

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1
Richard Allen, District 2 – Vice-Chair
C. J. Koan, District 3
Mike Rubeo, District 4
Bill Kendig, District 5 - Chair
Wilfred Fernandez, District 6
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*

February 6, 2023
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: You will have 3 minutes to state your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us. Written comments are due at noon on 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.”
- 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.

OBSERVE:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

I. APPROVAL OF AGENDA

II. PLEDGE OF ALLEGIANCE

III. CONSENT AGENDA

A. MINUTES - Regular Meeting Minutes: January 16, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-04 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.05 – Essential Services Utilities Standards. Public Hearing: March 6, 2023. (Staff: Alex Strawn, Planning and Land Use Director)

Resolution 23-05 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance of the Matanuska-Susitna Borough Assembly prohibiting onsite consumption of marijuana until such time as the State of Alaska adopts a numerical standard for operating a vehicle while under the influence of marijuana or a numerical standard for the presumption of being under the influence of marijuana. Referred by Assembly – due back to Assembly by July 3, 2023. Public Hearing: March 6, 2023. (Staff: Alex Strawn, Planning and Land Use Director)

V. COMMITTEE REPORTS (*none*)

VI. AGENCY/STAFF REPORTS (*none*)

VII. LAND USE CLASSIFICATIONS (*none*)

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

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 23-01** A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for an alcoholic beverage dispensary (bar) known as Big Lake Brewing Company LLC, located at 5120 South Big Lake Road; Tax ID 9228000U012, within Township 17 North, Range 3 West, Section 28, Seward Meridian. (Applicant: Whitney Dow for Big Lake Brewery Co., LLC; Staff: Rick Benedict, Planner II)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- Resolution 23-02** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.30 – Conditional Use Permit for earth materials extraction activities to allow for an exemption of 10,000 cubic yards annually without a permit. Referred by Assembly – due back to Assembly by February 20, 2023. (Staff: Alex Strawn, Planning and Land Use Director)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

- A. Susitna Basin Recreation Rivers Board Seat

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS:

- A. Borough Area Schools Site Selection Committee
The Borough Assembly has the ultimate authority on the location of MSB Schools within the Borough, pursuant to MSB 19.08.020. The Borough Areas Schools Site Selection Committee (Committee) is tasked with making recommendations on the location of Schools with the assistance of Borough Staff. The Committee is made up of Planning Commission, Assembly, School Board, and at-large members. At this time, the Committee only meets when there is a school in need of a site or a Charter school pursuing the purchase of a permanent site. The Committee met three times in 2021 to find sites for Mat-Su Central School, Birchtree Charter School, and American Charter Academy; but did not meet for over a decade previous to 2021. Site selection is an extremely important part of planning for our Borough's future, as the recommendations made by this board and the location of school sites can have a massive impact on transportation, land use, student safety, sense of place, and quality of life.
- B. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Disabled persons needing reasonable accommodation in order 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.