

MATANUSKA-SUSITNA BOROUGH
Aviation Advisory Board

Edna DeVries, Mayor

David Palmer, Chair
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

July 21, 2022
Regular Meeting Agenda
3:00 p.m. to 5:00 p.m.
Matanuska-Susitna Borough, DSJ Building
Conference Room 203 & Microsoft Teams

Ways to participate in Aviation Advisory Board meetings:

TELEPHONIC TESTIMONY:

- TEAMS LINK HERE: https://mcas-proxyweb.mcas.ms/certificate-checker?login=false&originalUrl=https%3A%2F%2Fteams.microsoft.com.mcas.ms%2F%2Fmeetup-join%2F19%253ameeting_ZTAzMzQ5NzctNDdiMS00Mzk3LWE0YWMTOTUxNzZhYjViODQw%2540thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522870c68b8-580c-4b1b-a27e-a44623e37916%2522%252c%2522Oid%2522%253a%25223480112-ff80-43d6-a811-cd16a8589b23%2522%257d%26McasTsid%3D20893&McasCSRF=962fb17ca6e7ed8bd02ea1028975424970364809ef4804673261e5bfbc8b1ca2
- Dial 1-907-290-7880; Conference ID: 589 201 887#
- 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. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

A. March 10, 2022

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

VII. STAFF/AGENCY REPORTS & PRESENTATIONS

A. Planning Staff Review of OR 22-076, An Ordinance Repealing MSB 17.10, Overlay Districts, from MSB Code.

VIII. UNFINISHED BUSINESS

A. Update on Palmer Airport/Matanuska River Park Avigation Easement

IX. NEW BUSINESS

X. MEMBER COMMENTS

XI. NEXT MEETING DATE

A. Proposed Date: September 8, 2022

XII. ADJOURNMENT

MATANUSKA-SUSITNA BOROUGH
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March 10, 2022
Regular Meeting Minutes
(3:00-5:00pm)

I. CALL TO ORDER

Meeting called to order at 3:00 PM

II. ROLL CALL – DETERMINATION OF QUORUM

Members Present: David Palmer
Randy Durham
Roger Anderson
Bernie Willis
Adrian Abrams

Staff Present: Kelsey Anderson, Planner II

III. APPROVAL OF AGENDA

Motion: Dave Palmer made a motion to add information on the Palmer Airport Avigation Easement and the MEA Fishhook to Pittman project to Unfinished Business; Roger Anderson second

Vote: All in favor

IV. ELECTION OF NEW POSITIONS

Motion: Roger Anderson motioned to elect Dave Palmer as the AAB Chair; Randy Durham second

Vote: All in favor

Motion: Bernie Willis motioned to elect Roger Anderson; Randy Durham second

Vote: All in favor

V. APPROVAL OF MINUTES

Motion: Bernie Willis made a motion to approve the December 9, 2021 meeting minutes, Randy Durhan second
Vote: All in favor

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

Representative Kevin McCabe: Representative McCabe is interested in aviation issues and joined in via Teams.

VII. STAFF/AGENCY REPORTS & PRESENTATIONS

VIII. UNFINISHED BUSINESS

A. Palmer Airport Avigation Easement

The map of the number of trees in the Matanuska River Park show 276 trees to be removed. This does not include trees that will be damaged during the felling or by removing them with heavy equipment. It also does not estimate the number of trees that will fall down due to the removal of the wind buffer of the other trees. There was a letter sent from the Parks, Recreation, and Trails Advisory Board to the new Borough Mayor on March 1, 2022 asking for the City of Palmer to present information to the MSB Assembly before any application is submitted.

B. Fishhook to Pittman, MEA Project

MEA is going to submit their final substation and line proposal to the MSB by the end of March 2022.

IX. NEW BUSINESS

A. Wolf Lake AWOS

Discussion around who would benefit to access to this information. Staff was directed to reach out to Emergency Services to see if they would like to have access to this. There was a larger conversation around aviation improvements for communities and the best way to go about requesting those updates. Members discussed the FAA Aviation Improvement Program and directed staff to update community councils on that program.

X. MEMBER COMMENTS

No member comments

XI. NEXT MEETING DATE

June 9, 2022; 3-5pm; DSJ Building and Teams

XII. ADJOURNMENT

Dave Palmer made a motion to adjourn the meeting, Randy Durham second. The meeting adjourned at 4:10 PM.

By:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 22-19**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING MATANUSKA-SUSITNA BOROUGH ADOPT THE ORDINANCE REPEALING MSB CODE 17.10, OVERLAY DISTRICTS.

WHEREAS, the Matanuska-Susitna Borough Aviation Advisory Board adopted Resolution 21-01 recommending the Matanuska-Susitna Borough Assembly move to repeal MSB 17.10 Overlay Districts ; and

WHEREAS, the 2017 MSB Long Range Transportation Plan contains a recommendation that Airport Capacity is an important issue, and one strategy listed in the plan to ensure land use compatibility is to notify property owners of airport locations on MSB or DOT&PF maps, and proximity to an airport on plats; and

WHEREAS, the current overlay district code has only been successfully utilized one time, Wolf Lake Aviation Activity Notice Area; and

WHEREAS, the current aviation activity notice area for privately owned, restricted use airports has no standard buffer for noticing, which requires Planning staff to assess hundreds of airports on a case-by-case basis; and

WHEREAS, Planning and GIS staff have developed the Planning and Land Use Viewer which is capable of showing all Federal Aviation Administration registered airports and owner submitted non-registered airports within the Matanuska-Susitna Borough; and

WHEREAS, residents can search the Planning and Land Use Viewer by property address or Tax ID number to find registered airports within a five mile radius of any property within the Matanuska-Susitna Borough; and

WHEREAS, this public map fulfills the Long Range Transportation Plan strategy to "notify" property owners of their proximity to an airport; and

WHEREAS, the absence of an Aviation Activity Notice Area would not change land use or adversely affect the general public.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the Borough Assembly repeal MSB 17.10 Overlay Districts.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2022.

Stafford Glashan, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

DRAFT

SUBJECT: AN ORDINANCE REPEALING MSB 17.10, OVERLAY DISTRICTS.

AGENDA OF: August 16, 2022

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator K. Anderson		
	Planning Director		
	Borough Attorney		
	Borough Clerk		

ATTACHMENT (S) : Fiscal Note: YES ____ NO X
Aviation Advisory Board Resolution 21-01 (2 pp)
Planning Commission Resolution 22-19 (3 pp)
MSB 17.10 Overlay Districts (2 pp)
Ordinance Serial No. 22-076 (1 pp)

SUMMARY STATEMENT:

Legislation Background

In 2017, the Wolf Lake Aviation Advisory Committee submitted a request to the Borough to develop an Aviation Activity Notification Area overlay district at Wolf Lake Airport. The district did not implement any new land use regulations, rather it acted as a notification tool for nearby property owners and potential buyers of homes within close proximity to the airport. Planning staff worked closely with residents of Wolf Lake Aviation Advisory Committee to develop MSB 17.10 Overlay Districts code that would also be available for other airstrips in the borough to use if the operator of the airstrip wanted to notify residents near them.

Information Memorandum 18-097, which accompanied the legislation to adopt MSB 17.10 cited the Borough's 2017 Long Range Transportation Plan where there was a recommendation that Airport Compatibility is an important issue for the Borough. One strategy

listed in the plan to ensure compatibility is to notify property owners of airport locations in the borough.

Since the adoption of MSB 17.10, the only airport to have an aviation activity notice area is Wolf Lake Airport, which was created along with the adoption of the chapter of code. In 2019, there was an unsuccessful attempt to develop another aviation activity notice area for a privately owned, restricted use airport. The process currently defined in MSB 17.10.110 requires Planning staff to develop a unique notice area for privately owned, restricted use airports as they are requested. Because of this requirement, the request for an Aviation Activity Notice Area in 2019 required a considerable amount of staff time to develop a distance for the notification area. Ultimately, the notification distance that was carefully calculated was changed by the Planning Commission and not adopted by the Assembly.

In 2021, the Aviation Advisory Board signed Resolution 21-01 in support of repealing MSB 17.10. Members of the Wolf Lake community joined for the meeting and showed support for the repeal as long as it was replaced with another form of "notification" for residents looking to purchase homes or see their current proximity to airstrips within the borough.

Planning and Land Use Viewer

In March of 2022, the Assembly directed Planning staff to develop a map that showed current land use regulations. Based on the feedback staff received from the Aviation Advisory Board and the Wolf Lake community, staff included the Federal Aviation Administration's Registered Airports GIS layer in the MSB Planning and Land Use Viewer. The Viewer allows residents to search for a parcel by address or Tax ID number. The map is able to show registered airports within a five mile radius of any parcel within the Matanuska-Susitna Borough. It should be noted that there are unregistered airstrips in the borough that will not show up on the map and it will be the individual's responsibility to perform their due diligence when looking to purchase a property.

The Planning and Land Use Viewer is an adequate replacement of MSB 17.10, and provides easier access for residents seeking the location of all registered airstrips within the borough. The Viewer is live on the MSB website and managed internally by Planning and GIS staff. As the FAA layer updates with more registered airports, it will be reflected in the Viewer.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully recommends Assembly repeal MSB 17.10, Overlay Districts from Borough Code.

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 22-076**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING
MSB 17.10, OVERLAY DISTRICTS.

WHEREAS, the intent and rationale for this ordinance is found
in the accompanying Informational Memorandum No. 22-137.

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. Repeal of Chapter. MSB 17.10, Overlay Districts is
hereby repealed in its entirety.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this - day
of -, 2022.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Kelsey Anderson

From: David Lundin <dlundin@hdlalaska.com>

Sent: Friday, April 23, 2021 4:09 PM

To: Mike Brown <Mike.Brown@matsugov.us>

Cc: John Moosey <jmoosey@palmerak.org>; Frank Kelly <fkelly@palmerak.org>; George Hays <George.Hays@matsugov.us>

Subject: Draft email/graphics to Mike Brown

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

Mike – Attached are several graphics that I believe you requested in our meeting, or at least I think may be useful for you.

RW 16 approach P-P.pdf : This shows the approach surface and runway protection zone for full utilization of RW 16 in plan and profile. Also shown are the existing avigation easement and the approximate proposed easement boundary. The northern edge was defined based on a maximum ever tree height of 120 feet. (The 2015 survey data shows the maximum height at that time of about 110 feet.)

AE in park full-2015 trees : This shows the existing and approximate proposed easement boundary, and the 106 trees/clusters that penetrated the full-length runway 20:1 approach surface in 2015.

AE in park full-2015plus10trees : This shows the same boundaries as above, but with 276 trees/clusters penetrating the full-length runway 20:1 approach surface based on an assumed growth of 10 feet since 2015.

Exst AE in park-2015 trees : This shows the existing easement boundary and the 210 trees/clusters that penetrated the full-length runway 34:1 surface (per the easement) in 2015.

Exst AE in park-2015plus10trees : This shows the same as above, but with 240 trees/clusters penetrating the full-length runway 34:1 surface, based on an assumed growth of 10 feet since 2015.

*In all of these, you may note that the green dots (the mapped trees/clusters) do not extend to the full width of the existing or proposed easement. The mapping that was done in 2015 was not for this exact purpose, and hence the mapped area does not completely cover the area of interest, and the number of trees impacted may be slightly greater than shown.

Park w easement overlay : This is a portion of the Matanuska River Park Master Plan figure, overlain by the existing and approximate proposed easement areas.

Hopefully this all makes sense and is useful. Do you need anything from me or Palmer on the MOU letter? Thanks, Mike! Have a great weekend.

Dave

David Lundin, P.E.

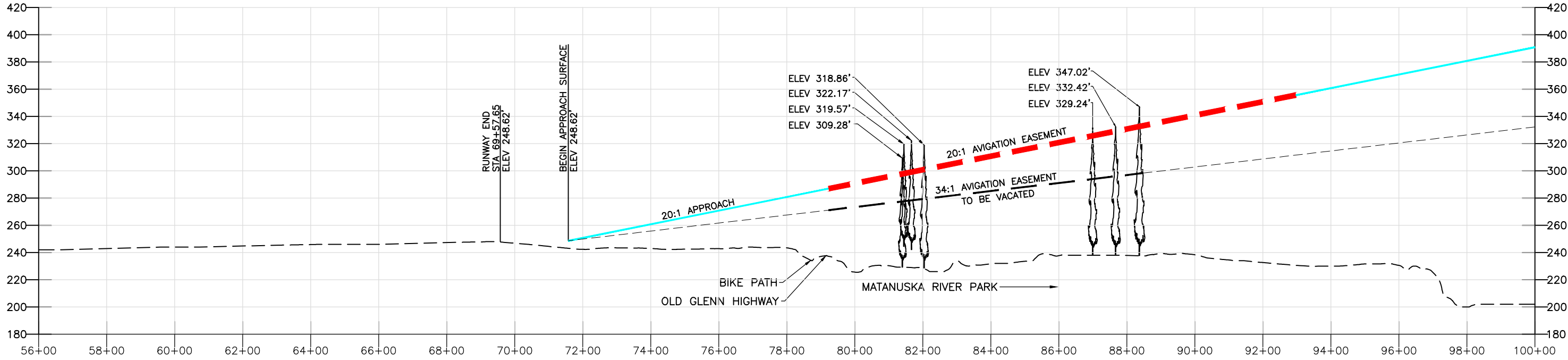
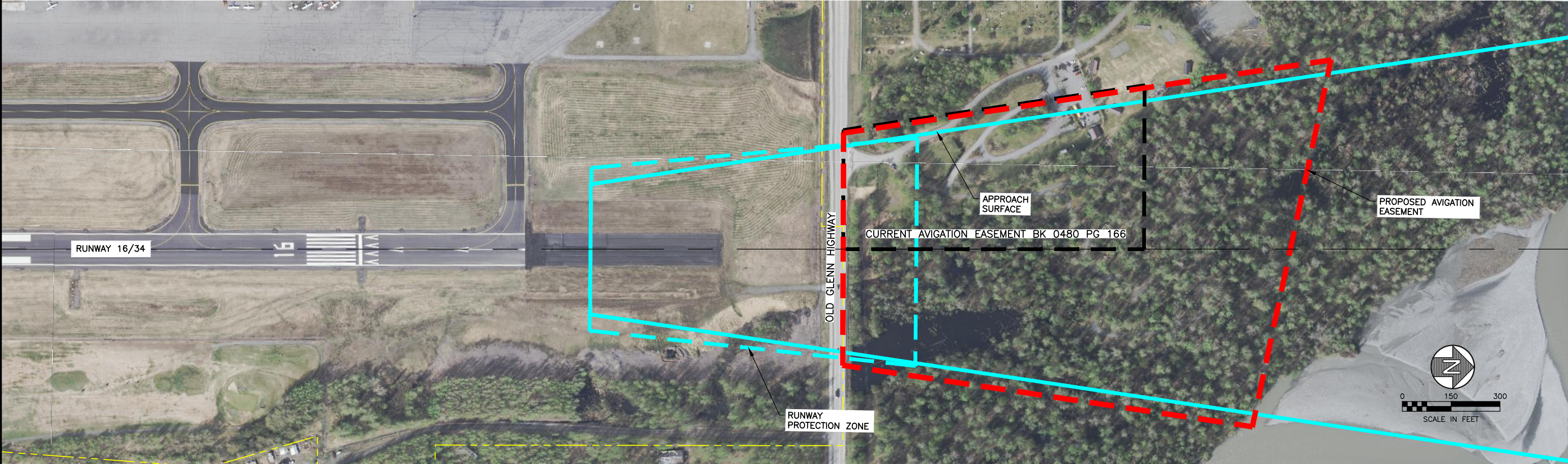
Principal / Civil & Environmental Engineer



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DLundin@HDLAlaska.com | www.HDLAlaska.com



LEGEND

- EXISTING APPROACH SURFACE
- EXISTING RUNWAY PROTECTION ZONE
- EXISTING AVIGATION EASEMENT
- PROPOSED AVIGATION EASEMENT
- AIRPORT BOUNDARY

CITY OF PALMER	
PALMER MUNICIPAL AIRPORT	
RUNWAY 16 APPROACH	
PALMER, ALASKA	
DRAWN BY: CDB	ENGINEER: DL
CHECKED: TUSA	DATE: FEB 2021
JOB #: 18-001	SHEET #: FIG 2

