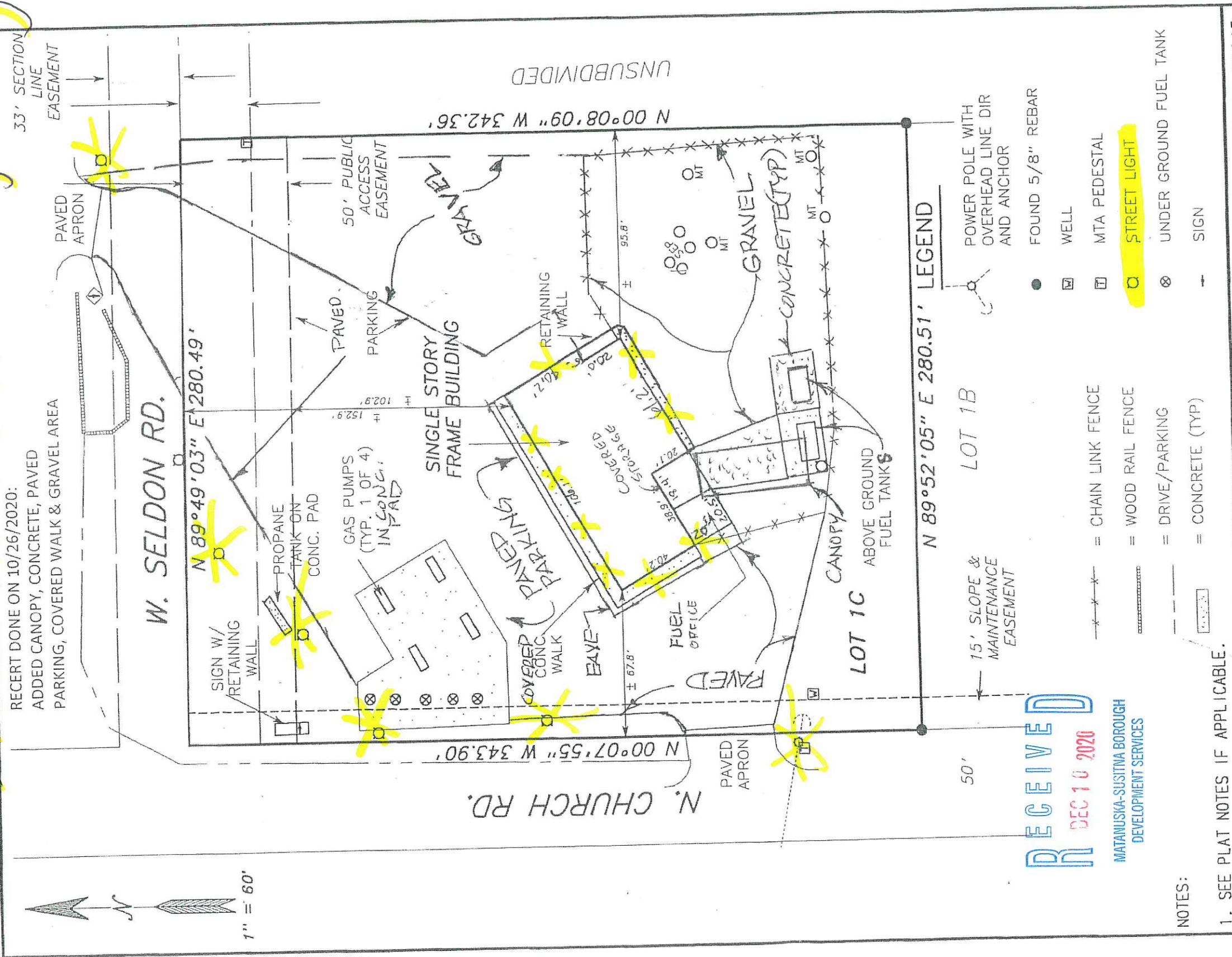


\* PRELIM SET \* 10/21/2020 \*



#11  
#15  
#5

# Exterior Site Lighting



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	FIELD BOOK/PG(S). 255/41-42
SCALE 1" = 60'	AS-BUILT X	DRAWN HW
		CKD. WW



[illegible]

**DENALI NORTH**

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.

CORNER LOCATION SURVEY.

JOB NO. 11-212/6 20-448

SCALE 1" = 60' PLOT PLAN

FIELD BOOK/PG(S).	255/41-42	
DRAWN	HW	CKD. WW

# COMMENTS

Agency Comments





**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Engineering Department  
Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

February 23, 2021

Joseph Metzger, Planner II  
Matanuska-Susitna Borough  
Planning & Land Use Department  
350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

Dear Mr. Metzger:

ENSTAR Natural Gas Company has reviewed the request to modify an existing conditional use permit for the expansion of an existing alcoholic beverage package store located at 3065 N Church Road.

We have no comments or concerns related to this activity.

If you have any questions, please feel free to contact me at 334-7911 or by email at [skylar.shaw@enstarnaturalgas.com](mailto:skylar.shaw@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Skylar Shaw". The signature is written in a cursive, flowing style.

Skylar Shaw  
Right-of-Way and Compliance Technician  
ENSTAR Natural Gas Company

## Mark Whisenhunt

---

**From:** Kelsey Anderson  
**Sent:** Tuesday, March 9, 2021 12:15 PM  
**To:** Mark Whisenhunt  
**Cc:** Leda Borys  
**Subject:** RE: Request for Review and Comments: VCS #2 CUP Modification

The Matanuska-Susitna Borough Planning Division has no comments for this Conditional Use Permit modification.

### Kelsey Anderson

Matanuska-Susitna Borough: Planner II  
907-861-8525

---

**From:** Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>  
**Sent:** Thursday, February 18, 2021 9:29 AM  
**To:** allen.kempen@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; mearow@matanuska.com; row@mtasolutions.com; jthompson@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Leda Borys <Leda.Borys@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; Patricia Fisher <psfisher@gci.net>; gaming@mlccak.org; bylaws@mlccak.org; vp@mlccak.org; education@mlccak.org; treasurer@mlccak.org; councilcoordinator@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; parks-rec-trails@mlccak.org; safety@mlccak.org; tanainacommunity@gmail.com; princeaaronj@hotmail.com; corinehickey@gmail.com; scarlet1939@hotmail.com; michla01234@gmail.com; rachellund04@gmail.com; gretchgreg11@gmail.com  
**Subject:** Request for Review and Comments: VCS #2 CUP Modification

**DATE:** February 18, 2021

**TO:** Various Governmental Agencies

**FROM:** Mark Whisenhunt, Planner II

**SUBJECT:** Request for review and comments related to a request to modify an existing Conditional Use Permit for the expansion of an existing alcoholic beverage package store.

**LOCATION:** 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

An application to modify an existing conditional use permit under MSB 17.70 – Regulation of Alcoholic Beverages Uses, has been submitted for the expansion of an existing alcoholic beverage package store. The Planning Commission will conduct a public hearing on this request on April 5, 2021.

## Mark Whisenhunt

---

**From:** Theresa Taranto  
**Sent:** Friday, February 19, 2021 9:07 AM  
**To:** Mark Whisenhunt  
**Subject:** RE: Request for Review and Comments: VCS #2 CUP Modification

FIRM 8060, X Zone  
Core Area

Thank you,

*Theresa Taranto*  
Mat-Su Borough  
Development Services  
Administrative Specialist

350 E Dahlia Ave.  
Palmer, Alaska 99645  
907-861-8574  
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**From:** Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>  
**Sent:** Thursday, February 18, 2021 9:29 AM  
**To:** allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; mearow@matanuska.com; row@mtasolutions.com; jthompson@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Leda Borys <Leda.Borys@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; Patricia Fisher <psfisher@gci.net>; gaming@mlccak.org; bylaws@mlccak.org; vp@mlccak.org; education@mlccak.org; treasurer@mlccak.org; councilcoordinator@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; parks-rec-trails@mlccak.org; safety@mlccak.org; tanainacommunity@gmail.com; princeaaronj@hotmail.com; corinehickey@gmail.com; scarlet1939@hotmail.com; michla01234@gmail.com; rachellund04@gmail.com; gretchgreg11@gmail.com  
**Subject:** Request for Review and Comments: VCS #2 CUP Modification

**DATE:** February 18, 2021

**TO:** Various Governmental Agencies

**FROM:** Mark Whisenhunt, Planner II

**SUBJECT:** Request for review and comments related to a request to modify an existing Conditional Use Permit for the expansion of an existing alcoholic beverage package store.

**LOCATION:** 3065 N. Church Road; Tax ID #5667000L001C;



Public Comments

**Staff did not receive any  
comments from the public in  
reference to this item.**

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# **PLANNING COMMISSION RESOLUTION**



By: Mark Whisenhunt  
Introduced: March 15, 2018  
Public Hearing: April 5, 2018  
Action:

**MATANUSKA-SUSITNA BOROUGH**  
**PLANNING COMMISSION RESOLUTION NO. 21-04**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A MODIFICATION OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN ALCOHOLIC BEVERAGE PACKAGE STORE, AT 3065 NORTH CHURCH ROAD, TAX ID #5667000L001C; LOCATED WITHIN TOWNSHIP 18 NORTH, RANGE 1 WEST, SECTION 32; SEWARD MERIDIAN.

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WHEREAS, an application has been received from Matt Gittlein of KG Enterprises, LLC, for the modification of a conditional use permit for the operation of an alcoholic beverage package store at 3065 N. Church Road (Tax ID #5667000L001C); within Township 18 North, Range 1 West, Section 32, Seward Meridian; and

WHEREAS, MSB 17.70.030 allows a property owner to apply for a modification of a conditional use permit; and

WHEREAS, Valley Country Store #2 has been in operation at this location since 2008; and

WHEREAS, the existing alcoholic beverage package store area is approximately 1,415 square feet in size; and

WHEREAS, the proposed modification would expand the alcoholic beverage package store area to approximately 1,707 square feet in size, which is an increase of approximately 292 square feet; and

WHEREAS, the proposed modification would increase the operations storage area by approximately 350 square feet; and



WHEREAS, the proposed modification will not increase the size or appearance of the existing building; and

WHEREAS, the existing hours of operation are 10:00am to 11:00pm, Sunday through Thursday, and 10:00am to 12:00am, Friday and Saturday; and

WHEREAS, the proposed hours of operation are 8:00am to 12:00am, daily; and

WHEREAS, the subject property is located at the southeast corner of the Seldon Road and Church Road intersection. Church Road abuts the western property line and Seldon Road abuts the northern property line; and

WHEREAS, large parcels to the west and northwest range from approximately 120 to 156 acres in size. The parcels are largely undeveloped. The property to the north, northeast and south, are residential uses on lots ranging from one to two acres in size. A 30-acre parcel abuts to the east. It has a residential home and an earth materials extraction operation; and

WHEREAS, the Borough has no complaints or violations on record for the alcoholic beverage package store; and

WHEREAS, the operation has an access from both the Seldon Road right-of-way and the Church Road right-of-way; and

WHEREAS, the proposed modification will not change access to the subject parcel; and

WHEREAS, the proposed modification will not change vehicular or pedestrian circulation on the subject parcel; and

WHEREAS, the proposed modification does not involve changing lighting; and

WHEREAS, the proposed modification will update its signage to be consistent with their other locations. As shown in the application material, the signage will be attached to the exterior of the building; and

WHEREAS, the site plan indicates the area around the convenience store and fuel station is paved, which will continue to control the dust; and

WHEREAS, lighting is shielded and downward directional to minimize light spillage from the property; and

WHEREAS, the applicant is not proposing any outdoor amplified sound activities; and

WHEREAS, the operation must comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 - Noise, Amplified Sound, and Vibration; and

WHEREAS, according to the application material, a total of 24 customer parking spaces are provided; and

WHEREAS, according to the application material, two customer parking spaces designated for persons with disabilities are provided; and

WHEREAS, the proposed modification will not create the need for additional parking; and

WHEREAS, there is no information available to determine where individuals involved in any alcohol-related accidents obtained the alcoholic beverages; and

WHEREAS, a package store does not serve liquor on the premises; and

WHEREAS, consumption on site is prohibited; and

WHEREAS, persons under the age of 21 are prohibited from purchasing alcoholic beverages; and

WHEREAS, Alaska Statute 04.16.030 specifically prohibits the sale of alcoholic beverages to drunken persons; and

WHEREAS, the Alcoholic & Marijuana Control Office (ABC) has no record of violations by KG Enterprises, LLC; and

WHEREAS, staff has no information indicating the applicant, KG Enterprises, LLC (dba Valley Country Store) is untrustworthy or unfit to conduct business in the borough or that the applicant is a potential source of harm to the public; and

WHEREAS, the Planning Commission has reviewed this application with respect to applicable standards set forth in MSB 17.70; and

WHEREAS, the Planning Commission conducted a public hearing on April 5, 2021 on this matter.



NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 21-04:

1. The proposed modification is compatible with and will preserve or not materially detract from the value, character and integrity of the surrounding area (MSB 17.70.100 (A) (1) (a)).
2. The proposed modification will not be harmful to the public health, safety, convenience, and welfare (MSB 17.70.100 (A) (1) (b)).
3. The proposed modification provides sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.70.100 (A) (1) (c)).
4. The proposed modification will not have any negative effects upon the properties in the area due to such factors as dust, noise, obtrusive advertising and glare (MSB 17.70.100 (A) (2) (a)).
5. The proposed modification will not negatively affect the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained (MSB 17.70.100 (A) (2) (b)).

6. Measures are in place to reduce any negative effect upon adjacent and nearby properties (MSB 17.70.100(A)(2)(c)).
7. Adequate parking is provided (MSB 17.70.100(A)(2)(d)).
8. the proposed modification does not create an unreasonable traffic hazard (MSB 17.70.100(A)(2)(e)).
9. Traffic will not overtax existing road systems (MSB 17.70.100(A)(2)(f)).
10. The proposed modification is compatible with the character of the surrounding area (MSB 17.70.100(A)(2)(g)).
11. The proposed modification will not increase the crime rate in the area or increase alcohol-related accidents (MSB 17.70.110(B)(1)).
12. The applicant has not had a liquor license suspended or revoked in the 12 months preceding the application (MSB 17.70.110(B)(2)).
13. The applicant is trustworthy or fit to conduct business in the borough and the applicant is not a potential source of harm to the public (MSB 17.70.110(B)(3)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application does meet the standards of MSB 17.70 and does hereby approve the modification to conditional use permit #177020080003, allowing for the expansion of an existing alcoholic beverage package store, with the following condition:

1. The hours of operation shall not exceed 8:00am to 12:00am, daily.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this \_\_\_\_ day of \_\_\_\_\_, 2021.

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COLLEEN VAGUE, Chair

ATTEST

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KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:



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**PUBLIC HEARING**  
**LEGISLATIVE**

**Resolution No. PC 21-03**

Setbacks To Rights-Of-Way And  
Property Lines (MSB 17.55)

**PUBLIC HEARING**





**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 A. Strawn		
1	Planning & Land Use Director A. Strawn		
2	Finance Director		
3	Borough Attorney		
4	Borough Clerk		

**ATTACHMENT (S) :** Fiscal Note:    YES \_\_\_\_ NO   X    
Planning Commission Resolution No. 21-03 (2 pp)  
Matanuska-Susitna Borough Code 17.55 Setbacks and  
Screening Easements (5 pp)  
Ordinance Serial No. 21-019 (2 pp)

**SUMMARY STATEMENT:** This ordinance is brought at the request of Assemblymember Sumner. The intent of this ordinance is to add signs as an exempt structure from setbacks to rights-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.

(MSB 15.24.030)

## **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.

## 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.



- "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.

- "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 furthestmost 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 furthestmost 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 furthestmost 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 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)

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 section. MSB 17.55.004(A) is hereby amended to read 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)



By: Alex Strawn  
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.

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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 19.25.000 Purpose (1) to protect the public safety and the welfare of persons using the highways of the state by having outdoor advertising signs, displays, and devices along the highways controlled.

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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**PUBLIC HEARING**  
**LEGISLATIVE**

**Resolution No. PC 21-06**

Name A Lake Within The Matanuska-  
Susitna Borough As Dalteli Lake

**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

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### DEVELOPMENT SERVICES DIVISION STAFF REPORT

**Date:** March 24, 2021



**Requestor:** Judith E. Bittner for Alaska Department of Natural Resources,  
Office of History and Archaeology

**Request:** Planning Commission Resolution 21-06

A resolution recommending approval to name an unnamed lake within the Matanuska-Susitna Borough as Dalteli Lake.

**Location:** An unnamed lake located 4 miles west of mile 132, N. Parks Highway; within Township 28 North, Range 6 West, Section 3 and Township 29 North, Range 6 West, Section 34, Seward Meridian

**Size of Lake:** Approximately 4,900 feet long and 900 feet wide, with a long axis trending North and South; approximately 75 acres.

**Reviewed by:** Alex Strawn, Planning & Land Use Director   
Jay Magers, Development Services Manager 

**Staff:** Peggy Horton, Planner II

**Staff Recommendation:** Approval

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### EXECUTIVE SUMMARY

The Matanuska-Susitna Borough Planning Department received a request for comments from the Alaska Historical Commission regarding a proposal for the naming of a geographic feature. The feature is an unnamed lake, partially within Denali State Park. The lake is located 4 miles west of mile 132, N. Parks Highway.

MSB 15.04.025 specifies the procedure for reviewing proposed names of geographic features within the borough and the standards for evaluating the proposed names. It requires that the Planning Commission hold a public hearing and further states that following the public hearing,



the Planning Commission, acting for the Assembly, shall by resolution state the position of the borough.

## **HISTORY**

The area was populated by the Dena'ina people who were very peaceful and lived off the land. The Dena'ina fished, hunted, and gathered wild plants in and around the lands between the Chugach and Talkeetna Mountains in Upper Cook Inlet, long before Anchorage was founded. In 1970, Denali State Park was formed and expanded to its present size in 1976. In 1974 the State of Alaska Department of Natural Resources, Division of Lands recorded Alaska State Land Survey 73-31, creating lots on the east and west shores of this lake, south of the State Park's boundary. On that plat, the lake was shown as unnamed.

## **REVIEW OF APPLICABLE CRITERIA AND FINDINGS**

### **MSB 15.04.025(B)(2) – Public Notification**

Notices were mailed to all property owners within 600 feet of the lake and to the Trapper Creek Community Council. A total of 10 notices were mailed on March 3, 2021. The public hearing notice was published in the March 5, 2021 *Frontiersman*. The public notice was posted at the local post office and nearby grocery store in the Trapper Creek Community. The application material was also posted on the Borough's website on March 2, 2021. A request for comments was emailed to the Trapper Creek Community Council on March 5, 2021. Staff did not receive comment from the Trapper Creek Community Council. Planning staff received one public comment in support as a result of the noticing.

### **Section 15.04.025**

*(B) The following procedures shall be followed in commenting on applications to the Alaska State Geographic Board to name or change the name of geographic features within the borough, but outside of an incorporated city within the borough:*

- (1) Standards for evaluating proposed name include:*
  - (a) general appropriateness;*

### **Findings of Fact:**

1. According to the information provided in the proposal, many residents, local pilots, and air services surrounding or familiar with the lake have known it as Dalteli Lake for 40 years.
2. The proposal included letters of support for the proposed name from past and present owners surrounding the lake.
3. The proposal included a 1987 article published in *Alaska Magazine* identifying the lake as Dalteli Lake.
4. The lake is surrounded by a variety of berries, including blueberries, high bush cranberries, and cloud berries growing along the shore.
5. Historically, the Dena'ina fished, hunted, and gathered wild plants in and around the lands between the Chugach and Talkeetna Mountains in Upper Cook Inlet.

6. The spelling comes from the 1977 Dena'ina Noun Dictionary, a publication of the Alaska Native Language Center, University of Alaska Fairbanks, which defines Dalteli as berry buds in the Upper Cook Inlet dialect of the Dena'ina language.
7. Planning staff received one public comment in support as a result of the public noticing.

**Conclusion of Law:**

The long term and widespread use of the name, descriptive nature of the surrounding plant life, and linguistic evidence make this name appropriate for the lake.

---

*(b) the name of a geographic feature shall not duplicate in spelling or pronunciation the name of any other similar feature within the borough, unless that feature be directly related to it. A diligent search of official records shall be made to determine if such duplication would take place were a proposed new name or name change occur:*

**Findings of Fact:**

1. In support of the United States Board on Geographic Names, the United States Geological Survey (USGS) maintains the Federal authoritative source of official geographic feature names, known as the Geographic Names Information System (GNIS).
2. A search in the GNIS found no indication of the name Dalteli used a geographic feature in Alaska or any other states in the Union.
3. Alaska Mapper is a State of Alaska web-based geographic information system (GIS) that allows you to locate Alaska land-records information by navigating an interactive map of the state.
4. A search on Alaska Mapper found no indication of the name Dalteli used as a geographic feature in Alaska.
5. A search of the Matanuska-Susitna Borough's water body database found no other feature with the name Dalteli.

**Conclusion of Law:**

A diligent search of official records found the name Dalteli does not duplicate in spelling or pronunciation the name of any other similar feature within the Borough.

---

*(c) testimony or comment from public hearings held on the subject in accordance with this section shall be considered.*

**Finding of Fact:**

1. According to the State of Alaska, Department of Natural Resources, Division of Parks and Recreation, Natural Resources Specialist II, Mr. Cory Clover, there have been no public hearings held on the proposed name of Dalteli for this lake.
2. Planning staff received one public comment in support as a result of the public noticing for this hearing.

**Conclusion of Law:**

There is one public comment in support to consider at this time.

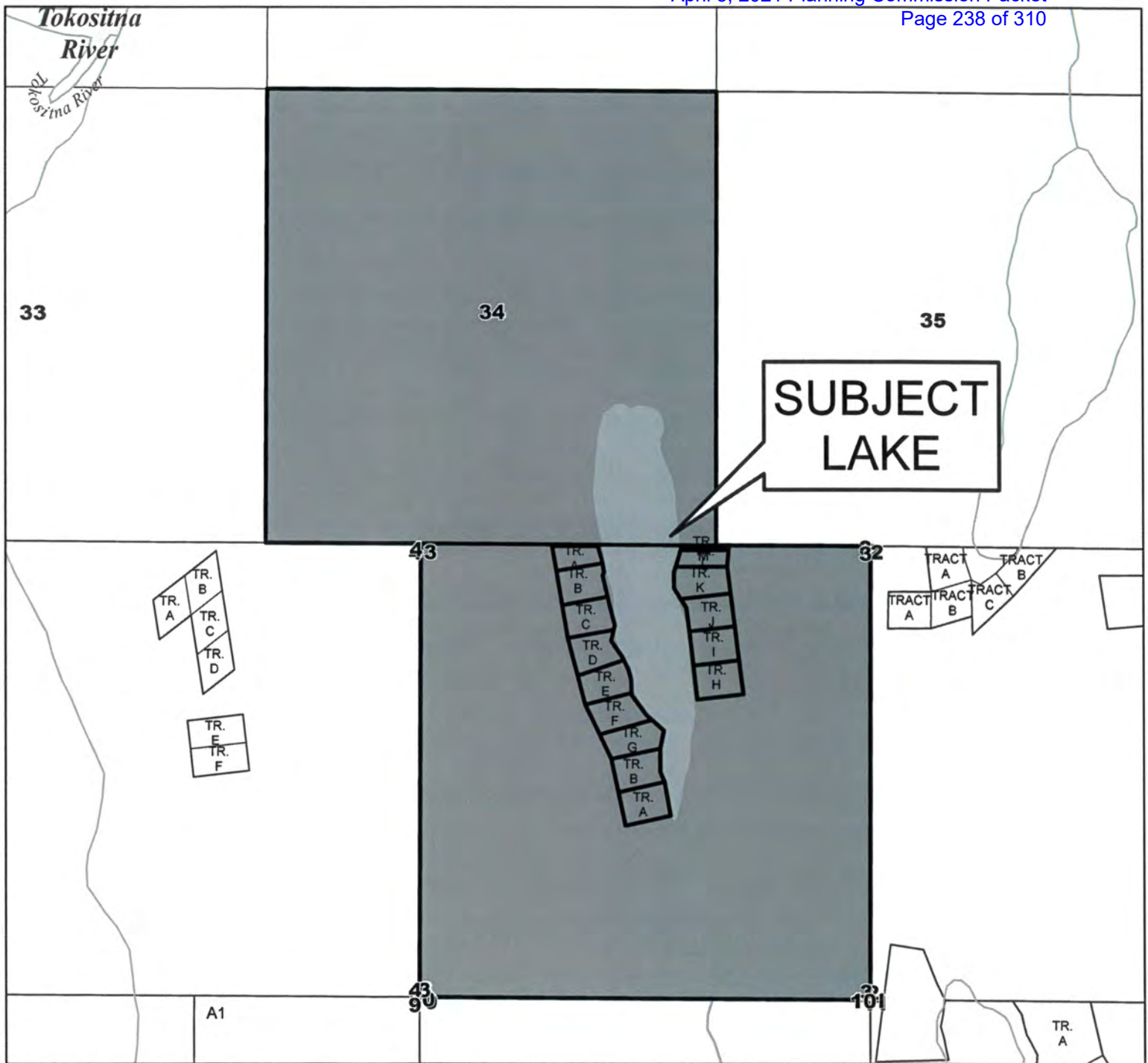
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**STAFF RECOMMENDATIONS**

Staff recommends approval of Resolution 21-06.



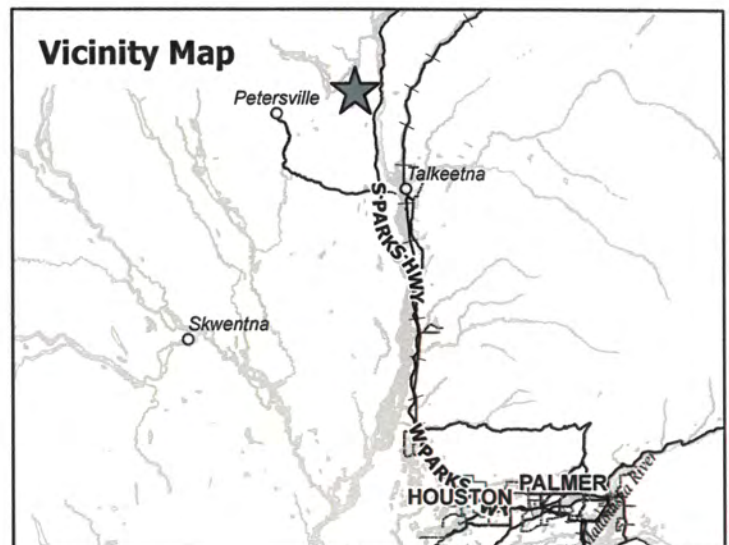
# VICINITY MAP



## UNNAMED LAKE: S28N06W03 & S29N06W34



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# **INFORMATIONAL MATERIAL**



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

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

Matanuska Susitna Borough

FEB 01 2021

Administration

January 27, 2021

Re: 3050-3 Dalteli Lake

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

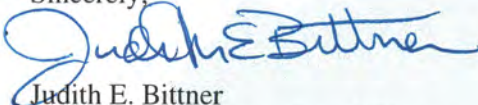
Dear Mr. Brown:

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

I \_\_\_\_\_ object / \_\_\_\_\_ endorse the proposed name because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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: X

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 X            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)

---

**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.

---

**Is the recommended name in local usage?** Yes X 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.

---

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

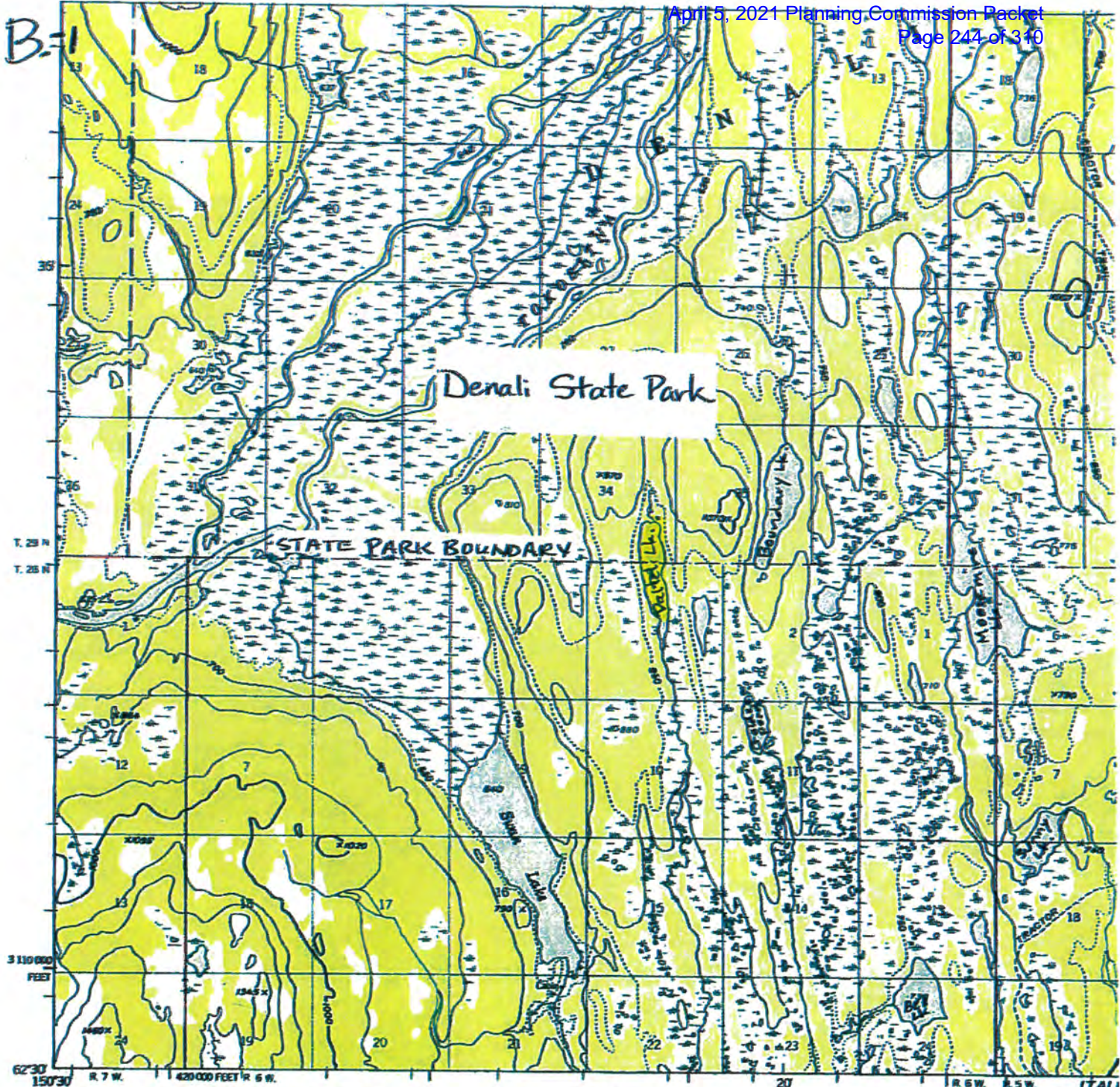
James Kari, Linguist



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



B-1



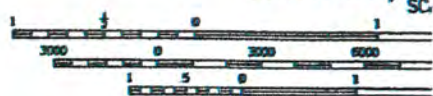
NA B-21

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

TC1



APPROXIMATE MEAN  
DECLINATION, 1958



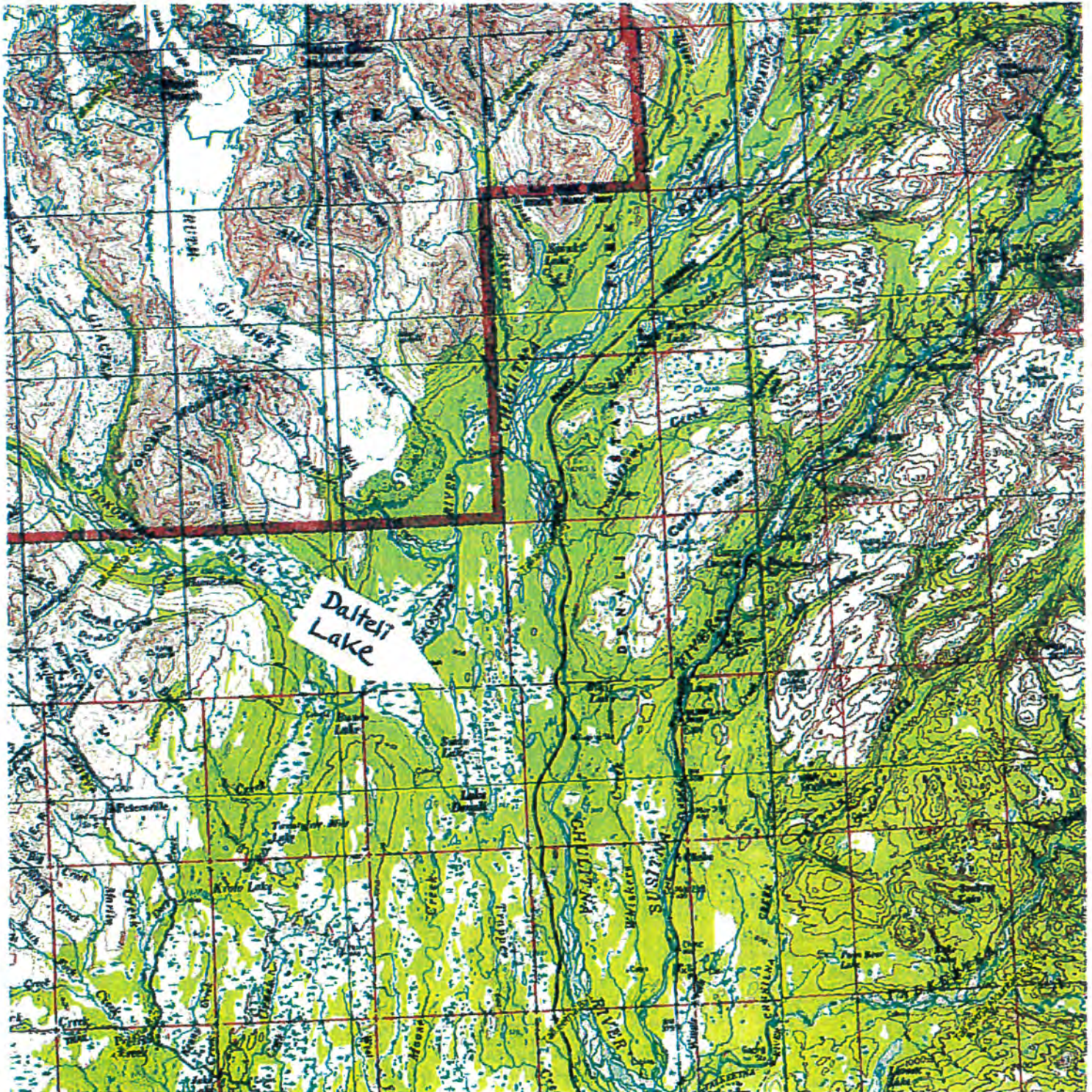
CONTOUR  
DOTTED LINES RE  
NATIONAL GEODET

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

TALKEETNA (C-1), ALASKA  
N6230-W15000/15130

1958  
MINOR REVISIONS 1974

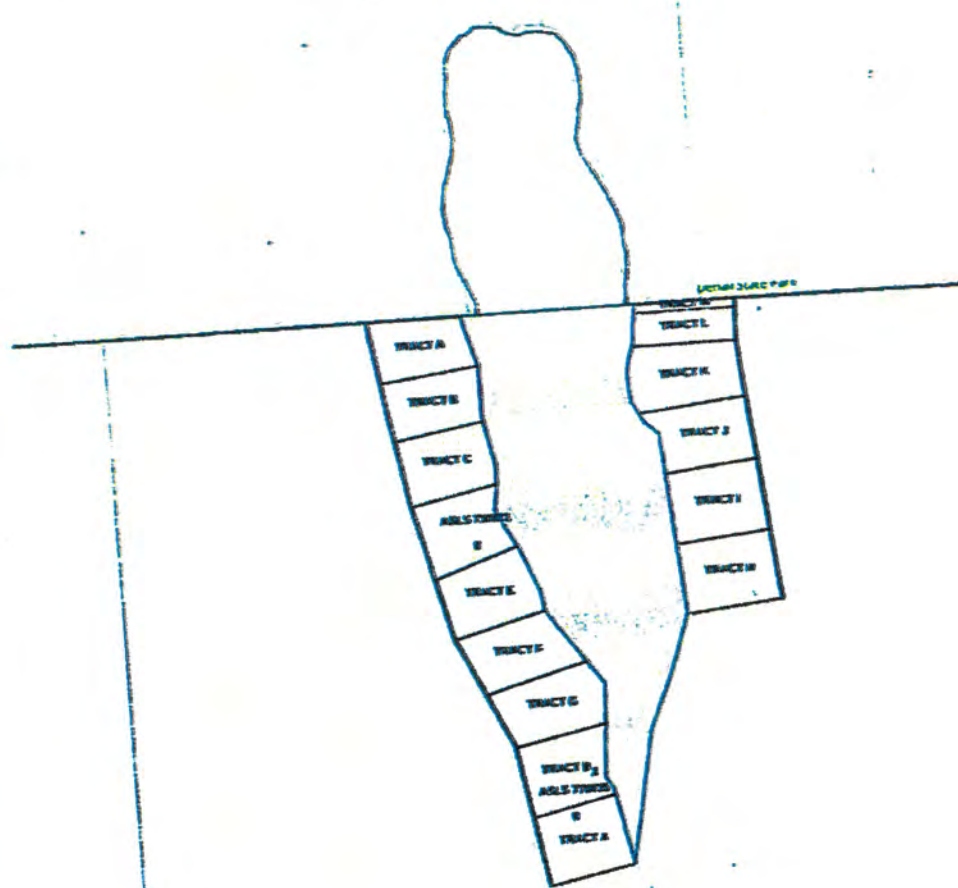






C.

Lake map of 15 properties  
and Denali State Park line



- Alaska Mapper**  
Initial Version: 10/20/04 - 09/20/2007  
Data Contact: 10/20/2009
- GIS Features:**
- LN Monument - 10/20/04
  - LN Monument - 10/20/04
  - LN Monument - 10/20/04
  - Survey Boundary
  - Incorporated City Boundary
  - State Control Monuments
  - Hydrography 10/20/04
  - Hydrology
  - Airports 10/20/04
  - Power Lines 10/20/04
  - Highways 10/20/04
  - Pipelines 10/20/04
  - Railroads 10/20/04
  - Secondary Roads 10/20/04
  - Telephone Lines 10/20/04
  - Trails 10/20/04
  - National Geographic Survey Monuments
  - PLSS Township Grid
  - Recording Districts
  - Survey Boundary
  - Survey Boundary
  - Survey Boundary
  - Survey Boundary

**GRAPHIC ILLUSTRATION ONLY**  
Source documents remain the official record. Please refer to the Land Administration System (LAS) console for more detailed information on specific cases.  
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D.

## Area map of private properties

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

**PLUS Section Grid**  
☐ PLUS Section Grid

**BLM Monument - GCRS**  
☐ BLM Monument - GCRS

**BLM Monument - SDMS**  
☐ BLM Monument - SDMS

**Boundary Boundary**  
☐ Boundary Boundary

**Incorporated City Boundary**  
☐ Incorporated City Boundary

**State Control Monuments**  
☐ State Control Monuments

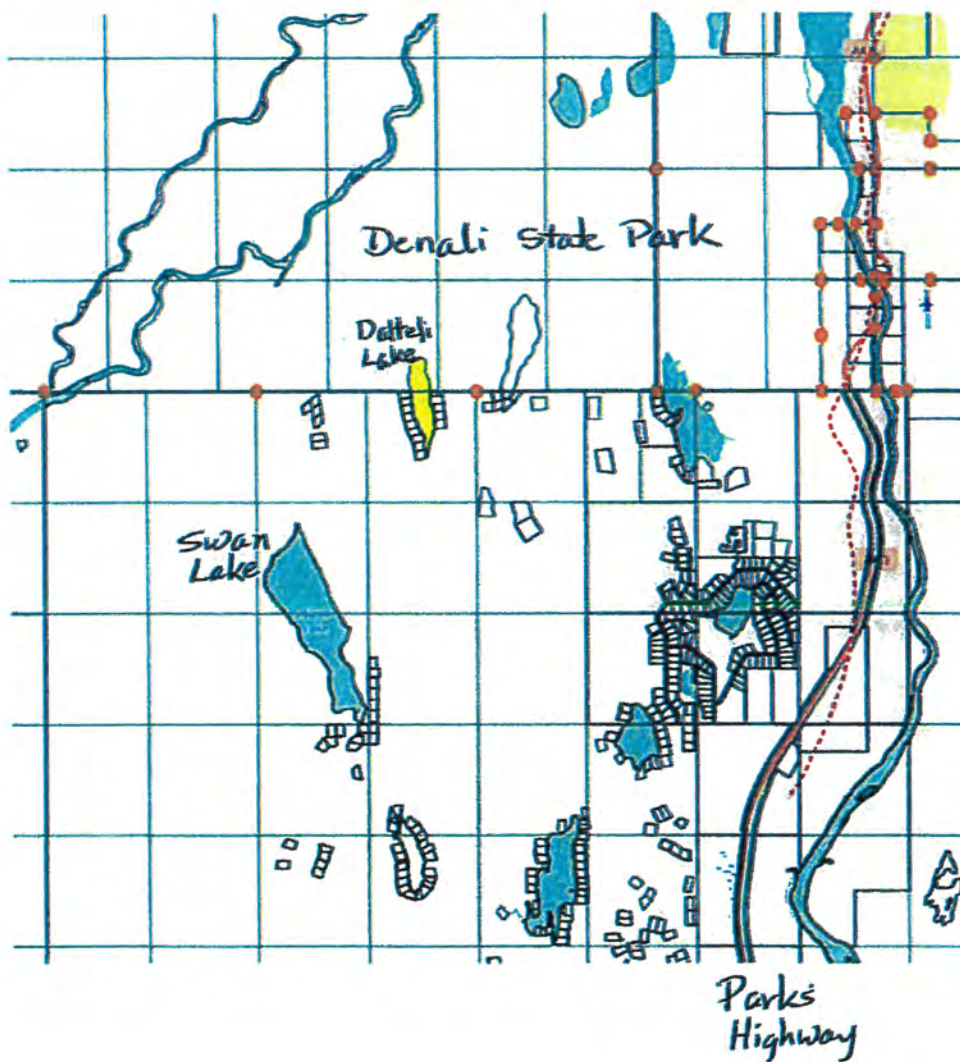
**Highways E3,360**  
☐ Highways E3,360

**PLUS Township Grid**  
☐ PLUS Township Grid

**Recording Districts**  
☐ Recording Districts

**Survey Boundary**  
☐ Survey Boundary  
☒ Survey Boundary  
☒ Survey Boundary

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F.

DENA'INA NOUN DICTIONARY

Compiled by  
James Kari

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

1977



E.

Berry Plants

gega (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

naits'uyi (U)  
vagiiggeni (I)  
nutniits'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,

gegashla (UO)

bog blueberry (Vac-

q'ach'ema giga (I)

cinium uliginosum

ssp. microphyllum)

high bush blueberry,

gantsa (UO)

Alaska blueberry (Vac-

gigantsa (I)

cinium ovalifolium)

serviceberry, huckle-

kentl'ets' (U)

berry (Eklutna) (Amelan-

chier alnifolia, A. florida)

trailing black currant

nudeghin (O)

(Ribes laxiflorum) and

nedghuna (U)

skunk currant (R. glan-

nindghuna (L)

dulosum)

nundghuna (NIL)

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 #R01-20196-74-54 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

---

\*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 vel tuniluhded-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.

## 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.

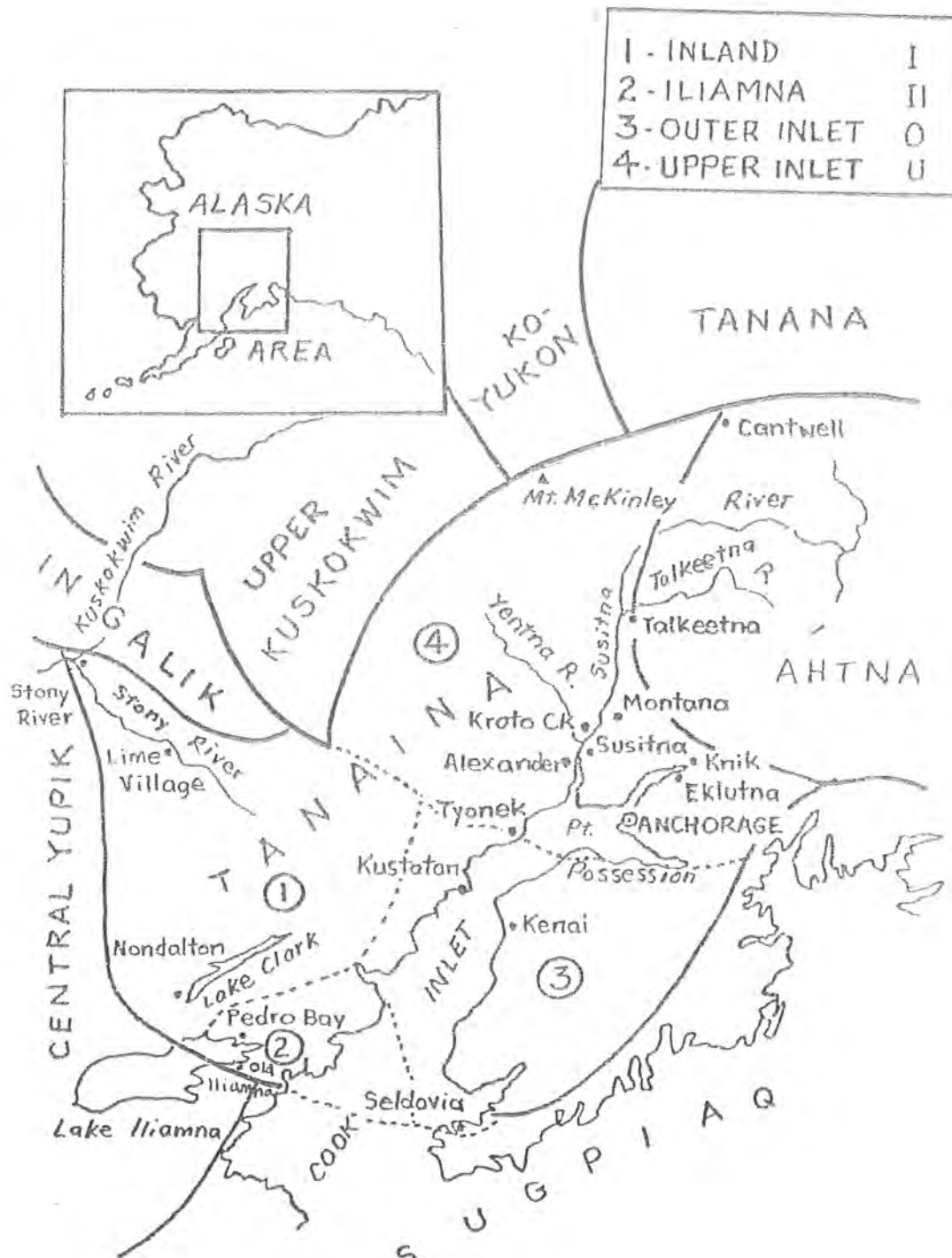
Within these four dialect areas there are some-



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



<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	naits'uyi (U) vagiiggeni (I) nutniits'uk'i (U)
blueberry, mountain	ts'igek'a (O)
blueberry ( <u>Vaccinium</u>	ts'ingega (U)
<u>uliginosum</u> ssp. <u>alpinum</u> )	gega (U) giga, giga gheli (I)
low bush blueberry, bog blueberry ( <u>Vac-</u> <u>cinium uliginosum</u> ssp. <u>microphyllum</u> )	gegashla (UO) q'ach'ema giga (I)
high bush blueberry, Alaska blueberry ( <u>Vac-</u> <u>cinium ovalifolium</u> )	gantsa (UO) gigantsa (I)
serviceberry, huckle- berry (Eklutna) ( <u>Amelan-</u> <u>chier alnifolia</u> , <u>A. florida</u> )	kentl'ets' (U)
trailing black currant ( <u>Ribes laxiflorum</u> ) and skunk currant ( <u>R. glan-</u> <u>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.


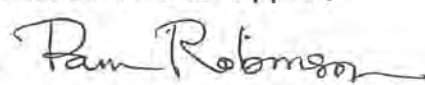
We were the first to build on the lake, starting with a small cabin in 1978 and then a larger one in 1979. At about this time we began calling the un-named lake "Dalteli". We were looking for a local Native name in the "Dena'ina Noun Dictionary" by James Kari, and as there were numerous varieties of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

Welcome~~d~~ 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.

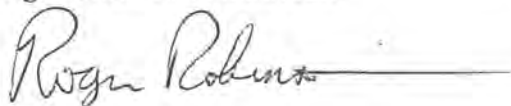
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907-733-2754  
[7332ski@gmail.com](mailto:7332ski@gmail.com)

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

LR & SD Waller Co-Mngers 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  
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

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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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.

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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

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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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

H

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

Fri, Nov 15, 2019, 9:48 AM

to Rene', Sally, Carl, Jamie, fly LGWhitmer, 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 SarahOs707, 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: Dalteli Lake

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.

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

**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.

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

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 Athabaskan 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-



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)

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





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 Daltell 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 in 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



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 Daltell Lake cabin is a snug, well-built home. (Ron Dalby)

before my back even began to hurt. Being new, 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 Okonck, 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*





## 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 Dabell Lake can quickly find themselves at work peeling logs or otherwise contributing to cabin-building projects. (Wilton Dalby)

was many miles away.

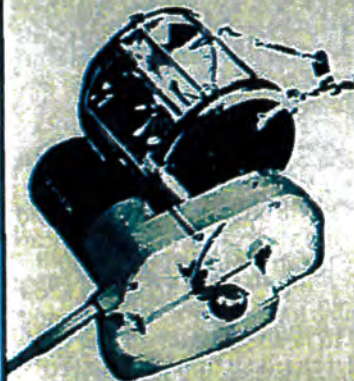
Saturday's tofu supper might not qualify as traditional cabin fare, but the sourdough hotcakes whipped up on Sunday morning certainly did. Passing up thirds, I handed the still-piled-high platter to Mark and Roger and said, "No more, nine should get me down the trail, even in this blizzard." (It was 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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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 8700  
dnr.oha@alaska.gov

## 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

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,

**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:



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]

# COMMENTS



Public Comments

## Peggy Horton

---

**From:** John <[jsandr@matnet.com](mailto:jsandr@matnet.com)>  
**Sent:** Monday, March 15, 2021 10:51 PM  
**To:** Peggy Horton  
**Subject:** PC 21-06 officially naming Dalteli Lake

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi, Peggy, these are my comments on Resolution PC 21-06, scheduled for public hearing on April 5th. I could not find a draft of Resolution PC 21-06 in the March 15th PC Packet. If you could send me a draft of the Resolution and the Staff Report when it is ready, I would appreciate it.

Thank you,

John Strassenburgh

[jsandr@matnet.com](mailto:jsandr@matnet.com)

March 15, 2021

Dear Planning Commissioners:

I write in support of Resolution PC 21-06, Name a Lake Within the Matanuska-Susitna Borough as Dalteli Lake.

Dalteli Lake is located in the northern Susitna Valley west of the Parks Highway. Dalteli Lake is bisected by the southern boundary of Denali State Park, and lies within T28NR6WS3 and T29NR6WS34, as identified and described in your packet.

I have written previously in support of officially naming Dalteli Lake, and really all I can do at this point is to reiterate that I have owned property in the vicinity since 1982, and that I am very familiar with Dalteli Lake. That's nearly 40 years. I and everyone I have met refers to this lake as Dalteli and no one that I have heard has referred to it by any other name.

Your PC packet, including letters from the public, makes a compelling case for officially sanctioning the name Dalteli Lake. The lake is widely known as Dalteli, a unique name that has been in common use for many decades and which fits perfectly with the landscape and cultural history of the region.

I hope you agree and approve the name Dalteli for this lake.

Sincerely,

John Strassenburgh

Talkeetna

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# **PLANNING COMMISSION RESOLUTION**



By: Peggy Horton  
Introduced: March 15, 2021  
Public Hearing: April 5, 2021  
Action:

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 21-06**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION  
RECOMMENDING APPROVAL TO NAME AN UNNAMED LAKE WITHIN THE MATANUSKA-  
SUSITNA BOROUGH AS DALTELI LAKE.

---

WHEREAS, the Matanuska-Susitna Borough Planning Department  
has received a request for comments from the Alaska Historical  
Commission regarding a proposal to make official the name Dalteli  
Lake for an unnamed lake in the Matanuska-Susitna Borough; and

WHEREAS, the Alaska Historical Commission is designated by  
statute as the Geographic Names Board for the State of Alaska. The  
commission coordinates the program to name physical features in  
the State with the United States Board on Geographic Names; and

WHEREAS, the unnamed lake is located approximately 4 miles  
west of mile 132, North Parks Highway; the northern half of the  
lake is within Denali State Park; and

WHEREAS, the lake is located within Township 28 North, Range  
6 West, Section 3 and Township 29 North, Range 6 West, Section 34,  
Seward Meridian, Alaska; and

WHEREAS, according to the information provided in the  
proposal, many residents, local pilots, and air services  
surrounding or familiar with the lake have known it as Dalteli



Lake for 40 years; and

WHEREAS, the proposal included letters of support for the proposed name from past and present property owners surrounding the lake; and

WHEREAS, the proposal includes a 1987 article published in Alaska Magazine identifying the lake as Dalteli Lake; and

WHEREAS, according to the information provided in the proposal, the lake is surrounded by a variety of berries, including blueberries, high bush cranberries and cloud berries growing along the shore; and

WHEREAS, historically the Dena'ina fished, hunted, and gathered wild plants in and around the lands between the Chugach and Talkeetna Mountains in Upper Cook Inlet; and

WHEREAS, the spelling comes from the 1977 Dena'ina Noun Dictionary, a publication of the Alaska Native Language Center, University of Alaska Fairbanks, which defines Dalteli as berry buds in the Upper Cook Inlet dialect of the Dena'ina language; and

WHEREAS, the long term and widespread use of the name, descriptive nature of the surrounding plant life, and the linguistic evidence make this name appropriate for the lake; and

WHEREAS, a search of the Geographic Names Information System (GNIS), the Federal authoritative source of official geographic feature names, maintained by the United States Geological Survey (USGS) found no other feature with the name Dalteli; and

WHEREAS, a search of the Alaska Mapper, a web-based geographic information system (GIS) that allows you to locate Alaska land-records information by navigating an interactive map of the state, found no other feature with the name Dalteli; and

WHEREAS, a search of the Matanuska-Susitna Borough's water body database found no other feature with the name Dalteli; and

WHEREAS, according to the State of Alaska, Department of Natural Resources, Division of Parks and Recreation, Natural Resources Specialist II, Mr. Cory Clover, there have been no public hearings held on this proposed name; and

WHEREAS, there have been no public comments received as a result of the public noticing; and

WHEREAS, notification of the proposed name and a request for comments was mailed to local residents, sent to the Trapper Creek Community Council, published in the Frontiersman Newspaper, and posted at the local post office and nearby grocery store; and

WHEREAS, the Planning Commission reviewed this application with respect to standards and procedures for the Borough to comment on such proposals set forth in MSB 15.04.025; and

WHEREAS, the Planning Commission conducted a public hearing on April 5, 2021 on this matter.

NOW, THEREFORE BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommends approval of the proposed name of Dalteli Lake for an unnamed lake

in the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Planning  
Commission this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
COLLEEN VAGUE, Chair

ATTEST

\_\_\_\_\_  
KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:



# **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 30, 2021

TO: Planning Commissioners

FROM: Alex Strawn, Planning & Land Use Director 

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

### **Introduction for Public Hearing Quasi-Judicial** (None)

### **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 (*Staff: Ted Eischeid*).

### **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 (*Applicant: Sassan Mossanen, dba Talkeetna Restaurant; Staff: Mark Whisenhunt*).
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 (*Applicant: Sassan Mossanen, dba Talkeetna  
Restaurant; Staff: Mark Whisenhunt*).

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

**Introduction for Public Hearing Quasi-Judicial**

1. **Resolution PC 21-10**, A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses; Allowing For The Operation Of A Marijuana Cultivation Facility, Located At Along The North Shore of Big Lake (No Site Address); Tax ID #17N04W25D005; Within Township 17 North, Range 4 West, Section 25, Seward Meridian (*Applicant: Casey Wilkins for Northern Alliance; Staff: Peggy Horton*).

**Introduction for Public Hearing Legislative**

(None)

**Agency/Staff Reports**

(None)

**Land Use Classifications**

(None)

**Public Hearing Quasi-Judicial**

(None)

**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 (*Staff: Ted Eischeid*).

**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**

1. **Resolution PC 21-10**, A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses; Allowing For The Operation Of A Marijuana Cultivation Facility, Located At Along The North Shore of Big Lake (No Site Address); Tax ID #17N04W25D005; Within Township 17 North, Range 4 West, Section 25, Seward Meridian *(Applicant: Casey Wilkins for Northern Alliance; Staff: Peggy Horton)*.

**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*).
- 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*).

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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*).



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## 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*).  
**BOAA Case #20-03.**  
**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 Case #20-04.**  
**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 Resolution Of The Matanuska-Susitna Borough Planning Commission Approving The Modification Of 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: Mark Whisenhunt*).  
**BOAA Case # 21-03**  
**BOAA Hearing: April 22, 2021 @ 10:00 AM.**

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

Planning Commission		Assembly	
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 02/16/21 – Assembly Decision: Postponed Indefinitely/Come Back As Two Separate Ordinances.		
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.		