

**I. CALL TO ORDER**

The special meeting of the Matanuska-Susitna Borough Assembly was held on March 20, 2003, at the Talkeetna Elementary School, 13798 East Veterans Way, Talkeetna, Alaska. The meeting was called to order at 6:10 p.m. by Mayor Timothy L. Anderson. The purpose of the special meeting was to hold a public hearing for the proposed Talkeetna Special Land Use District.

**II. ROLL CALL**

Assembly members present and establishing a quorum were:

Mr. J. Bruce Bush, Assembly District No. 1  
Mr. Bill Allen, Assembly District No. 2 (*oath of office to be given April 1, 2003*)  
Mr. Talis J. Colberg, Assembly District No. 3  
Ms. Mary Kvalheim, Assembly District No. 4  
Ms. Jody Simpson, Assembly District No. 5  
Mr. Jim Colver, Assembly District No. 6  
Ms. Kelly Ladere, Assembly District No. 7

Staff in attendance were:

Ms. Sandra A. Dillon, Borough Clerk  
Mr. John Duffy, Borough Manager  
Mr. Teresa Williams, Borough Attorney  
Ms. Janice A. Case, Borough Clerk's Secretary  
Mr. David Recor, Planning Director  
Ms. Eileen Probasco, Planner I

**III. APPROVAL OF AGENDA**

Mayor Anderson inquired if there were any changes to the agenda. No changes were noted.

GENERAL CONSENT: The agenda was approved as presented.

**IV. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Cub Scout Troop No. 371: Gus Shoulders, Caleb Shoulders, Paul Wilton, and Clifford Hudson.

**V. PUBLIC HEARINGS (Three minutes per person.)**

1. Ordinance Serial No. 03-051: AN ORDINANCE ADOPTING MSB 17.25, TALKEETNA SPECIAL LAND USE DISTRICT.
  - a. Ordinance Serial No. 03-052: AN ORDINANCE AMENDING MSB 16.20 TO ACKNOWLEDGE DIFFERENT SUBDIVISION DEVELOPMENT STANDARDS IN THE TALKEETNA SPECIAL LAND USE DISTRICT.
  - b. Resolution Serial No. 03-018: A RESOLUTION AMENDING THE SCHEDULE OF FEES FOR APPLICATIONS, VARIANCES, AND APPEALS UNDER TITLE 17; ZONING.
    - (1) IM No. 03-047

Ms. Eileen Probasco:

- reported on the history of the legislation; and
- recommended approval of Ordinance Serial Nos. 03-051 and 03-052, and Resolution Serial No. 03-018.

Assemblymember Ladere:

- stated that she discussed with the borough attorney the capacity of the community of Talkeetna to vote on the legislation; and
- asked the borough attorney to state her recommendation.

Ms. Williams stated that the court noted that planning issues are not appropriate for the ballot.

Mayor Anderson opened the public hearing.

The following spoke in support of Ordinance Serial Nos. 03-051 and 03-052, and Resolution Serial No. 03-018: Laura Wright, Billy Fitzgerald, Cari Sayre, Dave Johnston, James Trump, Arthur Mannix, Roger Robinson, Chris Hager, Susan Kellard, Murry Nash, Rob Holt, Karen Holt, Carolyn Reitter, Roberta Sheldon, Sandy Cogel, John Stratonberg, Doug Smith, Ellen Wolfe, Rose Jenne, Howard Carbone, Ruth Wood, Mark Wilderman, and Noel Carbone.

Assemblymember Ladere inquired whether the community council voted on this issue.

Ms. Ruth Wood replied that this issue was voted on several times and the legislation was approved.

The following spoke in opposition of Ordinance Serial Nos. 03-051 and 03-052, and Resolution Serial No. 03-018: Marvin Cook and Carol Young.

There being no others who wished to present testimony, the public hearing closed and discussion moved to the assembly.

MOTION: Assemblymember Ladere moved to adopt Ordinance Serial Nos. 03-051 and 03-052, and Resolution Serial No. 03-018.

MOTION: Assemblymember Ladere moved a primary amendment to Ordinance Serial Nos. 03-051 and MSB 17.25.010 (C) to strike the phrase, “and associated legal description”.

Assemblymember Ladere spoke to the amendment.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Colver moved a primary amendment to Ordinance Serial No. 03-051, MSB 17.25.047 (A)(2)(d) and (d)(i) by striking “written legal description of the new parcel providing a unique lot or tract designation and a drawing” and “all existing and” and “(i) If the director finds that the description or drawing does not clearly identify the new lot, the director may require the applicant to provide a plat” so that subparagraph (d) now reads, “a plat showing the location of proposed lot lines and boundaries shall be prepared by a professional land surveyor licensed to practice in the state.”

Assemblymember Colver spoke to the amendment.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Colver moved a primary amendment to Ordinance Serial No. 03-051, MSB 17.25.047 (A)(3) by striking “form” and inserting “plat” to read, “...the department shall cause the plat to be recorded.”

VOTE: The primary amendment passed without objection.

Assemblymember Ladere:

- commended the community of Talkeetna for all of their hard work on this legislation; and
- stated that she will be voting in favor of the legislation.

Assemblymember Colver stated that this special land use district (SPUD) represents great planning and will be a good example for other communities.

Assemblymember Colberg applauded Talkeetna for their forethought in creating the SPUD in order to preserve their community.

Assemblymember Kvalheim spoke in support of the legislation.

Assemblymember Bush:

- stated that if a community is in favor of a comprehensive plan and zoning, he will support it; and
- hopes this SPUD will be a good model for the rest of the borough.

Assemblymember Simpson spoke in support of the legislation.

Mayor Anderson:

- noted that he has seen many changes over the years in Talkeetna; and
- stated that the SPUD is a great way to take control of the community.

VOTE: The main motion as amended to adopt Ordinance Serial No. 03-051, 03-052, and Resolution Serial No. 03-018 passed without objection.

2. Ordinance Serial No. 03-053: AN ORDINANCE AMENDING MSB 17.55, SETBACKS AND SCREENING EASEMENTS.
  - a. IM No. 03-056

Mr. Duffy stated that this legislation will incorporate the SPUD into MSB 17.55.

Mayor Anderson opened the public hearing.

There being no one who wished to present testimony, the public hearing closed and discussion moved to the assembly.

MOTION: Assemblymember Ladere moved to adopt Ordinance Serial No. 03-053.

Assemblymember Ladere spoke to Ordinance Serial No. 03-053.

VOTE: The motion passed without objection.

3. Ordinance Serial No. 03-054: AN ORDINANCE AMENDING 17.99.010; FEES.
  - a. Resolution Serial No. 03-019: A RESOLUTION AMENDING THE SCHEDULE OF FEES FOR APPLICATIONS, VARIANCES, AND APPEALS UNDER TITLE 17; ZONING.
    - (1) IM No. 03-054

Mr. Duffy recommended postponement of Ordinance Serial No. 03-054 and Resolution Serial No. 03-019 to the April 15, 2003, regular meeting.

Mayor Anderson opened the public hearing.

There being no one who wished to present testimony, the public hearing closed and discussion moved to the assembly.

MOTION: Assemblymember Ladere moved to adopt Ordinance Serial No. 03-054 and Resolution Serial No. 03-019.

MOTION: Assemblymember Ladere moved to postpone Ordinance Serial No. 03-054 and Resolution Serial No. 03-019 to the April 15, 2003, regular meeting and to re-open the public hearing.

VOTE: The motion passed without objection.

## **VI. AUDIENCE PARTICIPATION**

The following thanked the assembly for adopting the Talkeetna SPUD: Ken Trump.

The following encouraged the assembly to visit Talkeetna more frequently: Chris Hager.

## **VII. MAYOR, ASSEMBLY, AND STAFF COMMENTS**

Ms. Probasco stated that is has been a pleasure working with the Talkeetna Community.

Mr. Recor stated his hope that this type of effort will continue throughout the borough.

Ms. Dillon thanked Mr. Hager and his staff for all of their help and use of the Talkeetna Elementary School.

Mr. Duffy stated that the community now has one of the most innovative ordinances in the borough.

Assemblymember Allen:

- stated that he is very pleased to be here; and
- noted his understanding with the protectiveness of the community.

Assemblymember Colver:

- congratulated the community; and
- discussed future work on school funding and bed tax projects.

Assemblymember Bush thanked Talkeetna for the opportunity to be here and hoped to keep the community style and appeal preserved for future generations.

Assemblymember Kvalheim:

- congratulated the community of Talkeetna; and
- thanked the Cub Scouts for their presentation.

Assemblymember Ladere:

- thanked everyone for the opportunity to meet here in Talkeetna;
- stated that this community is growing in all the best ways;

- noted that the borough still has the Spur Road reconstruction, parking, and other issues to solve; and
- encouraged the community to stay active.

Mayor Anderson:

- stated that it is beneficial for the assembly to come to other communities for meetings;
- thanked the community for all their hard work on this plan;
- noted that the plan will be a never-ending job and will need to be kept up to date;
- discussed the school board approved budget for 2004; and
- explained the increased security level from yellow to orange in the borough.

Mr. Duffy explained the precautions taken to protect the borough.

### **VIII. ADJOURNMENT**

The special meeting adjourned at 8:05 p.m.

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TIMOTHY L. ANDERSON, Borough Mayor

ATTEST:

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SANDRA A. DILLON, CMC, Borough Clerk

Minutes Approved: April 1, 2003