

**ON-SITE WATER & WASTEWATER TECHNICAL
REVIEW BOARD MEETING MINUTES
Planning and Development Center
Microsoft Teams
4700 Elmore Road
Anchorage, Alaska**

**February 5, 2025
11:33 a.m.**

Technical Review Board Members Present:

Name

Jeff Garness
Kurt Sauers
Mark Swenson
Kyle Brown
Ed Barrington
Carol Perkins

Also in attendance

Name

Representing

Deb Wockenfuss	MOA/Development Services Department (DSD)
Curtis Townsend	MOA/DSD
Daniel King	MOA/DSD
Andre Spinelli	Spinell Homes
Brandon Marcott	Triad Engineering
Dan Young	Terrasat

1. CALL TO ORDER/ ROLL CALL

CHAIR Swenson called the meeting to order at 11:33 a.m. A quorum was established.

2. APPROVAL OF AGENDA / MINUTES

CHAIR Swenson asked the board to review the agenda. **Mr. Sauers motioned for approval, and Ms. Perkins second. The agenda was unanimously approved.**

CHAIR Swenson asked the board to review the November 13, 2024, minutes. One minor change was noted. **Mr. Sauers motioned, and Mr. Barrington second the motion. The minutes were unanimously approved.**

3. NEW BUSINESS

a. Elections

Chair Swenson offered to relinquish the chair if anyone on the board wished to be chair. No one spoke up. Chair Swenson turned the gravel over to Vice Chair Garness. Vice Chair Garness asked for nominations for Chair. **Mr. Sauers nominated Mr. Swenson. Mr. Garness second. Hearing no other nominations, Vice Chair Garness called for the vote. Unanimously approved.**

Chair Swenson called for Vice Chair nominations. Mr. Garness announced he would not run for vice chair due to other obligations. **Mr. Garness nominated Mr. Sauers. Mr. Barrington second the motion. Unanimously approved.**

b. Subdivision Requirements: Aquifer Testing

Chair Swenson asked staff to explain why this was before the board again. Staff gave a historical update: from approximately 1999 to 2002 On-Site was under the direction of the Anchorage Health Department and since 1999 On-Site has required Aquifer testing for new subdivisions. In 2015 the requirement for aquifer testing in Title 21 was modified, then dropped during a rewrite. Under the health department's direction, the section for subdivisions was removed and was required for each individual lot. The aquifer testing requirement has always been procedure/policy but never in code. The request for testing was handled under the planning and zoning review. The planning and zoning board was relied on to require the testing.

In 2018 On-Site was still requiring it. Sometime in 2019 the plan review manager noted it was not in code and the wording changed from shall to you should do aquifer testing. Once the wording changed people stopped testing. Staff did try and enforce it. Back in January 2024, at a code sub-committee which Mr. Munter attended, we dropped the proposed subdivision with more than five lots to be served with private wells must have an aquifer testing performed by a hydrogeologist using the aquifer testing guidelines. At the March 2024 tech board meeting Mr. Munter presented his case for including or referencing the aquifer test procedures. The board voted to keep the aquifer testing in the code and that is where we are to this point.

A lengthy discussion ensued, and the board agreed to change the verbiage from testing to study. The language could read: a proposed subdivision with more than five lots served by private wells shall have an aquifer study/analysis performed by a registered hydrogeologist in accordance with aquifer study/analysis and guidelines maintained by the department, but Mr. King will draft language and email out. **Mr. Sauers motioned to accept the proposed new language. Ms. Perkins second the motion. Unanimously approved.**

4. OTHER BUSINESS/INFORMATIONAL

- a. 15.55 Well Code - None**
- b. 15.65 - None**

5. COMMENTS

- a. Board comments**

Mr. Sauers asked if Ms. Wockenfuss's position had been posted and filled yet. Staff replied informed the board her position description had to be updated and was almost ready for posting. Ms. Wockenfuss's last day is April 30. The board thanked her for her service.

- b. Staff comments - None**
- c. Public comment - None**

6. UPCOMING MEETINGS & AGENDA ITEMS

The next meeting was discussed for March 12th.

7. ADJOURNMENT

Meeting was adjourned at 1:34 p.m.