

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
Jason Ortiz, District 2
Patricia Chesbro, District 3
Colleen Vague, Chair, District 4
Chris Elder, District 5
Stafford Glashan, District 6
Sassan Mossanen, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT

Alex Strawn, Director of Planning &
Land Use

Kim Sollien, Planning Services Manager
Mark Whisenhunt, Acting Development
Services Manager

Fred Wagner, Platting Officer
Karol Riese, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

January 18, 2021
REGULAR MEETING
6:00 p.m.

Ways to participate in Planning Commission meetings:

IN PERSON. Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required to wear a mask for anyone entering or attending meetings in MSB facilities.

IN WRITING: You can submit written comments to the Planning Commission Clerk at planning@matsugov.us.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; You will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

1. December 21, 2021, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(None)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 21-02**, a resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an Ordinance amending 17.73.095 Domestic Wastewater System Plan Review.

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION *(three minutes per person, for items not scheduled for public hearing)*

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearings shall not begin before 6:15 p.m.)*

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

- A. **PC Resolution 20-47** a conditional use permit modification request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Kerby Coman, on behalf of Green Degree, for the operation of a marijuana retail facility located at 3361 W. Machen Road, Tax ID #2420B02L001; within Township 17 North, Range 1 West, Section 7, Seward Meridian (*Applicant: Kerby Coman, on behalf of Green Degree; Staff: Joe Metzger*).

- B. **PC Resolution 20-48** a conditional use permit modification request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Kerby Coman, on behalf of Green Degree, for the operation of a marijuana retail facility located at 2301 S. Knik Goose Bay Road, Tax ID #1005000L00W-1; within Township 17 North, Range 1 West, Section 17, Seward Meridian (*Applicant: Kerby Coman, on behalf of Green Degree; Staff: Joe Metzger*).

- X. PUBLIC HEARING: LEGISLATIVE MATTERS
 - A. **Resolution 21-01**, a resolution supporting MSB Five Year Timber Harvest Schedule 2021-2025 (*Staff: Emerson Krueger*).

- XI. CORRESPONDENCE & INFORMATION

- XII. UNFINISHED BUSINESS
 - A. **Resolution PC 20-42**, A resolution of the Matanuska-Susitna Planning Commission recommending adoption of the 2020 Mat-Su Borough Hazard Mitigation Plan. Public Hearing: December 7, 2020 & January 18, 2021 (*Staff: Taunnie Boothby*).

- XIII. NEW BUSINESS

- XIV. COMMISSION BUSINESS
 - A. Adjudicatory (*if needed*)
 - B. Election of 2021 Chair and Vice Chair
 - C. Upcoming Planning Commission Agenda Items (*Staff: Mark Whisenhunt*)

- XV. DIRECTOR AND COMMISSIONER COMMENTS

- XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.