

# MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION  
Doug Glenn, District 1  
Richard Allen, District 2  
C. J. Koan, District 3  
Mike Rubeo, District 4  
Bill Kendig, District 5  
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*

May 1, 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](mailto:msb.planning.commission@matsugov.us).

**Written comments are due at noon on the Friday prior to 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:** observe the meeting via the live stream video at:

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

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: April 17, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 23-10** A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit to operate an auto and metal salvage yard, known as Debach Auto Salvage, LLC, located at 6450 W. Jakes Road; Tax ID #17N02W22A009 & 17N02W22A010 within Township 17 North, Range 2 West, Section 22, Seward Meridian. Public Hearing: May 15, 2023 (Applicant: Carter Debach; Staff: Peggy Horton, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 23-13** A resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt and fund a Transportation Infrastructure Program for 2023. Public Hearing: May 15, 2023 (Staff: Brad Sworts, Pre-Design & Engineering Division Manager).

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

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 23-09** A conditional use permit in accordance with MSB 17.70 – regulation of alcoholic beverage uses for an alcoholic beverage dispensary (bar) known as, Fairview Inn, located at 13625 E. Main Street; Tax ID #7000B12L020-1; located within the Township 26 North, Range 5 West, Section 24, Seward Meridian. (Applicant: Hans Axelsson for Fairview Inn; Staff: Rick Benedict, Planner II)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

**Resolution 23-11** A resolution of the Matanuska-Susitna Borough Planning Commission amending MSB 17.30, Conditional Use Permit for Earth Material Extraction Activities by creating a registration process for earth material extraction of 2,001 to 10,000 cubic yards annually. (Staff: Alex Strawn, Planning and Land Use Director)

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 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.**