

# 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 17, 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 [mbs.planning.commission@matsugov.us](mailto:mbs.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](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

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 22-33** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for a marijuana retail facility located at 9351 N. Palmer Fishhook Road, Tax ID #4316B01L006A; within Township 19 North, Range 1 East, Section 34, Seward Meridian. Public Hearing: November 21, 2022 (Applicant: Caleb Saunders dba Green Jar Hatcher Pass; Staff: Jason Ortiz, Development Services Manager).

**Resolution 22-35** A conditional use permit in accordance with MSB 17.60 – Conditional Uses, for operation of a marijuana retail facility located at 12825 W. Big Lake Road, Building #2, Tax ID #17N03W14C019; within Township 17 North, Range 3 West Section 14, Seward Meridian. Public Hearing: November 21, 2022 (Applicant: Daniel Rogers for Stash Cannabis Company; Staff: Peggy Horton, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 22-36** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt the 2022 Capital Improvement Program (CIP) Public Hearing: November 21, 2022 (Staff: Kelsey Anderson, Planner II)

**Resolution 22-37** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create an administrative permit process for marijuana cultivation facilities. Public Hearing: November 21, 2022 (Staff: Alex Strawn, Planning and Land Use Director)

**Resolution 22-38** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create hours of operation for marijuana retail facilities and adding additional standards for retail facilities with marijuana consumption areas. Public Hearing: November 21, 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*).

**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. (Applicant: Bill Brister of R&B Alaska Inc., dba Floaters; Staff: Mark Whisenhunt, Planner II)

X. 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. (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. (Staff: Fred Wagner, Platting Officer)

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.**