

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on February 7, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Stafford Glashan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3
Mr. Michael Rubeo, Assembly District #4
Mr. Stafford Glashan, Assembly District #6
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Chris Elder, Assembly District #5

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Mr. Jason Ortiz, Development Services Manager
Ms. Denise Michalske, Assistant Borough Attorney
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Glashan inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Alex Strawn.

IV. CONSENT AGENDA

- A. Minutes January 17, 2022 – Regular Meeting
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(none)
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
Resolution PC 22-02 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.30 Conditional Use Permit for Earth Materials Extraction Activities to allow for an exemption of 20,000 cubic yards annually without a permit, Public

Hearing: February 28, 2022 (Staff: Alex Strawn, Planning and Land Use Director).

Commissioner Chesbro pulled the Minutes from the Consent Agenda to make some clerical corrections.

GENERAL CONSENT: The consent agenda was approved with minutes pulled without objection.

Commissioner Chesbro had some clerical corrections to be made to the Minutes as to the second, Commissioner Glenn, of Vice-Chair vote and that the Motions need to say whether they are approved. Minutes approved with clerical corrections to be made.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(none)

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution PC 22-01

A Resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance repealing 17.68 Outdoor Shooting Facilities (Staff: Alex Strawn, Planning and Land Use Director).

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- What would happen if we propose for this to just the core area
- What is the level of noise complaints the Code Compliance Officers have seen

Chair Glashan opened the public hearing.

The following persons spoke regarding Resolution PC 22-01: Ester Huddleston; Verne Rupright; L.D. Howard; Dave Musgrave; Michael Kealar; Patricia Fisher; Mark Masteller; Jerry Hupp; Carol Thompson; Warren Keogh; Greg Stewart; Betty Garry; Beverly Cutler; John James; Mark Troutman; Nathan Garner;

There being no one else to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved Resolution PC 22-01. The motion was seconded.

Discussion Ensued.

**VOTE: Motion was denied.
Yes: Commissioner Scoggin
No: Commissioner Rubeo, Chesbro, Glashan, Glenn, and Allen.**

Resolution PC 22-03 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance exempting the Borough Landfill from earth materials extraction permit code requirements to allow gravel mining on the property, which has been designated as reserve use lands – Sanitary Landfill (Staff: Alex Strawn, Planning and Land Use Director).

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- CUP requirement for mining gravel; notification for extraction; tax revenue; yardage; public process; exempting the Borough;

Chair Glashan opened the public hearing.

The following persons spoke regarding Resolution PC 22-03: Frank Sihlar; Dawn Vogt; Brandon Mitchell; Patricia Fisher; Claudia Sihlar; Amy Pettite; Sara Gotschall; Mark Masteller; Jerry Hupp; Kimberly Elliott; Mark Troutman; Dave Musgrave

Chair Glashan invited staff to respond to questions and statements from the audience.

Mr. Strawn responded to questions and statements from members of the audience.

There being no one else to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved Resolution PC 22-03. The motion was seconded.

Discussion Ensued.

VOTE: Motion was denied.
Yes: Commissioner Glashan
No: Commissioner Rubeo, Chesbro, Scoggin, Glenn, and Allen.

XI. CORRESPONDENCE AND INFORMATION

- A. Email from Beau Gibb regarding development of Matanuska Greenbelt dated 1/31/22.
- Moved to Handout comment for Introduction Resolution PC 22-02 and Public Hearing Resolution PC 22-003 during Approval of consent Agenda.

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

MSB Planning Commission representation on the State of Alaska Recreation Rivers Advisory Board

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items
B. School Site Selection Committee Seat – Commissioner Chesbro will seat this Committee

Commission Business was presented, and no comments were noted.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Jason Ortiz: No Fact Finding mission for Quasi-Judicial Matters; Special meeting on February 28th

Attorney Michalske: The State has decided not to appeal the BOAA decision. New members set up a meeting with Attorney, Nick Spiropoulos.

Commissioner Chesbro: Lessons on how to send messages to Assembly.

Commissioner Glashan: Thanked everyone for attending.

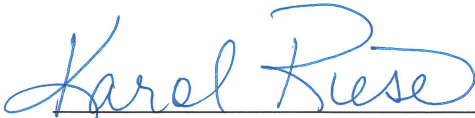
XVI. ADJOURNMENT

The regular meeting adjourned at 7:53 p.m.



STAFFORD GLASHAN,
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: March 7, 2022