

# 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*

November 21, 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](mailto: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](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                      October 3, 2022 – Regular Meeting  
   October 17, 2022 – Regular Meeting
  - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
  - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
- 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 22-33**      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. (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. (Applicant: Daniel Rogers for Stash Cannabis Company; Staff: Peggy Horton, Planner II)
- X. 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) (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. (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. (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 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.**