

MATANUSKA SUSITNA BOROUGH AVIATION ADVISORY BOARD

Roger Anderson – (1)	Michael Pannone – Vice Chair - (2)	Norman Chance – Chair - (3)	Jim Kelly – (4)
Bernie Willis – (5)			

Staff:

Christopher Cole, MSB Planner II & Clerk

Conference Line: 1 (877) 878-2887

Participant Code: 763-481-14

AGENDA

REGULAR MEETING LOWER LEVEL CONFERENCE ROOM

January 22, 2020
3:00 – 5:00 P.M.

- | | | |
|--------------|---|--------------------------------------|
| I. | CALL TO ORDER; ROLL CALL | 2 minutes |
| II. | OFFICER NOMINATIONS | 5 minutes |
| III. | APPROVAL OF AGENDA | 2 minutes |
| IV. | PLEDGE OF ALLEGIANCE | 2 minutes |
| V. | INTRODUCTIONS | 2 minutes |
| VI. | APPROVAL OF MINUTES
a. October 9, 2019 | 2 Minutes |
| VII. | STAFF/AGENCY REPORTS & PRESENTATIONS
a. Updates on action items from October – Chris Cole | 15 minutes |
| VIII. | ITEMS OF BUSINESS
a. Airport Safety and Security – update
b. Community Involvement - update
c. Aviation Overlay – update | 5 minutes
5 minutes
10 minutes |
| IX. | NEW BUSINESS
a. New CIP process | 50 minutes |
| X. | AUDIENCE PARTICIPATION (<i>three minutes per person</i>) | 5 minutes |
| XI. | COMMENTS FROM THE BOARD | 10 minutes |
| XII. | NEXT MEETING - <i>April 22, 2020</i> | |
| XIII. | ADJOURNMENT | |

Total Time: 2 hours

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD

REGULAR MEETING MINUTES
October 9, 2019

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

The regular meeting of the Matanuska-Susitna Borough Aviation Advisory Board (AAB) was held on October 9, 2019 at the Matanuska Susitna Borough in the Lower Level Conference Room. The meeting was called to order at 3:00 p.m. by Mr. Norman Chance.

AAB members present and establishing a quorum were:

- Mr. Bernie Willis
- Mr. Norman Chance
- Mr. James Kelly
- Mr. Michael Pannone
- Mr. Roger Anderson

MSB Staff Present:

- Mr. Chris Cole, Planner II

II. **APPROVAL OF AGENDA**

MOTION: To approve the October 9 agenda. (Mr. James Kelly, moved; Mr. Bernie Willis, seconded).

DISCUSSION: None.

VOTE: None opposed. Agenda approved.

III. **PLEDGE OF ALLEGIANCE**

Lead by Mr. Norman Chance.

IV. **INTRODUCTIONS**

- a) Staff and Board Members introduced themselves. David Palmer (retired faa), Stephanie Nowers (Member of the public), Frank Kelly (Palmer Airport Superintendent), Steve Colligan (Alaska Drone Racing League), Ryan Martin (Alaska Drone Racing League), and Nate Martin (Alaska Drone Racing League).

V. **APPROVAL OF MINUTES**

- a) August 7, 2019.

MOTION: To approve the August 7, 2019 minutes (Mr. Jim Kelly, moved; Mr. Michael Pannone, seconded.)

DISCUSSION: None.

VOTE: None opposed. Minutes Approved

VI. **STAFF/AGENCY/BOARD REPORTS & PRESENTATIONS**

a) Drone Operations/Safety in MSB – Steve Colligan

Steve Colligan and Ryan Martin gave a presentation on drone safety, the Alaska Drone Racing League and operations in the Mat-Su.

VII. **ITEMS OF BUSINESS**

a) Airport Safety and Security - update

Discussion was tabled for the following meeting.

b) Community Involvement – update

Mr. Norman Chance attended an NTSB conference in Anchorage.

Board members had a discussion, but no actions were taken.

c) MSB Sponsorship of Airports - Update

Board members had a discussion, no actions were taken.

d) MSB Sales Tax – Update

e) Palmer Airport Resolution

MOTION: To approve Resolution 19-02 recommending the Matanuska-Susitna Borough Assembly seek to work in concert with the City of Palmer to achieve a safe Matanuska River Park and Palmer Airport environment. (Mr. James Kelly, moved; Mr. Bernie Willis, seconded).

DISCUSSION: None.

VOTE: None opposed. Resolution 19-02 passed.

f) Aviation Overlay – Update

MOTION: To approve Resolution 19-01 recommending the Matanuska-Susitna Borough Assembly approve an ordinance adopting MSB 17.10.110(C)(2), Wasilla Creek Airpark as and Aviation Activity Notice Area.

DISCUSSION: None.

VOTE: None opposed. Resolution 19-01 passed.

VIII. **NEW BUSINESS**

a) 2020 Meeting Dates

MOTION: To extend the meeting for 10 more minutes. (Mr. Norman Chance, moved; Mr. Bernie Willis, seconded).

DISCUSSION: None.

VOTE: None opposed. Meeting extended.

MOTION: To approve meeting dates for 2020 (Mr. Norman Chance, moved; Mr. Bernie Willis, seconded).

DISCUSSION: None.

VOTE: None opposed. Resolution 19-01 passed.

IX. **AUDIENCE PARTICIPATION (Three minutes per person.)**

a) No audience members spoke

X. **MEMBER COMMENTS**

Mr. Bernie Willis: None.

Mr. James Kelly: None.

Mr. Michael Pannone: None.

Mr. Norman Chance: None.

Mr. Roger Anderson: None

XI. **NEXT MEETING**

a) Wednesday, October 9, 2019 @ 2:00pm in the Lower Level Conference Room

XII. **ADJOURNMENT**

Meeting adjourned at 4:03 p.m.

APPROVED:

Norman Chance, Chair

Date

ATTEST:

Christopher Cole, Planner II

Date

DRAFT



State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the _____ Recording District, _____ Judicial District, State of Alaska.

Legal Description: _____

Property Address/City/Other: _____

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 – AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 -AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

Seller's Information Regarding Property

Property Type (check one):

- Single Family
 Zero Lot Line/Town House
 Condominium
 Townhome/PUD
 Duplex (Including Single Family with an Apartment)
 Other (please specify) _____

Do you currently occupy the property? Yes No If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No If so, when? _____

Year Property Built: _____. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured Modular Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are **built-in** and will remain with the property. **Also . . .**

Circle those checked items that have known defects or malfunctions. **Also . . .**

Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|--|---|---|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input type="checkbox"/> Oven(s) # of _____ | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input type="checkbox"/> Window Screens |
| <input type="checkbox"/> Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Smoke Detector(s) # of _____ |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input type="checkbox"/> CO Detectors # of _____ |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input type="checkbox"/> Auto Garage Door Opener(s)
of Opener(s) _____ |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | |

Comments: _____

Structural Components:

Check only those items that have known defects, malfunctions, or have had major repairs performed within the last five years.

Also . . . Describe the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | | | |
|---|---|---|--|---|
| <input type="checkbox"/> Fences/Gates | <input type="checkbox"/> Rain Gutters | <input type="checkbox"/> Insulation | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Electronic Air Cleaner |
| <input type="checkbox"/> Driveways | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Woodstove(s)
of _____ | <input type="checkbox"/> Sewage Systems | <input type="checkbox"/> Heat Recovery |
| <input type="checkbox"/> Private Walkways | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s)
of _____ | <input type="checkbox"/> Water Supply | <input type="checkbox"/> Ventilator System |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Floors | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Garage | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Chimneys | <input type="checkbox"/> Garage Floor Drain | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Crawl Space | <input type="checkbox"/> Doors | <input type="checkbox"/> Plumbing Systems | <input type="checkbox"/> Carport | <input type="checkbox"/> Filtration |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Windows | <input type="checkbox"/> Heating Systems | <input type="checkbox"/> Washer/Dryer Hook-ups | <input type="checkbox"/> Pool Cover |
| <input type="checkbox"/> Patio/Decking | <input type="checkbox"/> Skylights | <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Hot Water Heater |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Venting | <input type="checkbox"/> Wind Generators | <input type="checkbox"/> Air Conditioner | |

Other items not covered above? _____

Comments: _____

Seller's Initials _____ / Date _____
 Property Address _____
 Buyer's Initials _____ / Date _____

Documentation: Check the documents for the subject property that the seller has available for review

- Checklist of documents to review: Engineer/Property/Home Inspection Report(s), Title Information, As-Built Survey, Certificate of Occupancy or PUR-102, Deed Restrictions, Other, Written Agreements with Adjacent Property Owners, Energy Rating Certificate or PUR-101, Resale Certificate, Water Rights Certificate, Subdivision Covenants/Restrictions, Party Wall Agreement, Lease/Rental Agreement, Soils Test, Well Log and Water Tests, Hazardous Materials Test(s), Other.

Additional Information:

Supply information for the following items:

Yes No

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?.....

Yes No checkboxes

Drainage:

- Are you aware of ever having any water in the crawl space, basement, or lower level? If Yes, how has the problem been resolved? Sump Pump(s), Curtain Drain, Rain Gutter/Extension, Other. When was problem resolved? Location of each sump pump? To where does the water drain after it leaves the sump pump? If gutters, where do downspouts discharge? Is there a floor drain in the structure, including garage? If Yes, where is it located and where does it drain to?

Roof or Other Leakage:

- Type: Asphalt/Composition Shingle, Cedar Shake, Built-up, Metal, Other. Age: years. Location of attic access? Are you aware of any ice damming on the roof? If Yes, provide location. Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. If Yes, provide location.

Fireplace and/or Woodstove: Date chimney(s) last cleaned? Who cleaned?

Heating System(s):

- Mark all types that apply: Hot Water Baseboard, Forced Air, Radiant Heat, Electrical Heat, Wood Stove, Other. Age: years. Last Cleaned: Last Inspected: Source: Natural Gas, Electric, Propane Tank leased or owned?, Wood, Coal, Oil with gallon storage which is Buried, Above Ground, Other. Age of Tank? years.

Hot Water Heater:

Age: years. Capacity: gallons. Type: Gas, Electric, Other

Water Supply:

Type: Public, Private, Community, Cistern/Water Tank, Other. If Cistern/Water Tank: Size

If Private: Well Depth: feet. Flow Rate: gallons per minute. Date Tested:

- Have you had any problems with your water supply? Has the water supply been tested in the past 12 months? If Yes, attach all documentation from all tests. Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants? Has the well failed while you have owned the property? Have you ever had a well pump problem or failure? Do you supply water to, or receive water from others? If Yes, is there a recorded agreement? Do you have a water rights certificate for this property?

Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

➤ **Sewer System:** Yes No

Type: Public Private Community Other _____

◆ Does your sewer system have a lift station/lift pump?

If Private: Septic Tank Holding Tank Other: _____

Drainfield System: Bed Trench Mound Pit Crib Other _____

Innovative Sewer System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter

Secondary sewer treatment plant Other _____

◆ Has the sewer system failed while you owned the property?

If Yes, explain: _____

Age of sewer system: _____ Location: _____

◆ Have you had any work maintenance or inspections done on the sewer system during your ownership?

If Yes, explain: _____

Approval/Certification source (and date if known): _____

◆ Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property?

➤ **Freeze-ups:**

◆ Have you had any frozen water lines, sewer lines, drains, or heating systems?

If yes, please explain. _____

◆ Are there any heat tapes, heat lamps, or other freeze prevention devices?

Location, and explain use. _____

➤ **Average Annual Utility Costs:**

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: _____
Oil	\$ _____/Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
Other	\$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

➤ **Title:** Yes No

1. Do you know of any existing, pending, or potential legal action(s) concerning the property?

2. Do you know of any street or utility improvements planned that will affect the property?

3. Road maintenance provided by? _____

4. Is the property currently rented or leased?

If Yes, expiration date: _____/_____/_____

5. Is there a homeowner's association (HOA) for the property?

If Yes, HOA name: _____ HOA Telephone: _____

Mandatory Voluntary Inactive Monthly Dues Amount: \$ _____ per _____

Are there any levied or pending assessments?

Who is responsible for issuing the resale certificate?

Name: _____ Telephone: _____

➤ **Setbacks/Restrictions:**

6. Have you been notified of any proposed zoning changes for the property?

7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property?

8. Are there subdivision conditions, covenants, or restrictions?

9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?

10. Are you aware of any nonconforming uses of this property?

Seller's Initials _____ / _____ / _____ Date _____ Property Address _____ Buyer's Initials _____ / _____ / _____ Date _____

Additional Information (Continued):

- | | Yes | No |
|---|--------------------------|--------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Are you aware of any easements on the property? | <input type="checkbox"/> | <input type="checkbox"/> |
| ➤ Encroachments: | | |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property? | <input type="checkbox"/> | <input type="checkbox"/> |
| ➤ Environmental Concerns: | | |
| 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property? | <input type="checkbox"/> | <input type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Are you aware if the property has flooded? | <input type="checkbox"/> | <input type="checkbox"/> |
| Flood zone designation: _____ | | |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this property?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property? | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? | <input type="checkbox"/> | <input type="checkbox"/> |
| ➤ Soil Stability: | | |
| 24. Are you aware of any debris burial or filling on any portion of the property?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| ➤ Construction, Improvements/Remodel: | | |
| 27. Have you remodeled, made any room additions, structural modifications, or improvements?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? | <input type="checkbox"/> | <input type="checkbox"/> |
| Was a final inspection performed, if applicable?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Has a fire ever occurred in the structure?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| ➤ Pest Control or Wood Destroying Organisms: | | |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? | <input type="checkbox"/> | <input type="checkbox"/> |
| a. If Yes, what type? _____ | | |
| b. If Yes, where? _____ | | |
| 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| a. If Yes, when? _____ | | |
| b. If Yes, what type? _____ | | |
| c. If Yes, where? _____ | | |
| d. If Yes, describe what was done to resolve the problem: _____ | | |
| ➤ Other: | | |
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?..... | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property?..... | <input type="checkbox"/> | <input type="checkbox"/> |

Additional Information (Continued):

Yes No

33. **Noise**

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc?
- b. If Yes, explain: _____

34. **Pets**

- a. Have there been any pets/animals in the house?
- b. If Yes, what kind? _____

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

_____/_____/_____
Seller's Initials Date

Property Address

_____/_____/_____
Buyer's Initials Date

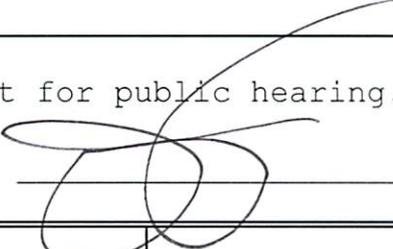
MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 20-018

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.10.110, AVIATION ACTIVITY NOTICE AREA BY ADOPTING THE WASILLA CREEK AIRPARK AVIATION ACTIVITY NOTICE AREA.

AGENDA OF: JANUARY 21, 2020

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	cc	
	Planning and Land Use Director	EP	
	Finance Director	BL for Cheyenne	1/13/20
	Borough Attorney	SNB FOR OS	1/13/2020
	Borough Clerk	BGM for JRM	

ATTACHMENT (S) : Fiscal Note: YES ___ NO X
 Ordinance Serial No. 20-011 (1 pp)
 Overlay Map (1 pp)
 Planning Commission Resolution 19-25 (2 pp)
 Aviation Advisory Board Resolution (1 pp)

SUMMARY STATEMENT:

The Borough has received a request for an Aviation Activity Notice Area (AANA) overlay district at the Wasilla Creek Airpark (WCA).

Per MSB 17.10.100, "There are established aviation overlay districts for properties located on, adjacent to, and in the vicinity of (1) commercial service airports, (2) publicly owned, or (3) privately owned public use airports in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, the United States military, and the aviation community; and also to promote compatible land

uses in the vicinity of the affected environments of the airport overlay district."

This district would not implement any new land use regulations, but would simply "notify" nearby property owners and potential buyers of homes within close proximity to an airport that aviation activity is nearby, and they could be impacted by noise associated with that activity.

Background information:

In 2018, the planning department received a request from Wolf Lake Airport to implement an AANA that could be applied to the areas surrounding the Wolf Lake Airport and available for other aviation facilities if they wished. The Long Range Transportation Plan and Regional Aviation System Plan documents supported this request. On August 21, 2018 the Assembly adopted an ordinance creating MSB 17.10 Overlay Districts and the Wolf Lake Airport AANA.

On September 9, 2019 Mat-Su Borough Planning Division staff received an application to create an AANA for the WCA. On October 9th, the Aviation Advisory Board passed a resolution to support including WCA as an AANA in MSB Code.

On October 23, 2019 a public notice was sent out to properties surrounding a 5,000 foot radius of the runway centerline, a website was created and a notice in the Frontiersman was posted asking for comments.

On December 16, 2019 the Planning Commission held a public hearing on this request. Staff recommended denial in their report to the Planning Commission because they could not conclude on a size of AANA using objective math and science. Further, if the borough were to apply the AANA to the private restricted airport facilities within the core area it would essentially turn the whole core area into an AANA.

The Planning Commission recommended approval of the overlay district and passed a resolution of support with a 1,000 foot radius from the runway centerline. Staff will support the Planning Commission's recommendation to approve this ordinance. However, we recommend amending the code in the future to reevaluate the airport categories.

RECOMMENDATION OF ADMINISTRATION: Approval of an ordinance amending MSB 17.10.110, Aviation Activity Notice Area to include the Wasilla Creek Airpark.

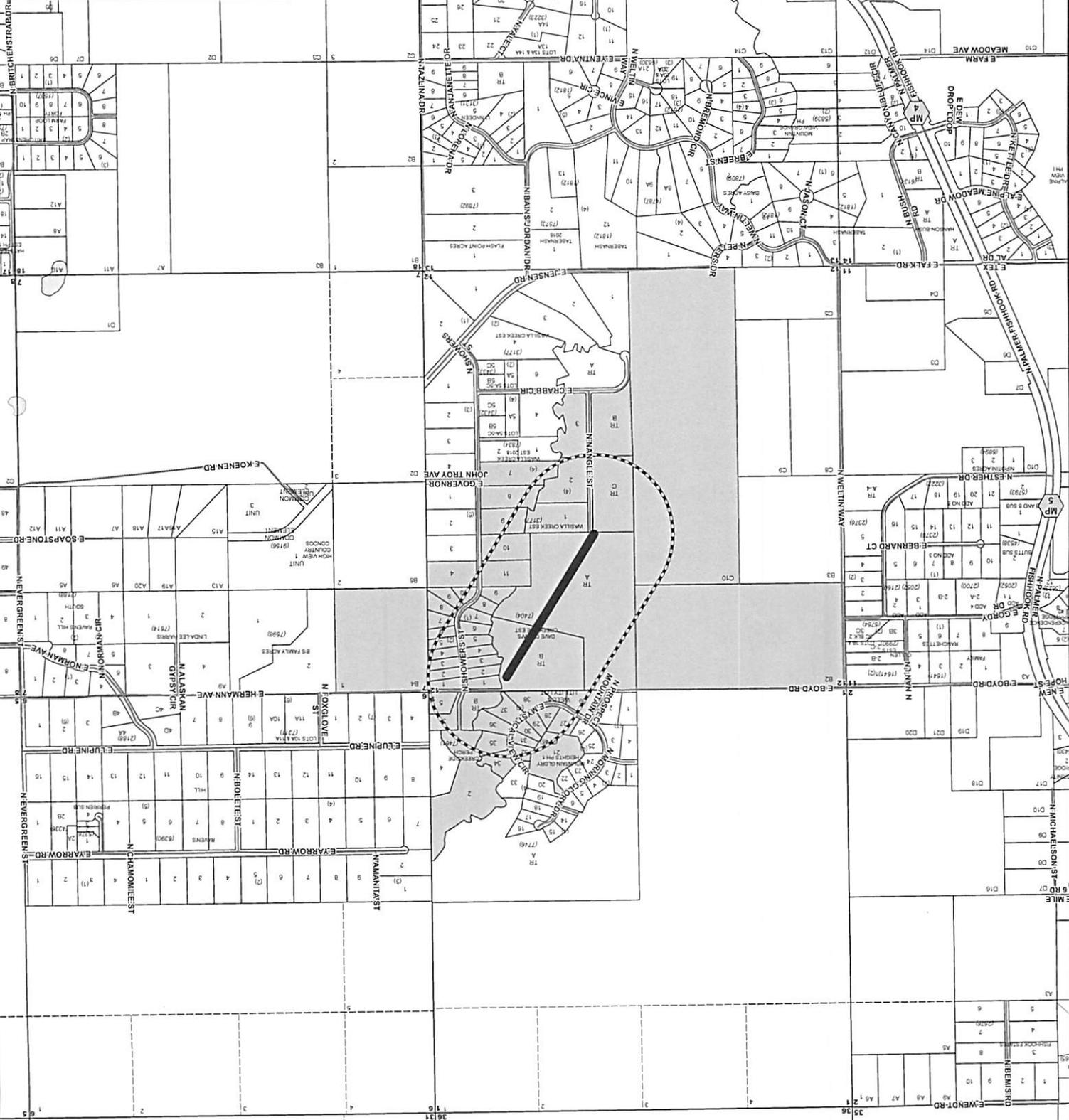
1M 20-018 OR 20-011

Document Path: M:\Product\Planning\GIS\Overlays\District\Wasilla_Creek_Airpark\Wasilla_Creek_Airpark_Map.aprx

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and notices related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-661-2868.

Legend

- Parcels within 1000-ft of runway
- 100-ft buffer from runway
- Wasilla Creek Airpark Runway



Matanuska-Susitna Borough - Informational Map
Wasilla Creek Airpark - Aviation Activity Notice Area
 MSB Ordinance No. 20-011



By: Christopher Cole
Introduced: November 18, 2019
Public Hearing: December 16, 2019
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 19-25**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN AVIATION ACTIVITY NOTICE AREA IN ACCORDANCE WITH MSB 17.10.110 KNOWN AS WASILLA CREEK AIRPARK; WITHIN TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 12, TRACT B (TAX ID#740400T00B), SEWARD MERIDIAN, 7555 E NANGLE STREET.

WHEREAS, an application for an Aviation Activity Notice Area (AANA) was submitted by Mr. Michael Grow to include Wasilla Creek Airpark into the list of Aviation Activity Notice Areas, located within Township 18 North, Range 1 East, Section 12, Tract B, Seward Meridian; and

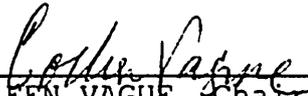
WHEREAS, it is the purpose and intent of the Matanuska-Susitna Borough to provide notice to property owners, future property owners, developers, public officials, and others that properties within designated AANAs are located adjacent to or within close proximity of airports and within flight paths of a Federal Aviation Administration (FAA) registered airport; and

WHEREAS, the Planning Commission has reviewed this application, associated materials, and the staff report, with respect to MSB 17.10; and

WHEREAS, the Planning Commission conducted a public hearing on December 16th, 2019 regarding this AANA request.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the designation of an Aviation Activity Notice Area with a radius of 1000 feet from the runway centerline for the airport known as Wasilla Creek Airpark.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16th day of December, 2019.



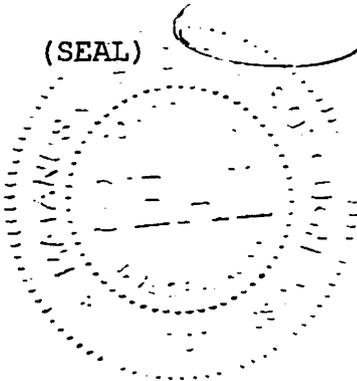
COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)



APPROVED UNANIMOUSLY: Vague, Anderson, Ortiz, Chesbro,
Glashan, and Mossanen

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. AAB19-01**

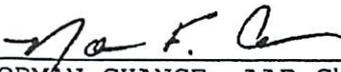
A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVE AN ORDINANCE ADOPTING MSB 17.10.110(C)(2), WASILLA CREEK AIRPARK AS AN AVIATION ACTIVITY NOTICE AREA.

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 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 Matanuska-Susitna Borough Aviation Advisory Board has reviewed the draft ordinance MSB 17.10.110(C)(2);

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board hereby recommends the adoption of MSB 17.10.110(C)(2), Wasilla Creek Airpark.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board this 9th day of October, 2019.

 Oct 9, 2019
NORMAN CHANCE, AAB Chair

ATTEST:



CHRISTOPHER COLE, PLANNER II

*1M 20-018
OR 20-011*

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 20-011**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.10.110, AVIATION ACTIVITY NOTICE AREA BY ADOPTING THE WASILLA CREEK AIRPARK AVIATION ACTIVITY NOTICE AREA.

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. Adoption of subparagraph. MSB 17.10.110(C)(2) is hereby adopted to read as follows:

(2) Wasilla Creek Airpark (private airport) as indicated on the map attached to Ordinance 20-011.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2020.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

 PLANNING & LAND USE DEPARTMENT MATANUSKA-SUSITNA BOROUGH	POLICY NUMBER: Planning – 008-02	EFFECTIVE DATE: January , 2020
	SUBJECT: Biennial Capital Improvement Plan	Eileen Probasco, Director

I. PURPOSE

To delineate the process the Planning and Land Use Department (Planning) uses to develop the Biennial Capital Improvement Plan (CIP) for the manager and the assembly.

II. POLICY STATEMENT

In accordance with MSB 2.36.020, the Planning and Land Use Department is responsible for the development of capital improvement plans, road and development plans, park plans, and such other plans concerning the physical and economic development and growth of the borough as the Planning Commission, Manager or Assembly may direct. In order to ensure a complete list of projects is compiled and presented to the assembly, and that the CIP process is sustainable, this process was developed and updated from the previous policy with input from Administration and other Borough Departments affected by the CIP.

III. PROCEDURE

A new Biennial Capital Improvements Plan will be created on odd fiscal years, for example, FY2021, FY2023, FY2025. On those years, the plan will be included in the budget document produced by the Finance Department, along with the annual Operations budget and Capital budget.

Nominations are solicited from Borough Departments, community councils and the appropriate boards and commissions from the first of November through February of the appropriate fiscal year. Nominations for capital projects must be for **public** projects, be in excess of \$50,000, and have a useful life of greater than three years. Nominations meeting these criteria are entered into a master spreadsheet, assigned to a category type (roads, parks, etc.) and given a CIP ID #, specific to that project. Projects must re-nominated each cycle, or they will be dropped from the list.

All nominations are compiled into the document. Each category is then reviewed and prioritized by the internal review team, which will include the borough manager. The plan is then presented to the Planning Commission, who will hold a public hearing and make its recommendation to the Borough Assembly.

Once passed by the Planning Commission, the document is presented to the Assembly who will take action on and finalize the list. The document (CIP Project list) is then included in the budget document.

The Assembly will refer to the CIP Project list to establish their Legislative priorities for State and Federal funding, generally in November or December.

Biennial CIP Timeline

- | | |
|------------------------|---|
| • November | Request for Nominations distributed |
| • December to February | Nominations accepted, amended and deleted |
| • March to April | Staff review and preparation of complete document |
| • By April 30 | To Manager and internal review team for prioritizing |
| • May | Planning Commission review and recommendation |
| • June | Approved by Assembly and included in final budget document |
| • November – December | Assembly adopts Resolution setting State and Federal priorities |

This process is implemented and facilitated by the Long Range Planning Division.

IV. ORGANIZATION AFFECTED

This policy is a department-wide policy.

DRAFT



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Planning Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7855 • www.matsugov.us

January 6, 2020

To whom it may concern:

The Matanuska-Susitna Borough is currently soliciting nominations for the FY2021-2022 Capital Improvement Plan (CIP). Beginning this year, in an effort to eliminate duplication and increase efficiency, we will be submitting a list of CIP projects on a biennial basis on odd fiscal years (ie: FY2021, FY2023, & FY2025), as part of the Borough Budget. In the fall of each year state and federal legislative priorities will be selected by the Assembly from the CIP list during their annual priority setting.

In an effort to easily facilitate this change we will be starting a new list of projects each CIP cycle, while maintaining the historical list for reference.

New project nominations for the FY 2021-2022 CIP are due no later than Friday, March 06, 2020. Nomination must be for **public project**, with an estimate of \$50,000 or more, and a useful life of greater than three years. If you have previously submitted a project, you will need to resubmit the project and include any new information. There is a list of previously submitted projects located at <https://www.matsugov.us/projects/fy2021-2022-capital-improvement-plan-cip>. Be sure to check the list and include the appropriate CIP ID No. on the form. A fillable PDF is also available on the website. Please include any funding that has been received. ***If you do not nominate the project again, it will not be on the list.***

If you have any questions about this new process, please contact Pamela Graham, at 907-861-8525 or by email at pam.graham@matsugov.us

Sincerely,

Eileen Probasco
Director of Planning and Land Use

Distributed via email to:

Community Councils
Boards & Commissions
MSB Directors and Administration

Date Received	
ID Number	
Section	



MATANUSKA-SUSITNA BOROUGH

Capital Improvement Plan

FY 2021 - FY 2022

NOMINATION FORM

Type of Nomination: New Resubmittal – ID# _____ Project Delete Request

Name of Project: _____

Organization: _____

Contact Person: _____

Phone Number: _____

Email: _____

Photos, maps, or diagrams are helpful to illustrate a project nomination.



Project Description

Brief Description: Please describe your project as fully as possible. What is it? Why is necessary? Will it save the Borough money? If it's a road, how long is the road? Where will the road begin and end? If it's equipment, is it new equipment? Why is needed? If it's a structure describe its functions, what it will house, and why it's needed. **If this is a resubmittal – please include any new or updated information.**

Location. Include reference points such as Parks or Glenn Highway, nearby lakes, well-known landmarks, or subdivision names. If it is a road project, please specify the beginning and the end of the proposed project. Attach a map or aerial photo showing the project location if possible. **If this is a resubmittal – please include any new or updated information.**



General Information & Project Funding

Have the project costs been identified? Yes No Unsure

If yes, what is the total anticipated cost of the project?

Is the project partially or fully funded? Yes No Unsure

Is the project underway? Yes No

Is this project in response to a public health or safety problem? Yes No

If yes, please describe the problem.

Is this project included in an approved Borough Plan (comprehensive plan, transportation plan, trails plan, etc.) Yes No If yes, identify plan(s).

Aviation

Priority Projects:

1. Big Lake Airport: Install New Lighting System (CIP #87)
2. Willow Airport: Highway Crossing Improvements (CIP #182)
3. Goose Bay Airport: Security Fencing (CIP #175)
4. Willow Airport Install Automated Weather Observation System (CIP #188)
5. Willow Airport: Helicopter Pad and Parking (CIP #181)
6. Willow Airport: Senior Center Access Road Relocation (CIP #184)
7. Willow Airport: Signage and Fencing (CIP #185)
8. Big Lake Airport: Two Bay Equipment Building and Front End Loader (CIP #174)
9. Wasilla Airport: Extend Runway 3/21 5,000' – Phase I (CIP #179)
10. Talkeetna Airport: New Helicopter Pad and Parking (CIP #178)

Project Descriptions:

1. Big Lake Airport: Install New Lighting System

CIP #87

Nominator: MSB Aviation Advisory Board/MSB Capital Projects/Big Lake Community Council

This project would upgrade the runway light controller system, wiring and lights thereby increasing safety. The lighting system at the Big Lake Airport is not up to current safety standards.

Funding Needed: \$200,000

2. Willow Airport: Highway Crossing Improvements

CIP #182

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project would provide electronic warning signs to vehicles travelling on the Parks Highway that a plan is crossing the highway from Willow Lake to the Willow Airport upland facilities. Current signage is not adequate.

Funding Needed: \$500,000

3. Goose Bay Airport: Security Fencing

CIP #175

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project will install a security fence around the perimeter of the runway and parking apron thereby providing a safe and obstacle free runway as well as a secure place to park aircraft.

Funding Needed: \$600,000

4. Willow Airport: Install Automated Weather Observation System

CIP #188

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project will install an automated weather observation system at the Willow Airport. The automated weather observation system will also be available via the internet to Alaska residents statewide who may be travelling through the area and need up-to-the-minute weather information. Currently pilots must rely on weather from Wasilla or Talkeetna, which is often significantly different from this location.

Funding Needed: \$750,000

5. Willow Airport: Helicopter Pad and Parking

CIP #181

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project would construct a helicopter landing pad and parking area at the Willow Airport. Helicopters currently have no designated landing area and often set down in the aircraft taxiway area or vehicle parking area where they must watch out for vehicles moving on the ground. This project will provide a designated area which will be much safer than the current conditions for operations, refueling and maintenance.

Funding Needed: \$500,000

6. Willow Airport: Senior Center Access Road Relocation

CIP #184

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project would separate Willow Senior Housing traffic from aircraft taxiing traffic by relocating the access road to the Senior Housing. Willow Senior Housing Access was linked into the existing access for aircraft moving from Willow Lake to the Willow Airport runway facilities. For safety, the two access roads need to be separated.

Funding Needed: \$350,000

7. Willow Airport: Signage and Fencing

CIP #185

Nominator: MSB Pre-Design

This project will complete the fencing and signage of the Willow Airport to increase airport security and decrease vandalism. A portion of the airport adjacent to the Parks Highway has been fenced, but is not complete. Commercial businesses, airplane owners and pilots that work at the Willow Airport will benefit from this project. Fencing is included in Willow Airport Master Plan as a near-term improvement.

Funding Needed: TBD

8. Big Lake Airport: Two Bay Equipment Building and Front End Loader

CIP #174

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project will construct a two-bay equipment building at the Big Lake Airport. With no maintenance facility at the airport, a grader used to clear the runways must be kept outside year round. During winter winds, often a large snow-blower must be driven up to Big Lake from the DOT&PF maintenance facility in Palmer. This results in extra wear and tear on the machinery and since there is no place to store the snow-blower in Big Lake, the operator must also return the equipment to Palmer at the end of the day. A two-bay equipment building will allow the grader to be stored indoors, thereby extending its useful life. The structure will also allow "visiting" equipment to be housed overnight, again extending the useful life of the machinery. Maintenance can be accomplished on site, as opposed to traveling 30+ miles back to Palmer.

Funding Needed: \$500,000

9. Wasilla Airport: Extend Runway 3/21 5,000' - Phase I

CIP #179

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project will extend the current runway by 1,400', bringing the total runway length to 5,100 feet. This will allow for larger, multi-engine aircraft to land and take off at the Wasilla Airport, thereby increasing cargo and passenger service to the Borough's largest community.

Funding Needed: \$5 Million

10. Talkeetna Airport: New Helicopter Pad and Parking

CIP #178

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

Relocation of the Talkeetna Airport Helipad to an area near the east end of the runway. The existing helipad is located in the 100 year floodplain.

Funding Needed: TBD

Aviation Needs List

No Priority Order, Listed Alphabetically

Willow Airport: Apron Space for Tie-Downs at South End

CIP #180

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project would construct an aircraft tie-down apron pad at the Willow Airport. None currently exists.

Funding Needed: \$500,000

Willow Airport: Public Float Plane Dock

CIP #183

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project would provide for a public float plane dock at Willow Lake. There currently is no public float plane dock making access in and out of float planes difficult and less safe than loading from a dock.

Funding Needed: \$1 Million

Willow Airport: Taxiway and Apron Surface Hardening

CIP #186

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

This project will pave the taxiway and apron to reduce dust and maintenance. Local pilots have requested that the runway remain gravel.

Funding Needed: \$500,000

Willow Airport: Taxiway Improvements, Construction of Access Roads, Signage and Fencing

CIP #187

Nominator: MSB Aviation Advisory Board/MSB Capital Projects

The project will construct a taxiway between the Willow Airport apron and Runway 13, improve the taxiway connection to Runway 31, and resurface and provide dust control on taxiways. The project would also complete the fencing and signage of the Willow Airport to increase airport security and decrease vandalism. A portion of the airport adjacent to the Parks Highway has been fenced, but is not complete.

Funding Needed: \$1.7 Million

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	BIG LAKE
NPIAS:	02-0031	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$1,168,876
Mid Term Needs Total:	\$1,150,000	Long Term Needs Total:	\$0

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Construct Gate/Barricade at Hughes Homestead Road	Short Term	Inspection	M&O AIP		\$0
View Replace Missing Threshold Marker	ASAP	Inspection	M&O Operating		\$0
View Remove Parking Signs along Runway	Short Term	Inspection	M&O Operating		\$0
View Approach Clearing	Short Term	Inspection	M&O AIP		\$0
View Regrade Perimeter Access Road	Mid Term	Inspection	N/A		\$0
View Grading Project	Mid Term	Inspection	M&O AIP		\$150,000
View Construct Perimeter Fence	Mid Term	Inspection	AIP		\$1,000,000
View Replace Lighting System	N/A	N/A	M&O AIP		\$0
View Construct SREB	Short Term	State Needs List	AIP		\$556,972
View Loader	Short Term	State Needs List	M&O AIP		\$311,904
View Obstruction Removal	Short Term	State Needs List	M&O AIP		\$300,000
View Conduct Master Plan	ASAP	Other/Misc	AIP		\$0
View Extend lease lot access road	Short Term	N/A	N/A		\$0
View New Design Survey datums	N/A	N/A	M&O AIP		\$0
View Increase number of lease lots	Mid Term	Other/Misc	N/A		\$0
View Shift R/W to east and south	N/A	N/A	N/A		\$0
View Extend taxiway to the east	N/A	N/A	N/A		\$0
View Construct taxiways between apron and runway	N/A	N/A	N/A		\$0
View Construct a GA apron with gravel surface adjacent to airport	N/A	N/A	N/A		\$0
Total					\$2,318,876

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	GOOSE BAY
NPIAS:	02-0409	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$182,050
Mid Term Needs Total:	\$0	Long Term Needs Total:	\$0

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Brush Cutting	Mid Term	Inspection	M&O AIP		\$0
View Equipment	Long Term	Inspection	M&O AIP		\$0
View Construct Perimeter Fence	Long Term	Inspection	N/A		\$0
View SREB Renovation	Short Term	Inspection	N/A		\$0
View Minor Gravel Resurfacing	Short Term	State Needs List	M&O AIP		\$177,170
View Rehab Threshold Markings	Short Term	State Needs List	M&O AIP		\$4,880
				Total	\$182,050

Base Information

Owner:	ALASKA DOT&PF NORTHERN REGION	FAA Associated City:	LAKE LOUISE
NPIAS:	02-0430	DOT&PF Region:	Northern
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$90,176	Short Term Needs Total:	\$5,304
Mid Term Needs Total:	\$0	Long Term Needs Total:	\$0

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Remove/replace Wind Cone	ASAP	Inspection	M&O Operating		\$90,176
View Safety area/ ramp grading	Short Term	Inspection	M&O Operating		\$5,304
View Secure runway	N/A	5010	N/A		\$848,720
View Remove obstructions on dock at Seaplane Base	N/A	5010	N/A		\$0
				Total	\$944,200

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	SHEEP MOUNTAIN
NPIAS:	- - -	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$0
Mid Term Needs Total:	\$0	Long Term Needs Total:	\$0

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Cone and Marker Repair / Replacement	N/A	Inspection	M&O AIP		\$21,218
View CASC	N/A	Inspection	M&O AIP		\$212,180
View Install Perimeter Fence	N/A	Inspection	N/A		\$10
View Improve Drainage	Short Term	State Needs List	N/A		\$0
View Level the Runway	Long Term	State Needs List	M&O AIP		\$0
View Construct Parking Apron	Long Term	Other/Misc	N/A		\$0
				Total	\$233,408

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	SKWENTNA
NPIAS:	02-0411	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$774,456
Mid Term Needs Total:	\$0	Long Term Needs Total:	\$0

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Construct 2-bay SREB	Short Term	State Needs List	AIP		\$0
View Snow Blower	Short Term	State Needs List	M&O AIP		\$212,180
View Erosion	Short Term	State Needs List	M&O AIP		\$424,360
View Cone and Marker Repair / Replacement	Short Term	State Needs List	M&O AIP	<input checked="" type="checkbox"/>	\$5,304
View Segmented Circle	Short Term	State Needs List	M&O AIP		\$132,612
View Replace threshold markers	N/A	Deferred Maintenance	AIP	<input checked="" type="checkbox"/>	\$5,463
View Provide a 10k generator for lighting	N/A	N/A	M&O AIP		\$0
View Construct a new two-bay SREB	N/A	N/A	N/A		\$0
View Move the existing maintenance shop and generator	N/A	N/A	N/A		\$0
View Upgrade airport lighting	N/A	N/A	AIP	<input checked="" type="checkbox"/>	\$0
View Tree removal (M&O OR)	N/A	N/A	M&O AIP		\$0
View Embankment protection needed	N/A	N/A	M&O AIP		\$0
View FY'14 ARFF Truck	N/A	N/A	M&O AIP		\$1,092,727
			Total		\$1,872,646

Base Information

Owner:	ALASKA DOT&PF NORTHERN REGION	FAA Associated City:	SUMMIT
NPIAS:	- - -	DOT&PF Region:	Northern
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$0
Mid Term Needs Total:	\$0	Long Term Needs Total:	\$0

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	TALKEETNA
NPIAS:	02-0287	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$1,163,038	Short Term Needs Total:	\$1,152,716
Mid Term Needs Total:	\$750,000	Long Term Needs Total:	\$71,026

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Snow Blower	ASAP	State Needs List	AIP		\$650,000
View Sander	ASAP	State Needs List	AIP		\$50,000
View SRE Dump Truck	ASAP	State Needs List	AIP		\$324,450
View Pavement Markings	Short Term	State Needs List	M&O AIP		\$53,045
View Expand Maintenance Facility	Short Term	State Needs List	AIP		\$0
View Wind Cone Pole	Short Term	State Needs List	M&O AIP	<input checked="" type="checkbox"/>	\$0
View Beacon	Short Term	State Needs List	AIP	<input checked="" type="checkbox"/>	\$250,000
View Vegetation Control	Short Term	State Needs List	M&O AIP		\$0
View Fencing	Short Term	State Needs List	M&O AIP		\$500,000
View Drainage Maintenance & Repair	Mid Term	Inspection	M&O AIP		\$750,000
View Crack Seal	Short Term	State Needs List	M&O AIP		\$0
View Expand Maintenance Facility	N/A	State Needs List	N/A		\$0
View Re-Paint All Markings	ASAP	Inspection	M&O AIP		\$71,026
View Plow Truck	Short Term	Inspection	M&O AIP		\$229,472
View Mower	Short Term	Inspection	M&O Operating		\$120,199
View Purchase Fire Extinguishers	ASAP	Inspection	M&O AIP		\$0
View Renovate Drains in M&O Shop	ASAP	Inspection	M&O AIP		\$0
View Aeronautical Survey	N/A	Inspection	N/A		\$109,272
View Replace Cones Around Lights	ASAP	Inspection	M&O AIP		\$2,000
View Regrade Surfaces and Repair Airport Lights	ASAP	Inspection	M&O AIP		\$0
View Crack Seal Pavement	ASAP	Inspection	State GF		\$60,099
View Install Pedestrian trail and signage	ASAP	Inspection	M&O AIP		\$5,463
View Apron Lease Lot Development and Flood Mitigation	Short Term	State Needs List	AIP		\$0
View Airport Paving and Improvements	Short Term	State Needs List	AIP		\$0
View Construct Toilet Facilities	Long Term	Performance Measure	State GF		\$71,026
View Vehicle gates with push button electric	N/A	N/A	N/A		\$0
View Replace Airport Lighting	N/A	N/A	N/A		\$0
Total					\$3,246,052

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	WILLOW
NPIAS:	02-0320	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Airport	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$17,006,508
Mid Term Needs Total:	\$9,320,582	Long Term Needs Total:	\$32,056,182

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Grader	Short Term	State Needs List	N/A		\$397,837
View Reassess Removing Displaced Threshold	Mid Term	Other/Misc	N/A		\$0
View Construct 1-bay SREB	Short Term	State Needs List	N/A		\$0
View Loader	Short Term	State Needs List	M&O AIP		\$0
View Obstruction Removal	Short Term	State Needs List	M&O AIP		\$0
View Obstruction Removal	Short Term	State Needs List	M&O AIP		\$0
View Install Perimeter Fence	Short Term	State Needs List	N/A		\$0
View Minor Gravel Resurfacing & Dust Control	Short Term	State Needs List	M&O AIP		\$0
View Gate repairs	Short Term	Inspection	M&O Operating		\$1,091
View Improve Blind Corner on S. End of Runway	Short Term	Master Plan	N/A		\$0
View Construct Toilet Facilities	N/A	N/A	N/A		\$0
View Vehicle Parking	Short Term	N/A	N/A		\$0
View Willow Airport Improvements	Mid Term	Spending Plan	AIP		\$4,152,362
View Willow Haven Senior Center Access	Short Term	Master Plan	N/A		\$262,035
View Aircraft Highway Crossing Improvement	Short Term	Master Plan	N/A		\$249,250
View Expand SREB	Long Term	Master Plan	N/A		\$1,057,212
View Construct Gravel/Ski Strip	Long Term	Master Plan	N/A		\$2,747,442
View SW Airport Tiedown Expansion	Long Term	Master Plan	N/A		\$7,757,049
View NE Airport Lease Lots and Tiedowns	Long Term	Master Plan	N/A		\$16,190,388
View Replace Runway Lighting System	Long Term	Master Plan	N/A		\$2,113,333
View Resurface Runway	Mid Term	Master Plan	N/A		\$1,479,224
View Snow Blower	Mid Term	Master Plan	M&O AIP		\$782,501
View Loader	Mid Term	Master Plan	M&O AIP		\$542,538
View Construct Road and Helipad	Mid Term	Master Plan	N/A		\$496,206
View Tree Clearing/Fencing/Signage	Short Term	Master Plan	M&O AIP		\$612,145

View	Taxiway, Road, and Lease Lot Expansion Near RW 13	Short Term	Master Plan	N/A	\$11,096,532
View	Expand Tie Down, Road Access, and Taxiway Connection near RW 31	Short Term	Master Plan	N/A	\$3,910,213
View	Willow Automated Weather Observation System (AWOS)	Mid Term	Master Plan	N/A	\$1,817,751
View	Removal of Part 77 Obstructions	Long Term	ALP	AIP	\$0
View	Vehicle Parking	Long Term	ALP	AIP	\$0
View	Lease Areas	Long Term	ALP	AIP	\$0
View	Heliport RPZ	Long Term	ALP	AIP	\$0
View	Remove taxiway	Long Term	ALP	AIP	\$0
View	Shift taxiway 90' left	Long Term	ALP	AIP	\$0
View	Property Acquisition	Long Term	Master Plan	AIP	\$2,190,758
View	Ski Runway RSA, OFA, & OFZ	N/A	ALP	AIP	\$0
View	Reduce RSA	Long Term	ALP	AIP	\$0
View	Rehabilitation/extension of the existing access road	N/A	N/A	N/A	\$0
View	Install barrier fencing behind the floatplane leaseholds	N/A	N/A	N/A	\$0
View	Install Perimeter Fence	N/A	N/A	N/A	\$0
View	Cut trees and remove hill by South Taxiway (M&O OR)	N/A	N/A	M&O AIP	\$0
View	Perimeter fencing repairs/replacement	Mid Term	Inspection	M&O AIP	\$50,000
View	Vehicle gates with push button electric	N/A	N/A	N/A	\$0
View	Construct new lighted segmented circle	N/A	N/A	M&O AIP	\$63,654
View	Minor Gravel Resurfacing & Dust Control	Short Term	State Needs List	M&O AIP	\$477,405
View	Shot Gun Cove Rd expansion	N/A	N/A	N/A	\$0
Total					\$58,446,926

Base Information

Owner:	ALASKA DOT&PF CENTRAL REGION	FAA Associated City:	WILLOW
NPIAS:	- - -	DOT&PF Region:	Central
Airport Use:	Public	DOT Owned:	True
Type:	Seaplane Base	Facility Status:	Active

Manage Needs

Filters

Needs Funding Source: Status:

Projects Category:

ASAP Needs Total:	\$0	Short Term Needs Total:	\$131,017
Mid Term Needs Total:	\$111,238	Long Term Needs Total:	\$0

Needs	Priority	Need Origination	Funding Source	In Project	Estimated Cost
View Removal of island on Willow Lake	N/A	N/A	N/A		\$0
View Transient Floatplane Parking and Dock	Long Term	ALP	N/A		\$0
View Purchase Boat, Replace Buoys	Short Term	Master Plan	M&O AIP		\$131,017
View Water Level Maintenance Study	Mid Term	Master Plan	N/A		\$111,238
				Total	\$242,255

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 20-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING ASSEMBLY SUPPORT FOR THE ADOPTION OF THE BIG LAKE AIRPORT MASTER PLAN.

WHEREAS, the Borough has the highest concentration of public and private airports in the nation, according to recent Federal Aviation Administration information; and

WHEREAS, the Alaska Department of Transportation and Public Facilities is currently working on the Big Lake Airport Master Plan, a 20-year capital improvement plan, and has requested a letter or resolution of support; and

WHEREAS, members of the Aviation Advisory Board have reviewed the draft document of the Big Lake Airport Master Plan and are in consensus on supporting the Alaska Department of Transportation and Public Facilities for the 20-year development of the airport; and

WHEREAS, the members of the Aviation Advisory Board believe the Big Lake Airport is an economic generator for the Borough and recommend Alaska Department of Transportation and Public Facilities take a proactive role in the development of the airport towards self-sustainability and safety.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board hereby recommends Assembly support for the Big Lake Airport Master Plan.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory
Board this ____ day of _____, 2020.

David Palmer, AAB Chair

ATTEST:

Christopher Cole, AAB Clerk

DRAFT