

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 - Chair
Mike Rubeo, District 4
Linn McCabe, 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
Corinne Lindfors, Planning Clerk Assistant

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

June 19, 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 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: June 5, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-24 A conditional use permit in accordance with MSB 17.61 – Core Area, to operate a school bus facility (bus barn) within the Core Area Planning Boundary. The site is located at 1600 & 1672 South Tanya Court, Tax ID #7964000L002 & 8193000L009A, within Township 17 North, Range 1 East, Section 16, Seward Meridian; Public Hearing: July 17, 2023 (Applicant: Dowl Engineering; Staff: Peggy Horton, Planner II)

Resolution 23-25 A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage uses for an alcoholic beverage dispensary (bar) known as, Meier Lake Event Center, located at 6059 Wasilla-Fishhook Road, Tax ID #18N01E16B020, within Township 18 North, Range 1 East, Section 16, Seward Meridian; Public Hearing: July 17, 2023 (Applicant: Marissa Senna for Meier Lake Event Center; Staff: Rick Benedict, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 23-26 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt Ordinance No. 23-065 amending the Beverly Lake, Lake Management Plan; Public Hearing July 17, 2023 (Staff: Kelsey Anderson, Planner III)

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).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

Resolution 23-27 A resolution of the Matanuska-Susitna Borough Planning Commission, opposing the renaming of a geographic feature within 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)

Resolution 23-28 A resolution of the Matanuska-Susitna Planning Commission opposing the adoption 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)

Resolution 23-23 A resolution of the Matanuska-Susitna Planning Commission recommending the Matanuska-Susitna Borough Assembly adopt an ordinance adding 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. (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.