

B. Resolution 97-05: Agricultural and Forestry Advisory Board (AFAB) request for consideration of AFAB Resolution No. 96-001.

Commissioner Tischer moved, Commissioner Hanrahan seconded to approve Resolution 97-05, "A resolution of the Matanuska-Susitna Borough Planning Commission supporting Agricultural and Forestry Advisory Board Resolution Number 96-001."

Chairman Anderson stated that staff recommends the commissioners not approve Resolution No. 97-05. Commissioner Tischer stated that in Resolution 97-05, the fourth WHEREAS, 5th sentence, should read: ...land use, the operator is not... After discussion, the resolution was not amended.

Marcy Martin stated that Planning Commission Resolution 97-05 is a duplication of the resolution adopted by the Agriculture and Forestry Advisory Board, staff recommends not to approve Resolution 97-05.

The following was discussed: clarification of the resolution; exemption on certain size of parcels; and suggested inviting Ted Smith and borough forester to the next meeting to assist in clarifying the resolution.

Commissioner Tischer withdrew her motion and Commissioner Hanrahan concurred. Commissioner Kracker moved, Commissioner Hanrahan seconded to postpone this item to time certain, March 3, 1997, and request that the borough forester and Ted Smith be invited to attend that meeting.

Commissioner Tischer discussed the cost impact on small companies v.s. larger companies. She suggested that one of the smaller companies be invited to discuss possible impact on their business.

Voting on the motion, it passed unanimously.

C. Resolution 96-58 and Resolution 96-58(SUB): Recommending classification of borough-owned land located within a portion of Tract A, Section 7, and a portion of Tract A, Section 18, T17N, R3E, S.M., according to Alaska Supplemental Cadastral Survey 92-118, Butte area.

Chairman Anderson stated that staff would like the commission to consider Resolution 96-58(SUB).

Chairman Anderson stated that at the last meeting the commissioners had asked Mr. Trygstad to provide a site plan, which was to be submitted to staff by January 28, 1997 and asked if it had been received.

Marcy Martin stated that a site plan had not been received and referred to a memorandum regarding Victor Trygstad's application to purchase borough land, dated January 29, 1997, which stated: "staff has not receive the information requested and therefore the borough administration respectfully recommends that the Planning Commission deny the applicant's request to obtain borough land for a proposed golf course and related resort and residential development."

Commissioner Tischer asked staff if the "consultants report on the economic impact was provided on January 21, 1997, as stated in the minutes of January 20, 1997. Staff stated that the report was not submitted.

Commissioner Hanrahan moved, Commissioner Tischer seconded to approve Resolution 96-58(SUB), "A resolution of the Matanuska-Susitna Borough Planning Commission recommending the classification and conveyance of borough-owned land located within a portion of Tract A, Section 7, and a portion of Tract A, Section 18, Township 17 North, Range 3 East, Seward Meridian, according to Alaska Supplemental Cadastral Survey 92-118, Butte area."

Discussion followed regarding classification of subject parcel.

Commissioner Tischer stated concern with the amount of time and money that had been spent on this item, and stated disappointment with the non-response from the applicant. For the record, "she has read the entire supplemental packet which consist of approximately 2" of paper." Information in the packet stated that documentation was viewed by staff sometime last fall or early winter (1996) and asked staff why the commissioners had not received that information. Ms. Martin stated that she was not at that meeting; however, she understood that a site plan was attached to the application, a request was made to return the plan, because it contained privileged information, and it was returned. Staff had no documentation available to forward to the commissioners.

Commissioner Colver stated that, originally this item was not set for public hearing; however, because there had been a number of persons to be heard, it was set for public hearing. He stated that the commission has asked for additional information, e.g. site plan, the application is incomplete he could not support it.

Commissioner Kracker stated concern with how the newspaper handled this item, they should consider all parties and represent both sides of the issue.

Chairman Anderson stated that the subject parcel covers a lot of acres and the commissioners had asked only for necessary information to base a decision.

Voting on the motion, it failed unanimously.

Mr. Trygstad asked to address the commissioners. Chairman Anderson stated that his opportunity to speak was at the public hearing, and if he had complied with the commissioners request for information, he would have been given time to address his plan.

After discussion, the commissioners stated the following reasons for not supporting the resolution:

- Commissioner McCavit: the applicant didn't provide any of the information in a timely fashion, and if the project did go ahead, it would continue in that same fashion and would never come to completion.
- Commissioner Hanrahan: the request for information was extended two-three times to allow the applicant time to get the information that we needed to make our determination.
- Commissioner Tischer: financial information, a diagram, site plan, or preliminary drawing was never furnished and with the absence of requested information, it created concern as to whether the project was going to be viable.

- Commissioner Kracker: the reason for not reclassifying the subject parcel was because there was not enough information to make a determination.
  - Commissioner Savage: agreed with the other comments, the only information given has been of a promotional presentation, with no concrete information to base our decision on. What concerns me more is that there is a rumor of a plan having been seen by a select few and is not being shared with the public or the commissioners.
  - Commissioner Colver: creditability, the promise and assurance of having a plan to look at, when in fact the plan was never submitted; no conceptual development plan to properly assess the impacts to the community, possibly creating additional borough services that the taxpayers would have to provide, e. g. roads, traffic plan, affects on emergency service; no experts addressing the water table and wetlands, impacts of McRoberts Creek running through the parcel; and there was not appropriate information to support the proposal.
  - Chairman Anderson: lack of information, the commissioners went to great lengths to listen to public testimony from both sides, and then never being provided the information necessary to make a decision.
- D. Butte Community Council Resolution Pertaining to Classification of Borough-owned Land Located in Tract A, Section 7 and Section 18, T17N, R3E, S.M. According to Alaska Supplemental Cadastral Survey 91-118, Butte area.

Chairman Anderson stated that, memo dated February 3, 1997 from staff, the Butte Community Council would like the commissioners to reconsider and classify as recreational lands, and if agreed upon, have staff prepare a report for the highest and best use analysis recommendation with a resolution.

Discussion followed.

It was the consensus to have staff prepare a report and resolution for their consideration.

The meeting recessed at 7:00 and reconvened at 7:05 p.m.

#### **PERSONS TO BE HEARD**

David Witt encouraged the commissioners to consider the "whole section concept" and be classified recreational.

Ted Cox thanked the commissioners for doing their homework and commended them for a good job. He stated that the Butte Community Council will be working with staff in reviewing their public lands and drafting a management plan for the 640 acres.

Jim Stocker - passed

Don Zoerb stated "thank you, thank you very much."

#### **PUBLIC HEARING**

- A. Resolution 97-03: Application from Era Aviation, Inc. for a conditional use permit under the provisions of MSB 17.17 - Denali State Park Special Land Use District.