

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 05, 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 Chair Koan.

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
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Michael Rubeo, Assembly District #4

Staff in attendance:

Mr. Alex Strawn, Planning & Land Use Director
Mr. Jason Ortiz, Development Services Manager
Ms. Peggy Horton, Planner II
Ms. Kelsey Anderson, Planner III
Ms. Denise Michalske, Assistant Attorney
Mr. John Aschenbrenner, Deputy Borough Attorney
Ted Eischeid, Planner II
Mr. Caleb Buist, Help Desk Specialist
Ms. Corinne Lindfors, Development Services Division Administrative Specialist

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan inquired if there were any changes to the agenda.

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

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Scoggin.

V. CONSENT AGENDA

- A. Minutes Regular Meeting Minutes: May 15, 2023
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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.)*

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

IX. AUDIENCE PARTICIPATION (Three minutes per person.)

There were no persons present who wished to speak.

X. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Chair Koan read the case into the record.

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)

Chair Koan read an ex-parte memo asking questions of Planning Commissioners.

Commissioner Koan recused herself and turned the gavel over to Vice Chair Allen.

Chair Koan exited Assembly Chambers, and Vice Chair Allen took over as acting chair.

Ms. Horton provided a staff report and answered questions from commissioners.

Acting Chair Allen opened the public hearing.

The following persons spoke regarding Debach Auto Salvage:
Sidney Hill, Gordon Bucaria, William Munrow, Bill (Last name not provided)

Acting Chair Allen closed the public hearing without objection.

Ms. Horton responded to comments.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-10.
The motion was seconded by Commissioner Glenn.

No discussion was heard.

Vote: The motion passed with all commissioners in approval.

Chair Koan returns to the chambers and resumes the chair position.

XI. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 23-14 A resolution from the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommending approval of the proposed name of Coffee Spire for an unnamed geographic feature in the Matanuska-Susitna Borough within Township 33 North, Range 7 West, Section 17, Seward Meridian; (Staff: Peggy Horton, Planner II).

Chair Koan read the resolution title into the record.

Ms. Horton provided a staff report.

Commissioners questioned staff regarding:

- Regarding the State's process for name change actions.

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 23-14. The motion was seconded.

No Discussion ensued.

VOTE: The main motion passed without objection.

Resolution 23-15 A resolution from the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommending approval of the proposed name of Mocha Spire for an unnamed geographic feature in the Matanuska-Susitna Borough within Township 33 North, Range 7 West, Section 20, Seward Meridian; (Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

Ms. Horton provided a staff report.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Fernandez moved to approve Planning Commission Resolution 23-15. The motion was seconded.

No Discussion ensued.

VOTE: The main motion passed without objection.

Resolution 23-16 A resolution from the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommending approval of the proposed name of Langman Lake for an unnamed lake in the Matanuska-Susitna Borough within Township 20 North, Range 7 West, Section 02 and Township 21 North, Range 7 West, Section 36, Seward Meridian; Public Hearing: (Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

Ms. Horton provided a staff report.

Chair Koan opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 23-16. The motion was seconded.

No Discussion ensued.

VOTE: The main motion passed without objection.

Resolution 23-17 A resolution from the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommending approval of the proposed renaming of a geographic feature in the Matanuska-Susitna Borough from Lion Head to Natsede-aayi within Township 20 North, 10 East, Section 32 & 33, Seward Meridian; (Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

Ms. Horton provided a staff report.

Commissioners questioned staff regarding:

- Regarding the reasons for the name change and future map labeling.

Chair Koan opened the public hearing.

The following persons spoke regarding 23-17:

G. Wolske, G. Morgan, N. Bertels, M. Spaulding, & F. Seager-Boss

Chair Koan closed the public hearing without objection.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-17. The motion was seconded.

Discussion ensued.

VOTE: The main motion fails with no votes from all commissioners.

Jason Ortiz, Development Services Manager, provides direction and clarification.

Planning Commissioners agree to provide positions to the director via email for use in redrafting resolution for presentation at the next meeting.

Resolution 23-18 A resolution from the Matanuska-Susitna Borough Planning Commission, acting for the Assembly, recommending approval of the proposed name of Feather Lake for an unnamed lake in the Matanuska-Susitna Borough within Township 17 North, Range 3 West, Section 7, and Township 17 North, Range 4 West, Sections 12 & 13, Seward Meridian; (Staff: Peggy Horton, Planner II)

Chair Koan read the resolution title into the record.

Ms. Horton provided a staff report.

Chair Koan opened the public hearing.

There being no one to be heard, Chair Koan closed the public hearing without objection.

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 23-18. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

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. (Staff: Jason Ortiz, Development Services Manager)

Chair Koan read the resolution title into the record.

Mr. Ortiz provided a staff report.

Commissioners questioned staff regarding:

- Regarding prior events & geographical location.

Chair Koan opened the public hearing.

The following persons spoke regarding 23-21:

Y. Hakes, D. Wolske, A. Hrnecir, & J. Holt

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-21. The motion was seconded.

No Discussion ensued.

VOTE: The main motion passed without objection.

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. (Staff: Alex Strawn, Planning and Land Use Director)

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- Regarding the history of issues, amnesty for violators, enforcement, and definition of structures.

Chair Koan opened the public hearing.

The following persons spoke regarding 23-22:

Y. Hakes, G. Gucaria, H. Woodings, S. Ogata, J. Holt, L. Page, M. Wood, S. Mauger, M. Stern, T. Cosgrove, J. Speed, & E. Booden

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-22. The motion was seconded.

Discussion ensued.

VOTE: The main motion fails with no votes from all commissioners.

Jason Ortiz, Development Services Manager, provides direction and clarification.

Planning Commissioners agree to provide positions to the director via email for use in redrafting resolution for presentation at the next meeting.

XI. RECESS: 10 Minutes

XII. CALL TO ORDER

Resolution 23-23 A resolution of the Matanuska-Susitna Planning Commission recommending the Matanuska-Susitna Borough Assembly adoption of amending MSB Title 17 – Zoning, by 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. (Staff: Alex Strawn, Planning and Land Use Director)

Mr. Strawn provided a staff report.

Mr. Aschenbrenner provided legal information.

Commissioners questioned staff regarding:

- Wasilla failed resolution, Alaska rules, constitutionality, enforcement, & statistics in Alaska

Chair Koan opened the public hearing.

The following person spoke regarding 23-23:
Y. Hakes

Chair Koan closed the public hearing without objection.

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

Discussion ensued.

MOTION: Commissioner Allen moved to postpone until the next Planning Commission Meeting. The motion was seconded.

VOTE: The amended motion passed unanimously.

Planning Commissioners requested that the director gather additional information concerning this subject for presentation at the next meeting.

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

Commissioner Glenn: No comment.

Commissioner McCabe: Thanked Commissioners for the warm welcome, looking forward to serving.

Commissioner Scoggin: Welcomed Commissioner McCabe

Commissioner Fernandez: Welcomed Commissioner McCabe

Commissioner Allen: Welcomed Commissioner McCabe and commented on assisting with research on 23-21.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

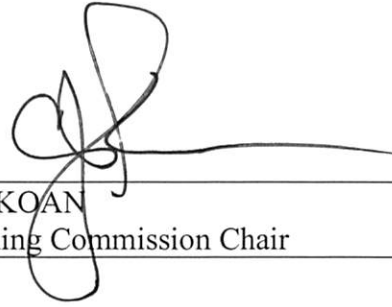
**REGULAR MEETING
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Jason Ortiz: Clarified proper procedures for commissioners, welcomed McCabe, thanked Chari Koan, and acknowledged Peggy Horton for all of her hard work.

Commissioner Kaon: Welcomed Commissioner McCabe and thanked everyone.

XVII. ADJOURNMENT

The regular meeting adjourned at 9:33 p.m.



C. J. KOAN

Planning Commission Chair

ATTEST:



CORINNE LINDFORS
Planning Commission Clerk

Minutes approved: _____