

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*

October 3, 2022
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us. Comments must be submitted by **12:00 PM the Friday before the meeting**.

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.” (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: 08/15/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 22-31 A modification to a Conditional Use Permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverages Uses, for the expansion of an alcoholic beverage dispensary (bar) known as Floaters, located at 2990 South Big Lake Road, Tax ID# 1783B02L003; within Township 17 North, Range 3 West, Section 21, Seward Meridian. Public Hearing: October 17, 2022 (Applicant: Bill Brister of R&B Alaska Inc., dba Floaters; Staff: Mark Whisenhunt, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 22-32 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.02 – Mandatory Land Use Permit, to expand the applicability of the chapter. Public Hearing: October 17, 2022 (Staff: Adam Bradway, Planner II)

Resolution 22-34 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB Title 43 – Subdivisions. Public Hearing: October 17, 2022 (Staff: Fred Wagner, Platting Officer)

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*).

Resolution 22-26 A conditional use permit in accordance with MSB 17.30 – Conditional Use Permit (CUP) for Earth Materials Extraction Activities for the extraction of approximately 6,390,000 cubic yards of earth material from an extraction site totaling 154.5 acres within two parcels, which total 657.5 acres; Tax ID# 20N04W07A001 and 20N04W08A001; within Township 20 North, Range 4 West, Section 7 and 8, Seward Meridian. (Applicant: Matanuska-Susitna Borough Division of Land Management; Staff: Mark Whisenhunt, Planner II)

Resolution 22-28 A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana cultivation facility at 1198 East Sage Road; Tax ID# 18N01W15D005; within Township 18 North, Range 1 West, Section 15, Seward Meridian. (Applicant: Derke Clark and Janet Clark, of Checkmate Harvest Company; Staff: Mark Whisenhunt, Planner II)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

Resolution 22-29 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Assembly fail an ordinance repealing MSB 17.06 – Electrical Generating and Delivery Facility, in its entirety.

Resolution 22-30 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Assembly fail an ordinance repealing MSB 17.05 – Essential Service Utilities.

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.

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