

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1
Richard Allen, District 2 – Vice-Chair
C. J. Koan, District 3 - Chair
Andrew Shane, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6
Curt Scoggin, District 7



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
Karol Riese, Planning Clerk
Corinne Lindfors, Planning Clerk Assistant

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

November 20, 2023
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: You will have 3 minutes to state your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at noon on the Friday prior to the meeting.

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.

OBSERVE: observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: October 16, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

Resolution 23-38 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance classifying a portion of 26N04W31D002 as Reserved Use Land for the purpose of an Emergency Services Facility (Staff: Lisa Gray, Land Management Agent)

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(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).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-37 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending adoption of the Fiscal Year (FY) 2025 Capital Improvement Program (CIP) (Staff: Kim Sollien, Planning Services Manager)

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*)

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

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**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
October 16, 2023**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on October 16, 2023, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1*
Mr. Richard Allen, Assembly District #2*
Ms. C. J. Koan, Assembly District #3
Mr. Andrew Shane, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6*

Planning Commission members absent and excused were:

Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

Ms. Peggy Horton, Planner II
Mr. Jason Ortiz, Development Services Manager
Ms. Shannon Bodolay, Assistant Attorney
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan 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 Commissioner Shane.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: October 2, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-37 A Resolution of the Matanuska-Susitna Planning Commission recommending the Matanuska-Susitna Assembly adopt the Fiscal Year (FY) 2025 Capital Improvement Program (CIP); Public Hearing: November 20, 2023 (Staff: Kim Sollien, Planning Services Manager)

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
October 16, 2023**

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

Resolution 23-36 A Conditional Use Permit for the construction of four meteorological towers, located within Township 16 North, Range 9 West, Sections 8 and 19; Township 16 North, Range 10 West, Section 25; and Township 17 North, Range 9 West, Section 23, Seward Meridian (Applicant: Andrew McDonnell of Little Mount Susitna Wind LLC; Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Staff presented their staff report.

Commissioners questioned staff regarding: There were no questions.

Mr. Matthew Perkins and Faith Highland provided a presentation to the Commission.

Commissioners questioned staff regarding:

Lighting requirements; sonic anemometers; how long for testing; intentions; Beluga Line

Chair Koan opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 23-36. The motion was seconded by Commissioner Glenn.

Discussion ensued.

VOTE: The main motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
October 16, 2023**

X. PUBLIC HEARING LEGISLATIVE MATTERS

XI. CORRESPONDENCE AND INFORMATION

(There was no correspondence and information.)

XII. UNFINISHED BUSINESS - *(There was no unfinished business.)*

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items (*Staff: Jason Ortiz*)
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Jason Ortiz: Welcome to Commissioner Shane.

Commissioner Shane: Thank you to Alaska Renewables and staff.

Commissioner Koan: Thank you staff, I appreciate it. Looking forward to training.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:33 p.m.

C J KOAN
Planning Commission Chair

ATTEST:

KAROL RIESE, Planning Commission Clerk

Minutes approved: _____

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LAND USE CLASSIFICATION

Resolution 23-38

**A Resolution of the Matanuska-Susitna Borough
Planning Commission recommending approval of
an ordinance classifying a portion of
26N04W31D002 as Reserved Use Land for the
purpose of an Emergency Services Facility
(MSB008005)**

(Pages 9 - 19)

LAND USE CLASSIFICATION



MATANUSKA-SUSITNA BOROUGH

Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: lmb@matsugov.us

MEMORANDUM

DATE: October 30, 2023

TO: Matanuska-Susitna Borough Planning Commission

FROM: Lisa Gray, Land Management Agent

FOR: Planning Commission Agenda of November 20, 2023 / Resolution 23-38
MSB008005

SUBJECT:

Classification of Reserved Use Land – Emergency Service Facility (ESF) for future site in the Matanuska-Susitna Borough off Talkeetna Spur Road.

SUMMARY:

The Community Development Department respectfully request review and recommendations by the Planning Commission of the classification of land identified by Emergency Services.

The Preliminary Best Interest Finding attached, includes the Best Interest Findings, to assist the Planning Commissioners in their review of the classification for the parcel. In addition, the Resolution, a vicinity map and the public comments received are attached.

BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

The Matanuska-Susitna Borough, Emergency Services has identified a Borough-owned parcel for a future fire station in the Talkeetna area. Emergency Services plans to relocate the fire station (Public Safety Building 11-1) from downtown Talkeetna to a location that is outside of the 500-year flood zone. The identified property is the E1/2 SE1/4 East of Talkeetna Spur Road located in Section 31, Township 26 North, Range 4 West, Talkeetna Recording District, Third Judicial District, State of Alaska (tax account 26N04W31D002). The Matanuska-Susitna Borough proposes to classify a five-acre portion of said property located on the north side of S. Comsat Road as RESERVED USE – ESF (Emergency Services Facility). The Talkeetna Warm Storage Building is located next to the proposed location of the future fire station. See attached Exhibit A.

II. Property Site Factors

- A. Location:** The subject property is located at the intersection of the S. Talkeetna Spur Road and S. Comsat Road approximately 2 miles south of Talkeetna, Alaska.
- B. Legal Descriptions:** A portion of Tax Parcel 26N04W31D002 located on the north side of S. Comsat Road in the E1/2 SE1/4, East of Talkeetna Spur Road located in Section 31, Township 26 North, Range 4 West, Talkeetna Recording District, Third Judicial District, State of Alaska, approximately 14 acres.
- C. Land Status:** The subject property was acquired from the State of Alaska by patent. Patent No. 1032, Book 42, Page 51, dated June 11, 1970, in the Talkeetna Recording District.
- D. Restrictions:**
1. Land Classification
The land lying south of Comsat Road was classified in 2005 by Ordinance 05-059 as Public Recreation Lands.
 2. Land Use Plans
Parcel is within the boundaries of the Talkeetna Special Land Use District in the Spur Road South Land Use District, the Susitna Area Plan and Talkeetna Comprehensive Plan. Each plan encourages public lands be managed to support the community land needs.
 3. Title Restrictions - None
 4. Covenants - None

5. Zoning - None
 6. Easements & Other Reservations – Property is subject to the following rights-of-way: ADLs 19713, 33042 and 46013, and a 50-foot section line easement along all section lines adjacent to subject property.
- E. Current Land Use:** There are no known current uses of the 5-acre area proposed to be classified for the purpose of a future fire station. The Talkeetna Warm Storage Building is located on the west side of the property. The Talkeetna Lakes Park and Talkeetna Transfer Station are located on the south side of Comsat Road.
- F. Surrounding Land Use:** Community, Residential, and Recreational.
- G. Existing Infrastructure:** On the north side of Comsat Road right-of-way there is three-phase Matanuska Electric Association (MEA) powerline. The powerline has sufficient clearance for an access drive to pass below them and any development can connect to this powerline. In addition to electricity, there are Matanuska Telephone Association (MTA) communication utilities in the existing utility easement. Natural gas is not available in the Talkeetna area.
- H. Soils & Terrain:** There are approximately nine acres of undeveloped land on the parcel north of the warm storage building. Elevations range from 416-422 feet (NAVD 88) and there are mild undulations. The site is well drained and outside any flood zones. The USDA Soil Survey of Matanuska-Susitna Valley Area, Alaska, indicates that the subject property is Nancy silt loam, undulating.
- I. Resources:** None
- J. Assessment:** The 2023 assessed values of the entire property is \$301,900.00.

III. Public, Board and Commission Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, landowners within 600 feet of the proposed property have been notified of the proposed land classification and sale. Additionally, notices were published in the Frontiersman and posted in the Talkeetna Post Office and on the Borough website. The Talkeetna Community Council, Talkeetna Parks Advisory Committee, Parks Recreation & Trails Advisory Board, and local Road Service Area and Fire Service Area boards were also asked to comment.

Inter-Department and Public Comments:

No objection was received from the Borough inter-department review. There has been one (1) public comment received as a result of the public noticing. The commenter has concerns about the extra traffic and siren noise. They also requested all exterior lights point downward and not outward and want assurances the well will not affect water levels in the surrounding area. They support the finding a good solution for EMS and fire location.

IV. Analysis & Discussion

Classification of Borough lands for reserved use is consistent with the Borough's policy to create an asset management plan. The classification of these parcels as Reserved Use Lands (ESF) is consistent with the Borough's goal to provide future public safety facilities through out the borough.

The classification for the parcel is a portion of the parent parcel. Surveying and subdividing the parcel by a plat or waiver subdivision prior to development may be desirable, but is not required while the borough owns the parent parcels.

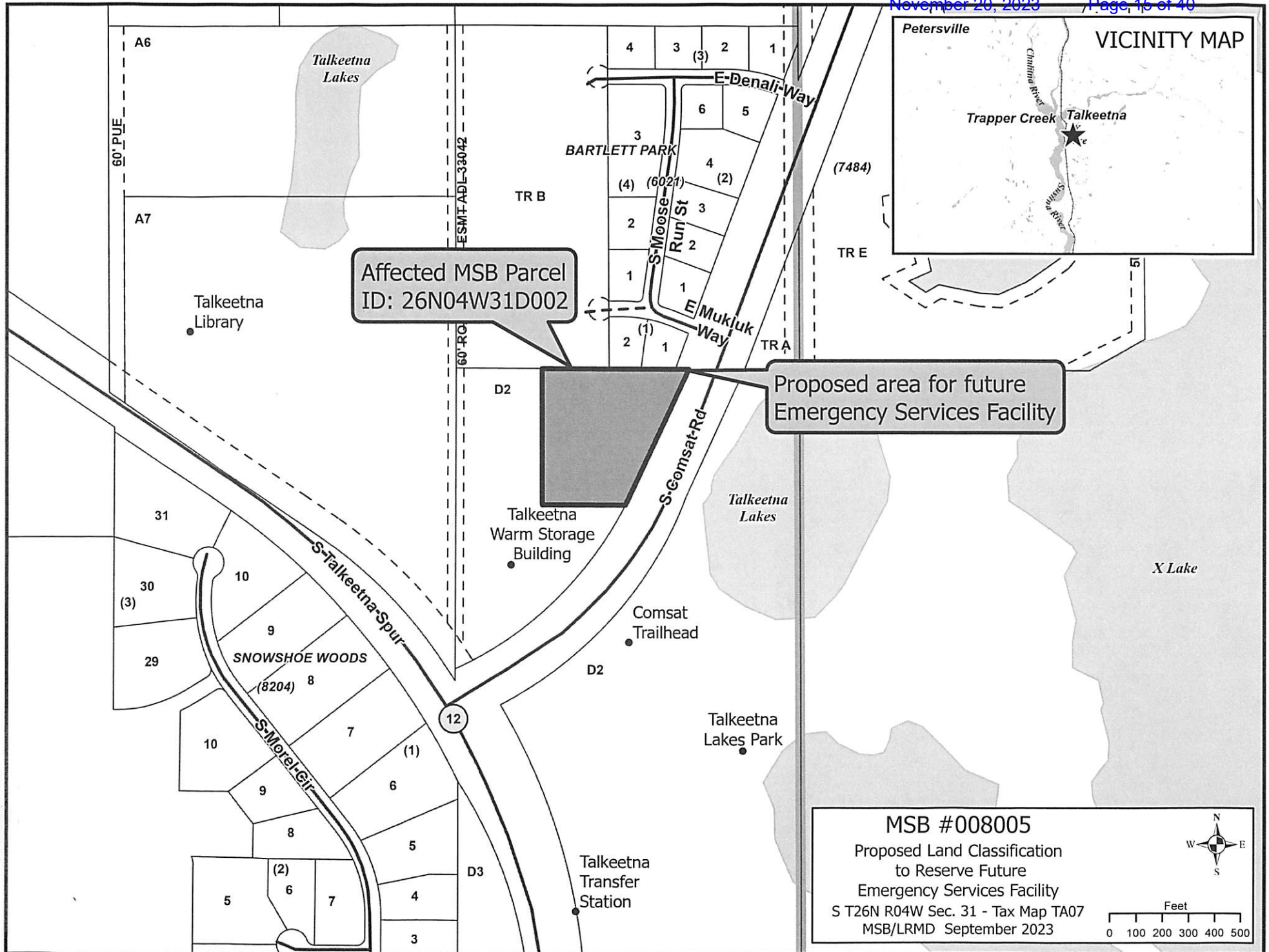
V. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully recommends classification of a portion of this parcel as Reserved Use Land – ESF as shown on the attached vicinity maps and described in Exhibit A.

MSB 23.05.100(A)(13) defines “Reserves Use Lands” are those lands which have been transferred, assigned, or designated for present or future public use, or for use by a government or quasi-government agency, or for future development of new town sites, or for future expansion of existing public uses.

Authority: Classify land MSB 23.05.005, 23.05.100

EXHIBIT A





MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

OCT 20 2023

Community Development

16 6021B03L001
DEYOE SUSAN M
LEBEGUE JEFFREY L
PO BOX 324
TALKEETNA, AK 99676-0324

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Land Classification (MSB008005)

Tax ID: 26N04W31D002

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division, at the request of the Borough Department of Emergency Services, proposes to classify a portion of Borough-owned property (tax account 26N04W31D002) as Reserved Use for a future fire station. The portion of the property to be classified is located on the north side of Comsat Road. The proposal is to relocate Public Safety Building 11-1 from downtown Talkeetna next to the Talkeetna Warm Storage Building.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **October 24, 2023**. If you have questions about this request call Lisa Gray at 907-861-7848 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008005 Classification for Talkeetna Fire Station when submitting comments).

Comments:

- 1) Please ensure that all exterior lights point downward and not outward.
- 2) It's a good idea to move the public safety building out of the flood zone.
- 3) Ensure the well for this new facility does not affect water levels in the surrounding area neighborhoods.
- 4) We are not real happy about the extra traffic and closer siren noise near our property. However - we are supportive of finding a good solution for EMS + fire location!

Signature:

Jeffrey L. LeBegue

Jeffrey L. LeBegue

10/16/23

By: L. Gray
Public Hearing: November 20, 2023
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-38**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF 26N04W31D002 AS RESERVED USE LAND FOR THE PURPOSE OF AN EMERGENCY SERVICES FACILITY. (MSB008005)

WHEREAS, a portion of tax parcel 26N04W31D002, lying north of S. Comsat Road is proposed for land classification for purpose of reserving land for a future emergency facility site; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, land classification, map, inter-department and public comments; and

WHEREAS, a Borough inter-departmental review was conducted, along with 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of

land classification for a portion of tax parcel 26N04W31D002, lying north of S. Comsat Road as "Reserved Use Lands (ESF)" for purpose of future emergency services facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2023.

WILLIAM KENDIG, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. 23-37

FY25 Capital Improvement Program (CIP)

(Pages 19 - 38)

INTRODUCTION FOR PUBLIC HEARING

CAPITAL IMPROVEMENT PROGRAM (CIP)

2024-2025 (FY 25)



Submitted By:

Matanuska-Susitna Borough
Planning Division

<https://cip.matsugov.us/>



TABLE OF CONTENTS

Overview of Program	3-6
Project List	7-8
Priority Projects	9-11
Project Map	12
Schedule	13



Capital Improvement Program Overview



Since 1965, the Matanuska Susitna Borough (MSB) has had some form of Capital Improvement Program (CIP). The CIP gives the residents a voice to identify community infrastructure needs. The CIP is also a tool used by MSB departments to plan for infrastructure improvements requiring capital funding.

In 2022, the CIP process was revamped to address several issues, including the eventual formation of an unruly wish list of over 400 projects and the inability to fund many of the projects on the growing list. The 2022 CIP update also removed road projects from the CIP due to limited Borough powers requiring voter approval to fund road projects. Currently, road project nominations are eligible for the Transportation Infrastructure Program (TIP) and Road Service Area's (RSA) Road Improvement Program (RIP). Additionally, improvements to the program included the introduction of *Qualifying Criteria* and a *Scoring & Ranking* process. While the new process will be further evaluated and refined, it is now functioning in its second cycle and providing a ranked list of priority projects for consideration in the upcoming budget cycle.

While each MSB Department submits operational Capital Budget nominations, the CIP program is designed to elevate projects with community support during the budget cycle. These projects contribute directly to the *Quality of Life* of residents and visitors to our community. These improvement projects, by default, are linked to recreation but also can include libraries, transit facilities, and other infrastructure designed to make the Matanuska-Susitna Borough the *greatest community in Alaska to live, work, and play*.



Nominations

The online application system was created and active during the 2022 CIP update. While project nominations are accepted on an ongoing basis, submissions received between August 1, 2022, and August 1, 2023 are eligible for FY 25 CIP consideration.



Public Outreach

The Planning Division reached out to the community in several ways.

- Public Facing Website <https://cip.matsugov.us/>
- Social Media Campaign - Facebook Posts and *Planner Platform* E-Newsletter
- Direct E-Mail Communication with All Community Councils
- Presentations at four Community Councils, as Requested (4 Total)
- Public Polling Map on Un-Ranked List Promoted on Social Media



Qualifying Criteria

The recently revamped CIP process aims to create a vetted project list for consideration during the budget process. If funded by the public, projects should provide a public value. The nominations are initially evaluated against the following criteria to ensure that the project fits the program.



- Must Fall Within Borough Powers (Generally Recreation)
- Cannot be Considered Routine Maintenance or Equipment Replacement
- Must Have a Minimum Cost of \$20,000
- Must Have a Lifespan of Over Five Years
- Must Align with a MSB Assembly Adopted Plan



Scoring & Ranking

All the nominations are presented to the CIP scoring committee for verification of validity and scoring based on a series of criteria developed to prioritize projects based on the needs of the community.

The scoring committee is comprised of MSB Department representatives from Public Works, Finance, Planning, Emergency Services, and Parks and Recreation Services.

The major scoring criteria are found below.



- Addresses Public Health & Safety
- Relationship to Current Project or Continuation of Project
- Quality of Life / Health & Wellness
- Aligns with Borough Policies and Priorities
- Resolution or Letter of Support



FY 25 CIP REPORT

FY 25 CIP NOMINATIONS RANKED

The following 17 projects were nominated by the community and internally (Parks & Outdoor Recreation Services) and scored/ranked by the committee. Cost estimates are rough order of magnitude (ROM) for planning purposes. The top 9 (nine) projects listed below are considered priority projects.

RANK	PROJECT	SUMMARY	ESTIMATE
------	---------	---------	----------

01	Pioneer Peak Trailhead	Improve Trailhead Including Restroom	\$250K
02	Government Peak Traverse	Trail connection from GPRA to 16-Mile	\$500K
03	Whigmi Road Restroom	Install vaulted toilet at trailhead	\$100K
04	Jim Creek Electrical and Water Upgrades	Upgrade campground to include electrical & water services	\$400K
05	Jim Creek Campground Expansion	(Phase II) expand camping area	\$250K
06	Brett Ice Arena Maintenance Area Expansion	Construction of heated maintenance room	\$350k
07	Settler's Bay New Aquisition Paving, Trails & Restroom	Pave parking area, build trails and restroom	\$250k
08	Alcantra Baseball/ Softball Field Renovation	Renovate the playing surface of the field	\$175k
09	Lion Head Trailhead Development	Develop trailhead including parking and restroom	\$350K

FY 25 CIP NOMINATIONS RANKED

The following eight projects scored below the priority category yet are still valid for consideration. These projects demonstrate the ongoing need for recreational and community-focused infrastructure.

RANK	PROJECT	SUMMARY	ESTIMATE
10	Settler's Bay New Acquisition Access Road	Construct access road to expanded Settler's Bay Coastal Park area	\$300K
11	Matanuska River Campground Expansion	Campground Expansion & Utility Improvements	\$3 Million
12	Public Access to Neklason Lake	Upgrade primary public lake access	\$150K
13	Big Lake Library Renovation	Renovate or replace the aging library	\$7 Million
14	GPRA Chalet Sound Improvements	Install sound baffles in the Chalet great room	\$25K
15	Sutton Library to Alpine Historic District Pathway	Construction of connection pathway	\$85k
16	Jim Creek Parking Lot Paving	Pave parking area to reduce maintenance costs	\$400k
17	Crevasse Moraine Parking Lot Paving	Pave parking area to reduce maintenance costs	\$150k

FY 25 CIP PRIORITY PROJECTS (TOP 9)



#1 Pioneer Peak Trailhead Expansion (Austin Helmers Trailhead)

This project would expand the existing limited parking area and install a concrete vaulted toilet system at the trailhead. Currently, the existing parking is approximately 1/10th of an acre, and vehicles park on the narrow shoulder of the roadway, creating a safety hazard. The proposed improvements would expand the trailhead facilities to nearly 1 acre. There is currently a substandard outhouse at the trailhead that does not meet environmental regulations and is in a state of disrepair.



#2 Government Peak Traverse

This project will construct 10 miles of new connector trails to improve public access between Government Peak Recreation Area (GPRA), Skeetawk Ski Area, and the 16-mile Downhill Mountain Bike Trail. There are 22 miles of non-motorized trails in the GPRA for hikers, bikers, skiers, and equestrians, which would be directly linked to the Hatcher Pass area by this project. This project is anticipated to be funded through a combination of sources. This project has also been identified as a crucial segment of the Alaska Traverse Project.



#3 Whigmi Road Restroom

This project would install a concrete vaulted toilet at the Whigmi Road Trailhead. This trailhead provides access to the Talkeetna Lakes area. There are currently no facilities at the location, which can cause sanitation and environmental issues.

FY 25 CIP PRIORITY PROJECTS (TOP 9)



#4 Jim Creek Campground Electrical & Water Upgrades

This project would upgrade the existing campground to include electrical and water service at the pull-through sites. The existing primitive accommodations are popular yet limited due to the lack of typical water and electric services. This project, as well as other upgrades at the Jim Creek facility, are identified in the 2013 Jim Creek Motorized Master Plan.



#5 Jim Creek Campground Expansion (Phase II)

This project would expand the existing campground to nearly double its capacity. The current campground is often at capacity during summer months, and the Jim Creek facility is one of the most heavily used recreational amenities that the Borough manages.



#6 Brett Memorial Ice Arena Maintenance Area Expansion

The existing Maintenance Area at the Brett Ice Arena is undersized for the current operations. Equipment and materials are stored outside or in an unheated Conex, resulting in wear, exposure, and potential vandalism. This project would add a 400-square-foot heated work room adjacent to the existing compressor and ice resurfacing equipment room.

FY 25 CIP PRIORITY PROJECTS (TOP 9)



#7 Settler's Bay Coastal Park New Aquisition Paving, Trails, and Restroom

The Borough recently acquired additional property in the Settler's Bay Coastal Park Area. The Community Development Department plans to improve the area to include trails, a concrete vaulted restroom, and paving of the parking area.



#8 Alcantra Baseball/Softball Field Renovation

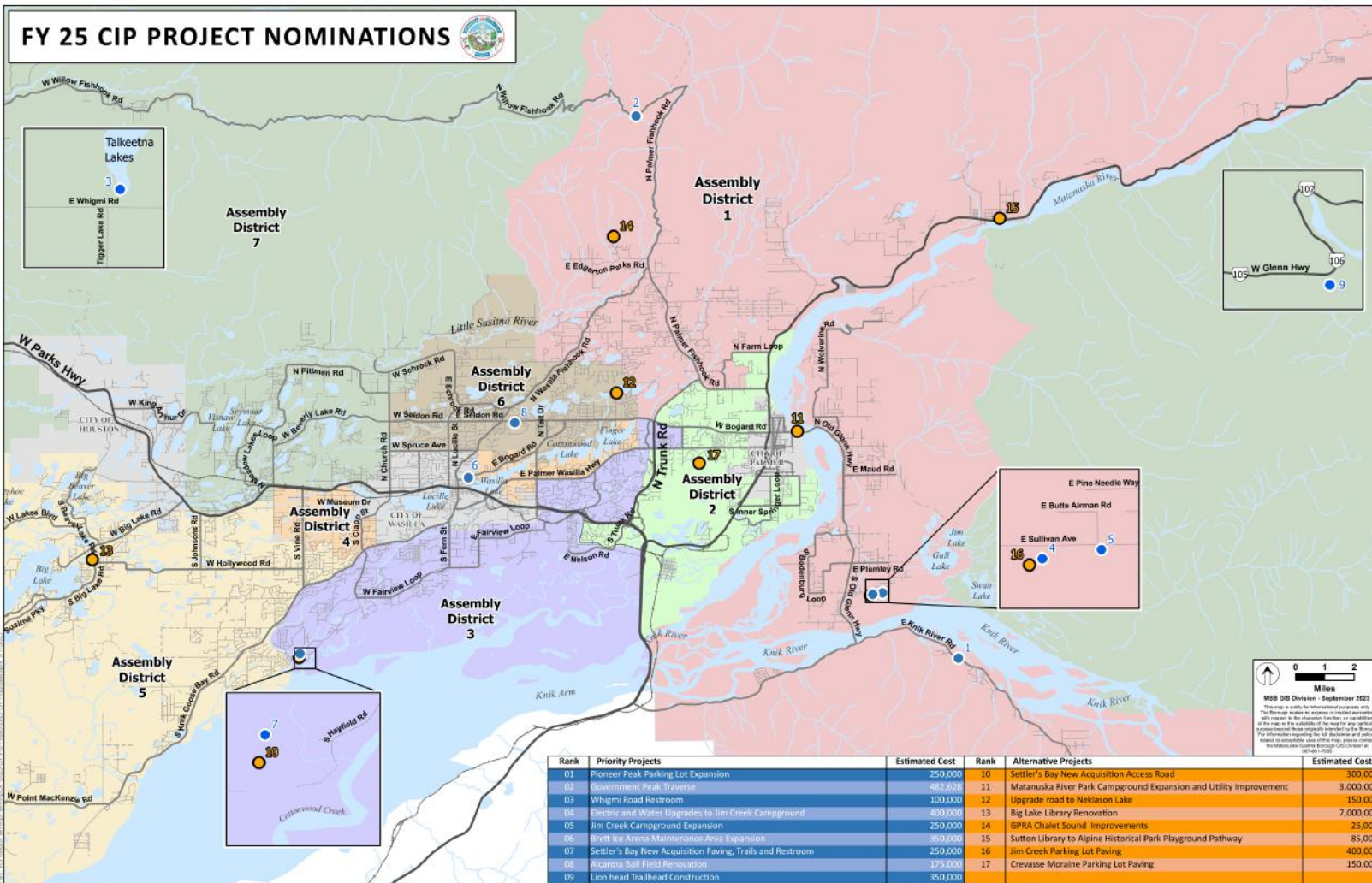
The Alcantra Sports Complex baseball/softball fields require renovation. Uneven settling, frost heaves, protruding rocks, and inadequate topsoil depth make for an unsafe playing surface. This project would renovate one field as a part of a multi-year program to improve the complex.



#9 Lion Head/Natsede'aayi Trailhead Development

The Lion Head Trail currently does not have an adequate trailhead or restroom, and portions of the trail trespass on private land. Borough's Land Management Division has made progress on securing easements/agreements. If formalized and improved, this trail and trailhead improvement can provide an additional recreational opportunity near the Chickaloon/Glacier View area.


FY 25 CIP PROJECT MAP



SCHEDULE & PROCESS

MSB Code 3.04.060 requires that the MSB Manager submit the Capital Improvement Program projects to the Planning Commission for review and comment in advance of introduction to the MSB Assembly. The CIP list and the Manager's recommendations are formalized via Borough Assembly legislation. Acceptance of the CIP list does not guarantee funding. The CIP provides formally prioritized projects for consideration for capital funding. Following approval, the Planning Division and Parks & Recreational Services will submit the project list during the upcoming annual budget process.

The following milestones support the CIP process:

DATE	MILESTONE	STATUS
Aug - Sept, 2023	Scoring and ranking	
Oct - Nov, 2023	Planning Commission Resolution of Approval	
Nov - Dec, 2023	MSB Assembly Resolution of Approval	
January 2024	Submit for consideration during annual budget process	

By: K. Sollien
Introduced: October 16, 2023
Public Hearing: November 20, 2023
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-37**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT THE
FISCAL YEAR 2025 (FY25) CAPITAL IMPROVEMENT PROGRAM.

WHEREAS, the Capital Improvement Program (CIP) is a program managed by the Planning Division designed to solicit, prioritize, and recommend community and borough department nominations for public infrastructure projects on an annual basis; and

WHEREAS, the CIP provides the Assembly with a prioritized list of community-supported infrastructure projects for consideration during annual MSB budget deliberations; and

WHEREAS, the CIP is a budget planning tool used by governments to plan for annual investments necessary to build important public infrastructure over a six-year budget period; and

WHEREAS, the CIP provides the Assembly with a vetted list of community infrastructure and public facility projects to be included in the annual state and federal legislative priorities list; and

WHEREAS, the most recent Assembly Strategic Plan (2023) identified three Focus Areas: Economic Growth and Diversification, Delivering High Quality Services, and Managing Growth. Under the Managing Growth focus area, identifying and documenting needed public infrastructure and to support its development was called out as a strategy under Economic Growth and Diversification focus area, the CIP is the tool that assists with the implementation of the MSB 2023-2028 Strategic Plan focus area goals; and

WHEREAS, investment in community infrastructure is a function of the MSB government and supports residents' quality of life, recreational opportunities, tourism, and the economy; and

WHEREAS, the FY25 CIP valid nominations included seventeen (17) projects; and

WHEREAS, The top nine (9) projects being and presented for FY25 CIP include:

- 1) Pioneer Peak (Austin Helmer's) Trailhead Improvements
- 2) Government Peak Traverse Trail Construction
- 3) Whigmi Road Trailhead Restroom
- 4) Jim Creek Campground Electrical and Water Upgrades
- 5) Jim Creek Campground Expansion (Phase II)

- 6) Brett Memorial Ice Arena Maintenance Area Expansion
- 7) Settler's Bay New Acquisition Paving, Trails & Restroom
- 8) Alcantra Baseball/Softball Field Renovation
- 9) Lion Head Trailhead Development; and

These ranked priority projects, if approved, will make up the FY25 CIP project list; and

WHEREAS, MSB code 3.04.060 requires that the Matanuska-Susitna Borough (MSB) Manager submit a Capital Improvement Program (CIP) to the Planning Commission for review and comment annually.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Matanuska-Susitna Borough Assembly adoption of the FY25 Capital Improvement Program project list.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the MSB Planning Commission hereby recommends that the MSB Assembly allocate or seek funding to support the construction or advancement of CIP projects identified in the FY25 Capital Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this -- day of --, 2023.

CJ Koan, Chair

ATTEST

Karol Riese, Planning Clerk

(SEAL)

YES:

NO:

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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645


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MEMORANDUM

DATE: November 8, 2023

TO: Planning Commissioners

FROM: Alex Strawn, Planning and Land Use Director 

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Dime Bag – Marijuana Retail Facility; 6298B01L002 (Staff: Peggy Horton)
- The Aardvark – Alcoholic Beverage Dispensary; 1454000L001 (Staff: Peggy Horton)
- Smoke Out Point – Marijuana Retail Facility; 2209B02L001A (Staff: Rick Benedict)
- Luiten on Big Lake – Variance; 6285000T001A (Staff: Peggy Horton)
- Craft Cannabis Cabin – Marijuana Retail Facility; 1842B01L007 (Staff: Rick Benedict)
- Northern Gravel & Trucking LLC – Earth Materials Extraction; 18N02E03B005 (Staff: Peggy Horton)
- Back Acres LLC – Earth Materials Extraction; 17N02E23A017 (Staff: Peggy Horton)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Mountain Gravel Investments – Earth Materials Extraction; 18N01E35C006 (Staff: Peggy Horton)
- Meadow Lakes Holiday – Alcohol Package Store; 17N02W09A014 & 17N02W09A022 (Staff: Rick Benedict, Planner II)
- Northern Emerald – Marijuana Retail Facility; 3998000L002 (Staff: Rick Benedict)
- The Connoisseur – Marijuana Cultivation Facility; 8280000L001A (Staff: Rick Benedict)
- The Office – Referral for Relocation; 8170000L001A (Staff: Rick Benedict)

Legislative

- Historic Preservation Plan (HPP) (Staff: Gerrit Verbeek)
- Municipal Separate Storm Sewer System (MS4) (Staff: Kim Sollien)
- MSB Borough-Wide Comprehensive Plan (Staff: Kelsey Anderson)
- Glacier View Comprehensive Plan Update (Staff: Leda Borys)
- Corridor Studies (Staff: Kim Sollien)
- Public Transit Plan (Staff: Kim Sollien and Maija DiSalvo)
- Amending MSB 17.59 Standardize definitions for lake management regulations (Staff: Alex Strawn)