

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 15, 2023, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Vice-Chair Allen.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. C. J. Koan, Assembly District #3
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Michael Rubeo, Assembly District #4
Mr. Wilfred Fernandez, Assembly District #6
VACANT, District #5

Staff in attendance:

Mr. Brad Sworts, Pre-Design & Engineering Division Manager
Mr. Jason Ortiz, Development Services Manager
Ms. Kim Sollien, Planning Services Manager
Ms. Kelsey Anderson, Planner III
Ms. Denise Michalske, Assistant Attorney
Mr. Caleb Buist, Help Desk Specialist
Ms. Corinne Lindfors, Development Services Division Administrative Specialist
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk*

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Vice-Chair Allen inquired if there were any changes to the agenda.

Commissioner Glenn moved to move Resolution 23-10 to the June 5, 2023 meeting due to quorum issues.

GENERAL CONSENT: The agenda was approved as amended without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Ortiz.

IV. VOTE FOR CHAIR/VICE-CHAIR

MOTION: Commissioner Scoggin moved to nominate Commissioner Koan as Chair. Motion was seconded.

VOTE: Motion was approved without objection.

Chair Koan took over the meeting as Chair.

V. CONSENT AGENDA

- A. Minutes Regular Meeting Minutes: May 1, 2023
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

The commission has requested comments from the borough on the proposed names. MSB 15.04.025 requires the Planning Commission to hold a public hearing concerning the proposed names. After the public hearing, staff will provide the Planning Commission Resolution to the State of Alaska Office of History and Archaeology, which will present all comments to the commission.

- Resolution 23-14** Coffee Spire – Geographic Naming; 33N07W17; Public Hearing: June 5, 2023 (Staff: Peggy Horton)
- Resolution 23-15** Mocha Spire – Geographic Naming; 33N07W20; Public Hearing: June 5, 2023 (Staff: Peggy Horton)
- Resolution 23-16** Langman Lake – Geographic Naming; 20N07W02 & 21N07W36; Public Hearing: June 5, 2023 (Staff: Peggy Horton)
- Resolution 23-17** Natsede'aayi – Geographic Renaming from Lion Head; 20N10E32 & 33; Public Hearing: June 5, 2023 (Staff: Peggy Horton)
- Resolution 23-18** Feather Lake – Geographic Naming; 17N03W07 and 17N04W12 & 13; Public Hearing: June 5, 2023 (Staff: Peggy Horton)
- Resolution 23-21** A resolution of the Matanuska-Susitna Planning Commission recommending the Matanuska-Susitna Borough Assembly approve an ordinance exempting remote areas of the borough from the requirements of MSB 8.55 – Special Events; Public Hearing: June 5, 2023 (Staff: Jason Ortiz, Development Services Manager)
- Resolution 23-22** A resolution of the Matanuska-Susitna Planning Commission recommending approval of an ordinance of the Matanuska-Susitna Borough Assembly amending MSB 17.55 to allow structures to be constructed within 75 feet of a waterbody, so long as certain engineering standards to protect water quality are applied; Public Hearing: June 5, 2023 (Staff: Alex Strawn, Planning and Land Use Director)
- Resolution 23-23** A resolution of the Matanuska-Susitna Planning Commission recommending the Matanuska-Susitna Borough Assembly adoption of amending MSB Title 17 – Zoning adding a chapter 17.11 – Sex Offenders, to prohibit registered sex offenders from establishing permanent residence within 1,000 feet of schools, daycare facilities, and public parks after the effective date of this ordinance; Public Hearing: June 5, 2023 (Staff: Alex Strawn, Planning and Land Use Director)

GENERAL CONSENT: The consent agenda was approved without objection.

VI. COMMITTEE REPORTS - *(There were no committee reports.)*

VII. AGENCY/STAFF REPORTS - *(There were no Agency/Staff Reports.)*

A. Borough Wide Comprehensive Plan Update (Staff: Kelsey Anderson, Planner II

Ms. Anderson provided a PowerPoint Presentation.

Commissioner Scoggin questioned about the number of people (military). Also, reaching out to community council meetings and whom it all reaches.

VIII. LAND USE CLASSIFICATIONS - *(There were no land use classifications.)*

IX. AUDIENCE PARTICIPATION (Three minutes per person.)

The following persons spoke regarding waterbody setback: Jean Holt

X. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-10 A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit to operate a junkyard, 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. (Applicant: Carter Debach; Staff: Peggy Horton, Planner II)

Resolution 23-10 Public Hearing moved to June 5, 2023 meeting due to quorum issues.

XI. 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. (Staff: Brad Sworts, Pre-Design & Engineering Division Manager).

Chair Koan read the resolution title into the record.

Mr. Sworts provided a staff report.

Commissioners questioned staff regarding:

- Scoring criteria; who handles the scoring process; different projects; and securing ROWs

Chair Koan opened the public hearing.

There being no one to be heard, Chair Koan closed the public hearing.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 23-13. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

XII. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XIII. UNFINISHED BUSINESS - *(There was no unfinished business.)*

XIV. NEW BUSINESS

XV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items *(Staff: Jason Ortiz)*
(Commission Business was presented, and no comments were noted.)

XVI. DIRECTOR AND COMMISSIONER COMMENTS

Mr. Ortiz: Thanked Commissioner Koan and Allen for their roles as Chair and Vice-Chair; thanked staff; advised the audience to see who sponsored the legislation

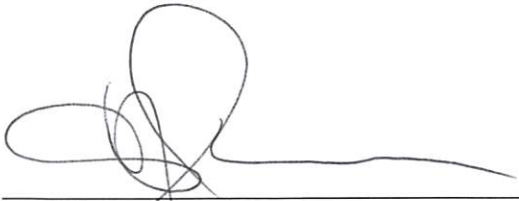
Commissioner Allen: Thanked Commissioner Koan

Commissioner Scoggin: Thanked Commissioner Koan

Commissioner Glenn: Thanked Commissioner Koan

XVII. ADJOURNMENT

The regular meeting adjourned at 7:01 p.m.



C J KOAN

Planning Commission Chair

ATTEST:



CORINNE LINDFORS
Planning Commission Clerk

Minutes approved: June 05, 2023