

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on October 24, 2006, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Mayor Timothy L. Anderson called the meeting to order at 6:00 p.m. for the purpose of holding a joint Assembly/Planning Commission meeting.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Ms. Lynne Woods, Assembly District 1 (*Deputy Mayor*)
Ms. Michelle Church, Assembly District 3 (*arrived at 6:05 p.m.*)
Ms. Cindy L. Bettine, Assembly District 5
Mr. Rob Wells, Assembly District 6
Mr. Tom Kluberton, Assembly District 7

Assembly members absent and excused were:

Mr. Bill Allen, Assembly District 2
Ms. Mary Kvalheim, Assembly District 4

Planning Commission members present and establishing a quorum were:

Ms. Brigitte Lively, District 1
Ms. Helga Larson, District 2 (*Chair*)
Mr. Mark Masteller, District 3
Ms. Dianne Woodruff, District 4

Planning Commission member absent and excused were:

Mr. David Webster, District 5
Mr. Vern Halter, District 7

Staff in attendance were:

Mr. John Duffy, Borough Manager
Ms. Michelle M. McGehee, CMC, Borough Clerk
Mr. Nicholas Spiropoulos, Borough Attorney
Ms. Lonnie R. McKechnie, Executive Assistant to the Borough Clerk
Mr. Murph O'Brien, Planning and Land Use Director

III. APPROVAL OF THE AGENDA

Mayor Menard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE.

The Pledge of Allegiance was led by Ms. Teresa Obermeyer, a member of the audience.

V. AUDIENCE PARTICIPATION

The following person spoke regarding the Alaska State Permanent Fund Board:
Ms. Teresa Obermeyer.

VI. ASSEMBLY ITEMS OF BUSINESS

A. INTRODUCTION (For public hearing - 11/21/06, 7 p.m., Borough Assembly Chambers)

1. Ordinance Serial No. 06-215: AN ORDINANCE AMENDING MSB 17.60.030, CONDITIONAL USES, AND MSB 17.63.010, RACE TRACK REGULATIONS, FROM BEING REQUIRED IN THE CORE AREA, TO BEING REQUIRED BOROUGH WIDE.
 - a. IM No. 06-318

Mayor Menard read the above legislation into the record.

MOTION: Assemblymember Woods moved to introduce the legislation as read into the record by the Clerk and set the public hearings for November 21, 2006.

VOTE: The motion passed without objection.

VII. JOINT ITEMS OF BUSINESS

A. PRESENTATION ON THE REGIONAL AVIATION PLAN BY DOWL ENGINEERS (*Requested by: Planning Department*)

Mr. Tom Middendorf, Dowl Engineer Consultant:

- spoke regarding the project scope overview on the regional aviation plan for the Borough;
- provided an update regarding the status of the primary tasks;
- noted the public involvement opportunities;
- spoke regarding airspace and communications;
- spoke regarding the technical committee survey; and
- provided information on the next steps that will be performed for the project.

Mayor Menard:

- advised that his lake was registered in 1973; and
- queried whether grandfather rights would be taken into consideration.

Mr. Middendorf advised that the Technical Committee does have ideas regarding grandfather rights.

Commissioner Masteller queried registered versus unregistered airstrips.

Mr. O'Brien:

- stated that the Federal Aviation Administration is in charge of registering airstrips; and
- noted that the Borough is only trying to figure out the land use issues.

Discussion ensued regarding the regional aviation plan for the Borough.

(Assemblymember Church exited the meeting at this time.)

B. UPDATE ON THE AUGUST FLOOD AND A PRESENTATION ON THE TYPES OF RIVER EROSION BY THE UNITED STATES GEOLOGICAL SURVEY (USGS) *(Requested by: Planning Department)*

Ms. Janet Curran, United States Geological Survey (USGS), Alaska Science Center:

- spoke regarding the USGS stream flow gaging program;
- spoke regarding how the USGS measures floods;
- stated that every ten years statistics are developed regarding the 100-year flood standard;
- spoke regarding the floods that occurred in the Borough in August;
- spoke regarding what occurs during floods and how rivers change over time;
- spoke regarding what happens to wetland stream systems during floods; and
- suggested that the Borough conduct an inventory of the rivers and what types of channels are out there.

Discussion ensued regarding:

- floods and erosions; and
- the cost to the Borough when subdivisions have been approved within a flood hazard.

C. TRAFFIC CONTROL – FRONTAGE ROADS VERSUS STOP LIGHTS *(Requested by: Assemblymember Bettine)*

Mr. Scott Thomas, Alaska State Department of Transportation:

- spoke regarding the traffic impact analysis; and
- stated that he wished they had a drainage impact analysis as strong as the traffic impact analysis.

Assemblymember Bettine:

- queried if there was any way the Borough could make regulations on State highways to require bigger right-of-ways;
- spoke to the possibility of frontage roads rather than stop lights; and
- spoke regarding vehicle traffic in Wasilla.

Mr. O'Brien noted that four more traffic signals will be installed on the Palmer-Wasilla Highway.

Assemblymember Bettine spoke to the need for rules and regulations on how roads are built in the Borough.

Mr. O'Brien:

- noted the argument that frontage roads would ruin the businesses in the Meadow Lakes area; and
- spoke regarding the Alaska State Department of Transportation's issues on the Parks Highway between Wasilla and Big Lake.

Discussion ensued regarding:

- the need to adopt standards in the Borough;
- the need to acquire more rights-of-way;
- the need for interstate and arterial routes in the core area;
- the Long Range Transportation Plan;
- the need for more safety corridors in the Borough;
- the need for uniform corridor widths; and
- the need for more traffic signals.

(The special meeting recessed at 8:21 p.m. and reconvened at 8:30 p.m.)

D. UPDATE OF THE BOROUGH SEPTIC AND WATER PLAN *(Requested by: Commissioner Masteller)*

Mr. Duffy:

- spoke regarding having HDR Alaska do a joint presentation to the both the Assembly and Planning Commission;
- advised that the completion date for the project is March 2007; and
- advised that HDR Alaska is looking at a facility that handles septage and smaller size water treatment plants.

Assemblymember Kluberton:

- spoke regarding how HDR Alaska made a point that the Municipality of Anchorage and the Borough pumps septage into Cook Inlet; and
- spoke regarding the issues on the beluga whales in Cook Inlet.

Commissioner Masteller:

- advised that 600,000 gallons a year of leachate from the landfill is pumped into Cook Inlet; and
- spoke regarding the systems that can handle the leachate.

Discussion ensued regarding:

- the issues with the beluga whales in Cook Inlet;
- concerns that Cook Inlet is not a self-flushing water body; and
- issues regarding drinking water.

E. INFORMATION REGARDING AMNESTY IN CONJUNCTION WITH LAND USE PERMITS *(Requested by: Commissioner Larson)*

Commissioner Larson:

- spoke regarding the reasons that the Borough's reasons that they would like to have a land use permit;
- spoke regarding the public's concerns with land use permits;
- opined that if there is a one time amnesty in conjunction with the land use permit maybe the negative opinion could be overcome; and
- stated that people who are in violation should pay an annual surcharge on their taxes until the violation is removed.

Assemblymember Woods:

- spoke regarding public concerns;
- spoke regarding the disparities in tax assessments in the core area versus the rural area; and
- suggested that a nominal fee be charged to get people to apply for a land use permit.

Mr. O'Brien:

- stated that the goal of the land use permit should be compliance;
- spoke regarding the fee schedule; and
- stated that new regulations are not being added they are just trying to make people aware of the regulations that already exist.

Discussion ensued regarding:

- the possibility of a one-time amnesty;
- the requirements of the land use permits;
- concerns regarding people accidentally building too close to their lot lines;
- the cost of a certified land surveyor;
- the issues and costs of surveying the more rural areas;
- the need to leave the process inexpensive enough to get the public to comply;
- the need to educate the public; and
- the need for a process.

F. EMERGENCY SERVICES – COMMUNICATIONS DURING AN EMERGENCY (USE OF CELL PHONES, CHAIN OF COMMAND, AND OTHER COMMUNICATIONS) *(Requested by: Commissioner Larson)*

Commissioner Larson queried if all of the Borough's emergency services are using the same types of communications.

Mr. Duffy:

- spoke regarding the emergency operations plan; and
- advised that the Borough is moving forward to using the ALMAR System, which allows the different radios and cell phones to communicate.

VIII. PLANNING COMMISSION, MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. O'Brien:

- noted that the Borough's relationship with USGS is growing and developing; and
- advised that the only way that the USGS can expand stream monitoring is to enter into a joint agreement with the Borough.

Commissioner Lively advised that the Alaska State Department of Transportation is putting additional "no motorized" signs on the Old Glenn Highway.

Ms. McGehee:

- advised that she has been approached by the cities for a joint meeting; and
- queried if there was any objection to scheduling the joint meeting with the cities on December 7, 2006.

Assemblymember Bettine suggested holding the joint meeting with the cities after the holidays due to existing scheduling.

Mr. Duffy advised that the State Delegation wants to meet with the Assembly in the month of December also.

Mayor Menard queried whether there was any objection to holding the joint meeting with the cities in January and meeting with the State delegation in December.

There was no objection noted.

Assemblymember Wells noted that he had previously requested that the Manager bring back a recommendation on the process for a legislative lobbyist in Juneau.

Mr. Duffy:

- stated that if the Assembly wants to go out for a solicitation, it needs to be done immediately; and
- spoke regarding the request for proposal process.

Mayor Menard queried how long Mr. Mackie's, the State Lobbyist, contract is with the Borough.

Mr. Duffy:

- advised that all of the lobbyist contracts are for one year; and
- advised that the contracts get extended if there is no objection from the Assembly.

Discussion ensued regarding the request for proposal for a lobbyist in Juneau.

Assemblymember Bettine:

- requested that the Lucille Creek water issue be placed on the tracking report;
- requested that administration provide a report on the uniform corridor laws in Anchorage; and
- queried the timeframe for the finalized version of the Long Range Transportation Plan.

Mr. O'Brien:

- advised that they are providing the consultants with the public comments;
- noted that they have come up with additional recommendations; and
- advised that it will be presented to the Planning Commission in December or January.

Assemblymember Bettine queried when the board members whose terms that expire will appear on the vacancy report.

Ms. McGehee:

- advised that the Clerk's Office will be working with the Mayor and will get the letters out to board members that expire by the end of the week; and
- advised that these board positions will appear on the vacancy report in the first or second meeting in December.

Mayor Menard:

- requested that the Assembly provide him with recommendations for the boards and commissions;
- spoke regarding the need to schedule a retreat for the Assembly and to meet with the cities; and
- spoke regarding the changes that have occurred in the Borough.

IX. ADJOURNMENT

The special meeting adjourned at 9:40 p.m.

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CURTIS D. MENARD, Borough Mayor

ATTEST:

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MICHELLE M. MCGEHEE, CMC, Borough Clerk

Minutes approved: 12/05/06