

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, Vice-Chair, District 1
Vacant, 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, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Jason Ortiz, Development Services
Manager
Fred Wagner, Platting Officer
Karol Riese, Planning Clerk

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

August 16, 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 a 6-foot distance between yourself and others.

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.

FACEBOOK LIVE:

The Planning Commission meetings are now being streamed on Facebook Live.

- Questions will not be answered on Facebook Live. If you have a comment or concern, please call the number above.

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 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. August 2, 2021, Regular Meeting Minutes.

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 21-22**, A Conditional Use Permit In Accordance With MSB 17.30 – Conditional Use Permit (CUP) For Earth Materials Extraction Activities, For The Extraction Of Approximately 1,800,000 Cubic Yards Of Earth Material From a 61.9-Acre Site Within A 120-Acre Parcel, Tax ID # 17N02W10C001, Within Township 17 North, Range 2 West, Section 10, Seward Meridian. Public Hearing: September 20, 2021 (Applicant: MSB Land & Resource Management Division; Staff: Mark Whisenhunt).
2. **Resolution PC 21-23**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving A Variance To MSB 17.55 For The Construction Of A Single-Family Residence To Be Placed Approximately 38.1 Feet From The Shorelands Of Finger Lake On Government Lot 5, Tax ID # 18N01E34B002; Within Township 18 North, Range 1 East, Section 34, Seward Meridian. Public Hearing: September 20, 2021 (Applicant: Shaun Krautkremer; Staff: Mark Whisenhunt).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

- A. School Site Selection Committee Minutes/Report (Mary Anderson)

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 or request more information to the Planning Commission Clerk concerning the following matters at the time of 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. **Resolution PC 21-17**, A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses, Was Submitted By Greg Smith Of 2nd Amendment, LLC; Allowing For The Operation Of A Marijuana Cultivation Facility, Located At 20357 West Susitna Parkway, Tax ID#17N04W35C001; Within Township 17 North, Range 4 West, Section 35, Seward Meridian (Applicant: Greg Smith, dba 2nd Amendment; Staff: Peggy Horton).

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 the definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, available on the Borough website, www.matsugov.us, Borough Clerk's office, or at various libraries within the Borough.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution PC 21-18**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Assembly Adoption Of An Ordinance Amending Timber Salvage Sales Terms In MSB 23.20.130 And Repealing The Timber Transport Permit In MSB 28.60 (Staff: Emerson Krueger, Natural Resource Manager – Community Development).
- B. **Resolution PC 21-20**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.23 To Exempt Pipeline And Conveyor Structures From Setback Requirements Pursuant To MSB 17.55 (Staff: Tracy McDaniel, Asset Manager – Community Development).
- C. **Resolution PC 21-21**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.67.030, Exemptions, Under Chapter 17.67, Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, And Other Tall Structures (Staff: Alex Strawn, Planning And Land Use Director).

XI. CORRESPONDENCE & INFORMATION

- A. Changes To Public Hearings – Quasi-Judicial Time Removal

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

- XIV. COMMISSION BUSINESS
 - A. Upcoming Planning Commission Agenda Items
- XV. DIRECTOR AND COMMISSIONER COMMENTS
- XVI. ADJOURNMENT (*Mandatory Midnight*)

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.