

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on March 24, 2015, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Larry DeVilbiss for the purpose of conducting a joint Assembly/Planning Commission meeting.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Mr. Jim Sykes, Assembly District No. 1
Mr. Matthew Beck, Assembly District No. 2
Mr. Dan Mayfield, Assembly District No. 5
Ms. Barbara J. Doty, Assembly District No. 6

Assembly members absent and excused were:

Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)
Mr. Steve Colligan, Assembly District No. 4
Mr. Vern Halter, Assembly District No. 7

Planning Commission members present and establishing a quorum were:

Mr. Brian Endle, Seat 1
Mr. John Klapperich, Seat 3 (*Planning Commission Chair*)
Mr. Bruce Walden, Seat 4
Mr. Bill Kendig, Seat 5
Mr. Tom Adams, Seat 6
Mr. Vern Rauchenstein, Seat 7

Planning Commission members absent and excused:

Mr. Thomas Healy, Seat 2

Staff in attendance were:

Ms. Brenda J. Henry, Assistant Clerk
Mr. John Moosey, Borough Manager
Mr. Nicholas Spiropoulos, Borough Attorney
Ms. Eileen Probasco, Planning and Land Use Director
Mr. Mike Brown, Capital Projects Director
Mr. Alex Strawn, Development Services Manager
Mr. Joshua Allen, Planner II
Ms. Lauren Driscoll, Chief of Planning
Mr. Paul Hulbert, Platting Officer

III. APPROVAL OF AGENDA

Mayor DeVilbiss 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 Mr. John Moosey, Borough Manager.

V. AUDIENCE PARTICIPATION

The following persons spoke in support of an amendment to Planning Commission Resolution Serial No. 09-14, which would modify language regarding community council review: Mr. Mark Bertels, Mr. Steve Renner, and Mr. John Pinnix.

The following person spoke to concerns with the public process: Mr. Eugene Haberman.

The following person spoke to concerns with the process for creation of special use districts and opined that the name should be changed to special zoning district: Mr. Ethan Williams.

The following person spoke to the traffic congestion at Engstrom Road and Bogard Road: Ms. Kathleen Jones.

VI. ITEMS OF BUSINESS

A. Platting Board Update *(Requested by Assembly)*

Mr. Paul Hulbert, Platting Officer, reported on the activities of the Platting Board.

B. MSB Fish and Wildlife Commission Efforts *(Requested by Administration)*

Mr. Larry Engle, MSB Fish and Wildlife Commission Chair, reported on the activities of the MSB Fish and Wildlife Commission.

(The meeting recessed at 7 p.m. and reconvened at 7:10 p.m.)

C. Presentation On the P3 (Public - Private - Partnerships) Model *(Requested by Administration)*

Ms. Lauren Driscoll, Chief of Planning, provided a presentation regarding the benefits of the P3 Model.

D. Housing Summit Update *(Requested by Administration)*

Mr. Joshua Allen, Planner II, provided an update regarding the recently held Housing Summit.

- E. Title 43 – Subdivisions (*Requested by Administration*)
 - 1. Phase I Update
 - 2. Phase II Update – Transportation Topics

Ms. Eileen Probasco, Planning and Land Use Director, provide an update regarding Phase I and Phase II of the update to Title 43.

- F. Driveways, Old Records, “Weight” Restrictions (*Requested by Administration*)

Mr. Alex Strawn, Development Services Manager, reported on the status of all permitting services, how old records are being retained, and building structural issues being encountered due to the weight of old records.

- G. Title 17 Restructure – Process Improvement (*Requested by Mayor DeVilbiss*)

Ms. Eileen Probasco, Planning and Land Use Director, provided a history of the current process and reported on ways that the special land use creation process could be updated and improved.

- H. GIS Data Library Cleanup – SPUDS (*Requested by Administration*)

Ms. Eileen Probasco, Planning and Land Use Director, reported on how the GIS Division is working to ensure that special use district boundaries are accurate in order to provide a better service to the public; and the map and code changes that could be coming forward in relation to that project.

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

Mr. Moosey spoke to the need to be mindful of how special land use district uses are enforced after they are created.

Planning Commissioner Rauchenstein thanked staff for their hard work in providing better services to the public.

Planning Commissioner Adams:

- noted that the problems that are occurring with development are due to growth, which is a good thing; and
- spoke to the need to continue to move forward with streamlining processes.

Planning Commissioner Kendig stated that he would like to see Development Services have additional staff in order to process permits more quickly.

Planning Commissioner Walden:

- noted that with major growth come issues that must be addressed; and
- opined it is constructive when the bodies are able to have a joint meeting to address those issues.

Planning Commissioner Endle stated that he is looking forward to reviewing how the special land use district creation process can be improved.

Planning Commission Chair Klapperich:

- spoke to the way the Planning Commission Members participate in meetings;
- spoke to the need for consistency in government; and
- thanked the body for the meeting.

Assemblymember Sykes:

- thanked the body for the meeting;
- stated that he appreciates substantive discussion of the issues before them;
- noted that the problems that are being dealt with were not necessarily created by the current body; and
- wished everyone a good evening.

Assemblymember Beck:

- spoke to his appreciation of being a part of the process; and
- thanked staff for all their hard work in dealing with the day-to-day issues.

Assemblymember Mayfield:

- spoke to his appreciation of all the presentations that were provided;
- summarized the reasons that the special meeting regarding the Big Lake incorporation that was scheduled for March 17 did not occur; and
- stated that he would like to schedule another meeting for that discussion.

MOTION: Assemblymember Mayfield moved to schedule a special meeting for April 7, 2015, at 4 p.m. to discuss the Big Lake incorporation.

VOTE: The motion passed without objection.

Assemblymember Doty:


- opined that there was good discussion this evening;
- spoke in support of the updates to Titles 43 and 17;
- thanked the public for their participation;
- spoke to the excellent work of staff in putting together the presentations; and
- noted that she enjoyed her first joint Assembly/Planning Commission meeting.

Mayor DeVilbiss:

- thanked the Planning Commission for the work they do;
- opined that this has been one of the most substantive joint meetings he recalls;
- suggested that the Planning Commission give consideration to the length of time of the process when they review the special land use district creation process;
- spoke to concerns with the possibility of the lack of marijuana regulation by the State before the end of the legislative session; and
- thanked the body for the meeting.

VIII. ADJOURNMENT

The meeting adjourned at 9:30 p.m.


LARRY DeVILBISS, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 04/21/15