

# 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*

August 7, 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: June 19, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 23-33** A Conditional Use Permit in Accordance with MSB 17.17 – Denali State Park Special Land Use District to Operate a Commercial Use (Horse & Wagon Rides). Located at 10578 East Walter Harper Way, Tax ID #29N05W33D012 & 29N05W33D028, within Township 29 North, Range 5 West, Section 33, Seward Meridian; Public Hearing: August 21, 2023 (Applicant: Steven Van Troba dba D & S Trail Rides; Staff: Peggy Horton, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 23-20** A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending the Matanuska-Susitna Borough Assembly Adoption of the 2023 Coordinated Human Services Transportation Plan Update; Public Hearing: August 21, 2023 (Staff: Maija DiSalvo, Planner II)

**Resolution 23-30** A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending the Approval of an Ordinance Adopting the Bicycle and Pedestrian Plan. Public Hearing: August 21, 2023 (Staff: Kelsey Anderson, Planner III)

**Resolution 23-04** A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Amending MSB 17.05 Essential Service Utilities Providing Additional Process and Standards for Approval; Public Hearing: August 21, 2023 (Staff: Alex Strawn, Planning and Land Use Director)

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 23-24** 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 (Applicant: DOWL Engineering on behalf of Durham Bus Facility; 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 (Applicant: Marissa Senna for Meier Lake Event Center; Staff: Peggy Horton, Planner II)

X. 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; (Staff: Alex Strawn, Planning & Land Use Director)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

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 to participate in a Planning Commission meeting should contact the Borough ADA Coordinator at (907) 861-8432 one week prior.**