

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

David Palmer, Chair
Jim Kelley
Randy Durham
Roger Anderson
Bernie Willis
Adrian Abrams

Kelsey Anderson – Staff



Michael Brown, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Alex Strawn, Planning & Land Use
Director
Kim Sollien, Planning Services
Manager
Jason Ortiz, Development Services
Manager
Fred Wagner, Platting Officer

Aviation Advisory Board Agenda Regular Meeting December 9, 2021 3:00 p.m. – 5:00 p.m. MICROSOFT TEAMS

Ways to participate in Aviation Advisory Board meetings:

TELEPHONIC TESTIMONY:

- TEAMS LINK HERE: https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjkxNmlzNDQOTcxYS00ODdlLTliN2EtZmEyNGRmNDM3MjYx%40t_hread.v2/0?context=%7b%22Tid%22%3a%22870c68b8-580c-4b1b-a27e-a44623e37916%22%2c%22Oid%22%3a%2285e1364c-e305-469a-94dc-29b34ddf25c5%22%7d
- Dial 1-907-290-7880; Conference ID: 958 266 998#
- State your name for the record, spell your last name, and provide your testimony.

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF MINUTES

A. September 16, 2021, Regular Meeting Minutes

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

VII. STAFF/AGENCY REPORTS & PRESENTATIONS

- A. Kelsey Anderson on MSB planning and land use map update and “Airports Near You” application
- B. Introduction of the new member of the board, Adrian Abrams

VIII. UNFINISHED BUSINESS

- A. City of Palmer, in cooperation with the Alaskan Region Airports Division of the Federal Aviation Administration (FAA), is proposing to acquire an aviation easement on land owned by the Matanuska-Susitna Borough, within the boundary of the Matanuska River Park. An environmental assessment per NEPA law is being prepared.

IX. NEW BUSINESS

- A. Matanuska Electric Association, Fishhook to Pittman project update from the Chair

X. MEMBER COMMENTS

XI. NEXT MEETING DATE

- A. March TBD

XII. ADJOURNMENT

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.

MATANUSKA-SUSITNA BOROUGH

Vern Halter, Mayor

Jim Kelley
Land Development Community
David Palmer
Pilots, Airport Owners, Private Airports
Randy Durham
Pilots, Airport Owners, Private Airports
Roger Anderson
Pilots, Airport Owners, Private Airports
Bernie Willis
Resident within One Mile of Airport

Kelsey Anderson – Staff
Kim Sollien – Staff



Michael Brown, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Alex Strawn
Planning & Land Use Director
Kim Sollien
Planning Services Manager
Jason Ortiz,
Development Services Manager
Fred Wagner
Platting Officer

Aviation Advisory Board Minutes Regular meeting September 16, 2021 3:00 p.m. – 5:00 p.m. Microsoft Teams Meeting

Ways to participate in Aviation Advisory Board meetings:

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

TELEPHONIC TESTIMONY:

- TEAMS LINK HERE: https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2Y1YW11ZjktNGE1Ni00ZGVlTGzYmltMDI1MGMwYTI4ZmRj%40thead.v2/0?context=%7b%22Tid%22%3a%22870c68b8-580c-4b1b-a27e-a44623e37916%22%2c%22Oid%22%3a%2285e1364c-e305-469a-94dc-29b34ddf25c5%22%7d
- Dial 1-907-290-7880; Conference ID: 166 274 671#
- State your name for the record, spell your last name, and provide your testimony.

I. CALL TO ORDER:

A. Chairperson Palmer called the meeting to order at 3:04.

II. ROLL CALL – DETERMINATION OF QUORUM

A. Members present: David Palmer, Roger Anderson, Jim Kelley, Bernie Willis, Randy Durhamn

B. Staff present: Kelsey Anderson

III. APPROVAL OF AGENDA

A. Motion to approve by Mr. Palmer. Mr. Kelley seconded. All in favor.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF MINUTES

A. May 20, 2021, Regular Meeting Minutes

Motion to approve by Mr. Anderson. Mr. Kelley seconded. All in favor.

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

A. Beverly Cutler – came to talk about the MEA project update, maps do not adequately show the airstrips that are in the vicinity and she would like more opportunity to provide public input.

B. Kelly Hoylman – active airstrip on her land, worried that the MEA project will make it so no one will be able to take off or land on her airstrip.

C. Ben Raezsky – owner elk ranch air strip, power line approx. 80 ft. running on east side, would impact landing. He has plans to put in hanger and is worried about not being able to do so. Also does not feel like they had the proper amount of public input opportunities.

VII. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Kelsey Anderson on MSB planning and land use map

Ms. Anderson gave a brief update regarding a new mapping application the planning division is working on. This map would be a tool for the public to use and will include layers such as the FAA registered airports, special use districts, lake management plans, and separated pathways. This map is meant to serve a broader purpose of giving borough residents a better view of the way that land is being used around them. It will also act as a substitute for the Aviation Overlay District code in the event that MSB code 17.10 is repealed.

B. Introduction of the new member of the board, Randy Durham

VIII. UNFINISHED BUSINESS

A. The Mat-Su Borough and the city of Palmer are now working together to jointly review the Palmer Airport aviation easement and jointly develop a solution to the issue of the trees in the Matanuska River Park identified as obstructions. It is anticipated that this will ultimately result in an update to the aviation easement.

i. Recommended the board continue this item for next meeting.

IX. NEW BUSINESS

A. Introduction of Aviation Advisory Board Resolution Serial No. AAB21-01 to recommend the MSB Assembly repeal MSB Code 17.10, *Overly District*

- i. Discussion: Barb Doty of Wolf Lake – Does not recommend passing the resolution until the map described in Ms. Anderson’s staff report goes forward. Overlay district was recommended by staff initially and a lot of work went into developing the legislation. Ms. Doty does not want to see the legislation repealed without a substitution that helps borough residents know where registered airports and airstrips are located.
- ii. Board member Kelley spoke about the current process being burdensome and potentially open to legal liability. Mr. Kelley mentioned that the wolf lake overlay doesn’t actually notice anyone unless they know to look in code. Mr. Kelley disagrees with Ms. Doty because he believes the legislation does not serve the intended purpose.
- iii. Board Chair, Mr. Palmer presented an option to present the resolution in support of repealing Title 17.10 at the same time showing the Assembly the new planning mapping application as a substitute. Discussion around timing ensued and Ms. Anderson talked through the timeline of the map.
- iv. Motion to approve the resolution as written by Mr. Palmer. Seconded by Mr. Anderson. All in favor.

B. Matanuska Electric Association, Fishhook to Pittman project update from the Chair or MEA staff (TBD)

- i. There will be another public meeting held on the 29th of September at 6pm

X. MEMBER COMMENTS

- i. Board Chair, Mr. Palmer: If the open house in September provides information or generates new information, Mr. Palmer will talk with the program manager to set up a work session for the board if there is something of sufficient magnitude. The project itself isn’t intended to begin until spring 2022.
- ii. Jim Kelley: Mr. Kelley’s last meeting is in December. We will need a new board member beginning 2022.

XI. NEXT MEETING DATE

- A. Proposed meeting on December 9th.

XII. ADJOURNMENT

- A. Move to adjourn by Mr. Palmer. Seconded by Mr. Kelley. All in favor.



Warren (Bud) Woods Palmer Municipal Airport

Frank J. Kelly
Airport Superintendent

Phone: (907) 761-1334
Fax: (907) 745-0930
Email: fkelly@palmerak.org

Mail: 231 W. Evergreen Ave.
Palmer, Alaska 99645-6952
Location: 901 East Yukon St.
www.cityofpalmer.org

In Reply Refer To:
Palmer Airport Avigation Easement
AIP#3-02-0211-028-2021
Consultation Initiation
November 16, 2021

Adam Bradway
Historic Preservation Commission
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645

Dear Mr. Bradway:

The City of Palmer, in cooperation with the Alaskan Region Airports Division of the Federal Aviation Administration (FAA), is proposing to acquire an avigation easement on land owned by the Matanuska-Susitna Borough, within the boundary of the Matanuska River Park. The project is located within Sections 33 and 34 of Township 18 North, Range 2 East, Seward Meridian; on USGS Quadrangle Anchorage C-6 SW; and at Latitude 61.60737° North, Longitude 149.08842° West, in Palmer, Alaska (Figure 1).

For purposes of the National Historic Preservation Act, we are initiating this consultation with you to assist us in identifying historic properties and places that may be of traditional, religious, and cultural importance to your community. Please note that we are requesting information only on such places that you believe may be impacted by the proposed project so that we may try to avoid impacts. We would be pleased to discuss project details with you or any confidential concerns you may identify.

The City of Palmer, and the FAA, are in the early stages preparing an Environmental Assessment per the FAA's National Environmental Policy Act guidance for the proposed acquisition of an avigation easement located on land owned by the Matanuska-Susitna Borough, within the Matanuska River Park boundary. Aerial survey data collected of the approach surface to Runway 16/34 identified trees located within the Matanuska River Park that penetrate the airspace – creating a safety hazard and limiting full-length utilization of the runway. These penetrations create safety issues for pilots using the airport and for users of the park, as well as those that travel the Old Glenn Highway and use the multi-use pathway between the airport and the Matanuska River Park. Because of existing penetrations, the runway threshold was displaced 500 feet from the runway end for the purpose of providing safe takeoffs and landings.

The city currently has an avigation easement for a portion of one side of the approach to Runway 16, which does not provide adequate rights to control and maintain the airspace above the entire approach surface. Airport sponsors are required to maintain safe conditions for operations and assure that the airspace required to protect instrument and visual operations is maintained by removing or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards. The full range of alternatives for the proposed project is unknown at this time.

The purpose of the project is to comply with FAA regulations, enhance safety at the airport and surrounding areas, and to utilize existing airport infrastructure by restoring the runway to full-length. Acquisition of the avigation easement would allow the City of Palmer to regularly maintain



protected navigable airspace. The proposed project will also allow the facility to meet FAA design standards for threshold siting as outlined in FAA Engineering Brief 99 of Advisory Circular 150/5300-13A, Airport Design.

The proposed project includes:

- Avigation easement acquisition in accordance with 49 CFR Part 24 – *Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs Action of 1970*, as amended.
- Obstruction removal.
- Threshold relocation, including navigation aids, lights, and pavement markings.

Preliminary Area of Potential Effect

The Preliminary Area of Potential Effect (APE) includes the property boundaries of the Palmer Airport and the Matanuska River Park (Figure 2). Work proposed within the Palmer Airport boundary will consist of relocating the existing threshold to its original location (at the end of Runway 16). In association with moving the threshold, the existing navigation aids, runway lights, and pavement markings will be moved toward the end of Runway 16. Any necessary staging areas will be located on existing paved surfaces within the airport property boundary. Work associated with removal of obstructions within the proposed avigation easement area will take place within the Matanuska River Park boundary on land leased to the City of Palmer for the purpose of maintaining safe, navigable airspace. Impacts will be localized to select areas within the easement area. Impacts to traffic flow and noise levels associated with the airport, and the overall project, are not anticipated. The Preliminary APE will be revised and finalized after comments are received from your agency and the consulting parties.

Identification Efforts

The City of Palmer completed a determination of eligibility (DOE) for the Warren “Bud” Woods Palmer Municipal Airport (ANC-03048) in August 2021. Though ANC-03048 is considered historically significant under Criterion A, the site does not possess integrity to convey significance and therefore was determined not eligible for the National Register of Historic Places (NRHP). The SHPO concurred with the DOE for ANC-03048 on September 27, 2021 (File No.: 3130-1R FAA / 2021-00399).

The presence of known cultural resources in the area of the Matanuska River Park is unknown at this time, as the AHRS database has not been queried for the area within the park boundary. Northern Land Use Research Alaska is under contract to research the AHRS database, complete a literature review, and conduct a field survey of the Matanuska River Park. Their work is scheduled to begin in spring 2022. No additional proposed identification efforts are anticipated for the Palmer Airport.

Consulting Parties

Consulting parties that are being contacted for project consultation include the State Historic Preservation Office; Chickaloon Moose Creek Native Association, Inc.; Cook Inlet Region, Inc.; Eklutna Native Village; Knik Village Tribal Council; Knikatu, Inc.; Chickaloon Village Traditional Council; Eklutna Inc.; Alaska Association for Historic Preservation; Palmer Historical Society; City of Palmer; and the Matanuska Susitna Borough Planning Department.

If you have questions or comments related to this proposed project, I can be reached at the address above, by telephone at 907-761-1334, or by e-mail at fkelly@palmerak.org.

Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.



Sincerely,

Frank J. Kelly
Airport Superintendent
Palmer Municipal Airport

Enclosures:

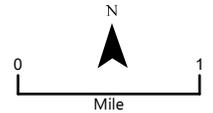
Project Location & Vicinity
Preliminary Area of Potential Effect

Electronic cc w/ enclosures:

Jack Gilbertsen, Lead Environmental Program Manager, FAA
David Lundin, P.E., Project Engineer, HDL Engineering Consultants, LLC
Heather Campfield, Environmental Analyst, HDL Engineering Consultants, LLC



Figure 1. Location & Vicinity Map
Palmer Airport
Avigation Easement



11/3/2021

Basemap: Matanuska-Susitna Borough, Earthstar Geographics, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA



-  Palmer Airport Boundary
-  RW 16 Displaced Threshold
-  RW 16 Full Length Threshold
-  Parks
-  Existing Easement
-  Full Easement
-  Preliminary Area of Potential Effect



Figure 2. Preliminary Area of Potential Effect Palmer Airport Avigation Easement



11/15/2021

Basemap: Matanuska-Susitna Borough, Maxar, Microsoft