

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
Bill Kendig, 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*

July 18, 2022
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us. Comments must be submitted the Friday before the meeting.

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

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: 06/06/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 22-22 A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for a marijuana cultivation facility located at 23161 W. Ayrshire Avenue; Tax ID #4136B03L004; within Township 16 North, Range 4 West, Section 32, Seward Meridian. Public Hearing: August 1, 2022 (Applicant: Branden Bartlett dba Denali Farms, and his attorney, Jana Weltzin; Staff: Peggy Horton, Planner II)

Resolution 22-24 A conditional use permit in accordance with MSB 17.30 – Conditional Use Permit for Earth Materials Extraction Activities, for the extraction of 42,000 cubic yards of earth material from two extraction sites totaling four acres within four parcels, which total 8.35 acres; Tax ID #8101B01L002, 8102B01L003, 8102B02L001, and 8102B02L002; located within the Township 18 North, Range 1 East, Section 31, Seward Meridian. Public Hearing: August 1, 2022 (Applicant: John Sommer of AK Frontier Rental, LLC; Staff: Mark Whisenhunt, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 22-19 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly move to repeal MSB 17.10 – Overlay Districts. Public Hearing: August 1, 2022 (Staff: Kelsey Anderson, Planner II)

Resolution 22-23 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly move to repeal MSB 17.06 – Electrical Generating and Delivery Facility, in its entirety. Public Hearing: August 1, 2022 (Staff: Alex Strawn, Planning and Land Use Director)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

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

VIII. LAND USE CLASSIFICATIONS

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*).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 22-20 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt the Beverly Lake Lake Management Plan and an ordinance amending MSB 17.59 – Lake Management Plan Implementation (Staff: Kelsey Anderson, Planner II).

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 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.