

# MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

## PLANNING COMMISSION

Doug Glenn, District 1  
Richard Allen, District 2  
Patricia Chesbro, District 3, Vice-Chair  
Mike Rubeo, District 4  
Chris Elder, District 5  
Stafford Glashan, District 6, Chair  
Curt Scoggin, 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*

March 21, 2022  
REGULAR MEETING  
6:00 p.m.

### **Ways to participate in the meeting:**

**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 [msb.planning.commission@matsugov.us](mailto:msb.planning.commission@matsugov.us).

### **TELEPHONIC TESTIMONY:**

**(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Friday before the meeting.)**

- 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.” (There may be a delay, please be patient with the system.)
- 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.

### **Ways to observe the meeting:**

**FACEBOOK LIVE** at [www.facebook.com/MatSuBorough](http://www.facebook.com/MatSuBorough)

- Questions or comments will **not** be answered; please call the number above if you have a comment or concern.

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: 2/28/2022 and 3/7/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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 (*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*).

**Resolution PC 22-04**

A conditional use permit in accordance with MSB 17.17 – Denali State Park Special Land Use District: for the operation of a commercial use (horse and wagon rides) at 10578 E. Walter Harper Way, Tax ID # 29N05W33D012 & 29N05W33D028; within Township 29 North, Range 5 West, Section 33 Seward Meridian (Applicant: Steve Van Troba, dba D & S Alaskan Trail Rides; Staff: Mark Whisenhunt, Planner II).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution PC 22-07**

A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance increasing the separation distance between gravel extraction and the seasonal high water table from four feet to ten feet (Staff: Alex Strawn, Planning and Land Use Director).

XI. CORRESPONDENCE & INFORMATION

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.**