

# 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*

August 1, 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](mailto: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](https://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: 07/18/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 22-25** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance repealing MSB 17.05 – Essential Service Utilities. Public Hearing: August 15 (Staff: Alex Strawn, Planning and Land Use Director)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

A. Capital Improvement Program (CIP) New Process (Staff: Kelsey Anderson, Planner II)

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*).

**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. (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. (Applicant: John Sommer of AK Frontier Rental, LLC; Staff: Peggy Horton, Planner II)

#### X. 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. (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. (Staff: Alex Strawn, Planning and Land Use Director)

#### XI. CORRESPONDENCE & INFORMATION

#### XII. UNFINISHED BUSINESS

**Resolution 22-27** A resolution of the Matanuska-Susitna Borough Planning Commission recommending denial of the Beverly Lake Lake Management Plan.

#### 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.**