

2/8/22 Big Lake Community Council minutes:

Agenda approved with addition of amendments.

Presentation: MSB planning Jason Ortez- Developments Services Manager, Matt & Code Enforcement ladies Theresa and Peggy.

Jason: Planning department focuses mainly on code enforcement, right of way issues, inspections, planning and project coordination. Jason really wants us to feel free to bring concerns or needs directly to his office for help.

Peggy Horton: Platting works with the “conditional use process.” They are the long & short planners of the MSB needs. They help with lake management plans. They help with Community councils needs and help to address issues. Platting helps with subdividing land creating rights/ giving rights/ to property owners. They actually develop what is actually “on the land.” Work with different business types of conditional use process (shooting ranges, bars, hotels, etc.) Helps legal and non-conforming. Small lots around BL with cabins built under “grandfather rights” for various reasons, including lake setback.

There are permitting needs to access MSB rights-of-way. Used primarily for utilities and encroachments.

Code compliance office administer enforcement of ordinances adopted by assembly. Trash removal and ROW issues.

“Conditional Use permit process:” They meet up with folks in MSB and fill out an application. There are lots of paperwork and it is a very long process. They need to research the permit application to get answers for Planning commission to consider regarding physical characteristics of the facility applying for the Conditional Use Permit. MSB policy is to “As much as they can be, the neighborhood is not effected. As if to make it better than if there were no rules” - “To try to have the applicants project be as little invasive in the area as possible.” To put businesses in place in areas that are not invasive to other nearby property owners.

Jason- The conditional use process is very lengthy. Nothing goes fast. Cumbersome process to go through. Lots of due diligence per state statute and MSB code. Long check list. Back and forth. Planners make recommendations for Planning Commission on approval of application or not.

Code compliance: It is a “myth” that they drive around looking for violations. In the MSB, all inspections are “complaint driven.” And the MSB dispatches personnel accordingly. They try to work with folks.

Please use the MSB “parcel viewer” and the “problem reporter.” They are both good tools for reporting code violations in your area.

2/28 planning meeting coming up regarding Assemblyman Tews conditional use permitting for small gravel pits to raise the annual removal limits from 2000 yards per year, to 20,000 yards per year.

Email comments to: Planning@matsugov.us. 1 week early please. There is also a “call in line.” Fb live is good too, but only for listening. You cannot comment on FB live. 3. MSB Planning FB page a good source for information. Best way to get “Outreach” from planning? - Best way is through social media.

The MSB has no enforcement since its 2nd class borough. What tools do they have available? Code enforcement is a challenge for everyone at the MSB. One method used now is PFD confiscation to pay for repairs or cleanup on a private property. There is a Court process with fees. Tools: (They have none...) Most issues are addressed through education of the violator. Tickets don't work either with some violators. MSB can go through a Civil injunction through the courts, but the process is being tested. All this needs to go through the Assembly. They would like to take an aggressive approach to charge people who violate. Costs go to the property owner. Not taxpayers. Court issues formal order. With the goal of MSB taking property in the end. Always open for any ideas.

Ben Tew- Is there a way to get volunteer funds/ or labor to help with cleanup of problem areas. Can volunteers do it? Jason: "Yes and no." "Yes" if its private property, with the permission of the property owner. In the ROW, it is legal to remove garbage, but that could still cause "issues" with property owners. "No, it is not best" for local folks to clean up the property without permission from homeowner.

LOOK ON AGENDA ON PLANNING COMMISSION WEBSITE FOR AGENDS/ ASSEMBY TOO. THEY ARE POSTED 1 WEEK AGEAD OF TIME.

Conditional use permits need a public comment period for the area that is impacted by the applicant. Community Council is notified too. Planning has a longer, 45-day notice of conditional use. Platting is down to 30 days for a community council to respond but public should keep track of items through the public notice site at the MSB web page.

Terry- What is the method to determine the length of speakers? Planning Commission members who show up decide who speaks and for how long. 3 minute is MSB standard. 5 minutes at the commission level. 15 minutes for staff report. If you want to give input, written comments are great too. planning@matsugov.us meetings are in person. Can testify over phone too.

"Our rd." - MSB has concerns about potential construction west of the new MHTL 100' public use easement. They want large developers to upgrade the roads to their developments. There is currently a land subdivision in process by MHLT in this area.

When folks talk about "Condos" in this area, they are commonly referring to "Common Interest Ownership" properties. Land is not sub-divided at the MSB level, but it is divided through a legal process. MSB gets involved when density and permits are needed from the MSB.

Code Compliance- (MSB has no tools) but multifamily rules apply and there are new rules being implemented soon. MSB gets notice from developer then projects get entered into the MSB archives so they are aware of the development, which must follow MSB code and fall within its rules. MSB wants to make sure roads are being in place right.

Ben Tew: What codes are there if you want to turn property to a multiple unit property- Peggy. Need to get a permit application in b4 entering into the project. Parking, lighting, entrances, structures, parking. Driveway specs. Etc.

Common Interest Ownership applications- MSB looks at the plan to see if it conforms to standards. Ben- does the road need be developed into the CIC? Peggy- Multifamily permit application needed. Not on CIC though. Multifamily who applies for permit access roads need to be up to residential standards.

QQ- Do density threshold exists? yes

Membership report: “nearly double”

Treasures report: \$29186.15 sav \$267.52 \$10.05 interest

QQQ- What happens with the grant money. Grant money is distributed locally to groups who apply for the grant for local improvements.

Jill- Assembly report- Assemblyman Tew asks for support regarding: setting up a task force to address maintenance in the roads in the area. Not Time & Materials, but this will be addressed by task force. To set up a matrix to follow and get roads fixed. Timeframe for was moved back to the 2023/24 fiscal year.

Chief Hightower- 199 smoke alarms installed in 2021. Both CO2 and Fire alarms were installed. On a grim note, 5 fire deaths in MSB last year and 2 in meadow lakes area alone. The last fire related death was 2018. The new smoke alarms will last 10 years.

Road Service Report-Bill Haller- After 2 meetings and public input, the RSA list for the area was completed. Assemblyman Tew rejected the latest RSA list at the Assembly meeting and will be submitting his own. As a result, there are many roads in Big Lake that are not getting the maintenance that was budgeted for by previous RSA boards. Many roads that have now been pulled from the list have already had RSA funds spent on them in the past, but projects are not being allowed to move forward following Assemblyman Tew’s actions.

There is a new member on the RSA board to replace Bill Harriet. Pat Danials is the new RSA member. QQQ- Who goes over applications and how was the replacement picked? Assemblyman Tew recommends to mayor and assembly approves.

QQQ- What’s the new Tew RSA plan? Bill Haller: Hold all money for Jolly Creek drainage. Removed some roads, added others in the area. He also combined the list of road projects, totaling over of 400k bulk road package. This will force the RSA board to use engineers on all project plans, instead of breaking the projects up and bringing them in all under \$25,000 so that engineering work would not be required and smaller projects to improve problem areas of a given road could happen promptly. This small project funding has been used successfully over the past few years and puts all the RSA dollars “on the ground.”

RSA also requested NO calcium chloride applied to the Big Lake roads until there is an environmental study. Assemblyman Tew is against this.

QQ- What happened to the road project already approved by the RSA for the “Animal roads?” Bill: This project was pulled by the Assemblyman in favor of addressing the flooding upstream by addressing the Jolly Creek drainage issues. This will be a very expensive, time-consuming project extending from Lucille Creek to Fish Creek.

QQQ- Who will be on this new RSA task force? Who decides? MSB Attorney/ public works dept and manager will make this decision. They will review current RSA standards and make a recommendation to the Assembly regarding the Time & Materials, or Flat per mile rate or a hybrid system of RSA funding.

Bike trail pathways- Main Big Lake bike trail is being plowed way too late causing pedestrians to walk down the roadway. Since we are a priority 3 State Road, that’s how the maintenance on the bike trail is applied too. The State and McKenna Bros are considering letting McKenna do the maintenance on all Big Lake roads so that the whole area is done at the same time and not piece meal.

Mid Valley recycling- Steve Hawk- Did you know that Big Lake produces more recycling than any other area in the MSB? Open 12-3 sat sun.

Correspondence- Electric Vehicle charging stations public grants are now available if you are interested in getting one at your business.

Web page design- We have a bid in hand. Council will be voting next meeting to fund the building/ design for a “real web page” for the Council.

Jill - Grant Program: The MSB has given Big Lake roughly \$15,000 to various local projects. Do you have a project idea? It's time to apply. Get your application submitted now. Council decides how to distribute. Your applications need to be submitted by 4/1/22. 4/12 meeting target date. blccgrants@gmail.com is a good email to use.

Persons to be heard:

Olivia Freeman: Is in the process of purchasing the Hanger Lounge. It will be called “The Hang Out.” (After speaking again with Ms. Freeman) I believe the plan is to provide a center for teen training in various trades to get them “out in the big world.” Basic banking and real-life skills. Train to cook, repair or set up businesses. The kitchen will be manned by trained teens who will try to land various Senior/ Veteran's meal grant programs (Meals on Wheels, for example.) Rooms will be made into various “class rooms.” The plan is to provide a “teen friendly” location for them to congregate. Might be interested in gaining funding from the Mat-Su Health Foundation to achieve goals. Teens need spot in town that is safe and she feels that the Hanger location will be a good spot and service the community in a positive manner.

Irene Crowley: Keep in mind that road service decisions can impact you financially. Look at MSB assessment ensure RSA funds are being used properly. We all pay RSA taxes and we need to make sure they are applied properly. If they are not, you may pay higher taxes in the form of rising RSA rates due to poor project planning.

Ken Walsh- He indicates the big problem is road system itself and it all needs fixing. Solutions are available if we cooperate and work together and quit bickering. Best tool is the road inventory document to see priorities in RSA funding. The last comprehensive plan was in 2013.

Dan Mayfield- There will be no easy solutions, but we need to be vigilant. T& M is still on agenda for next Assembly meeting in the “unfinished business on consent agenda.” RSA Task Force is also on the agenda too. Says mayor will appoint 5 members and 2 alts. Does not say how it happens, but in the past assembly folks nominate. To have needed upgrades to the Big Lake area, there are no options, but more taxation. For residents who don't want to pay for RSA funds to upgrade the roads always have the option to put a LID in place to do local upgrades.

Pat Danials- RSA new board member- 907-315-3301- available any time. Hopes to be a part to providing solutions and adding matrix solutions to our area. Believes McKenna is good, but... does not like the management of the contract. Wants more management.

Ben Tew- RSA issue- Pledges that the Big Lake RSA will be no financial gain for Tew Inc. Pledges Tew will not bid Big Lake RSA. Thinks nobody is administering the current codes of the contract properly and the current specifications are impossible. Someone needs to step up.

Board member comments: Jeff Ross- Encourages continued cooperation between Big Lake Council and the RSA board to achieve the best roads in Big Lake for the residents. Encourages Assemblyman Tew to follow the wishes of his Big Lake constituency when input is given during public meeting testimony. Take the advice of the public when putting RSA requests forward to Assembly.

Meeting is over- 856pm.