

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
Vacant, 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 21, 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: August 7, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 23-31 A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses; for the operation of a Marijuana Retail Facility known as Talkeetna Connection, located at 39209 South Talkeetna Spur Road, Tax ID #24N04W29D002; within Township 24 North, Range 4 West, Section 29, Seward Meridian; Public Hearing: September 18, 2023; (Applicant: Talkeetna Connection; Staff: Rick Benedict, Planner II)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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 23-33 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; (Applicant: Steven Van Troba dba D & S Trail Rides; Staff: Peggy Horton, Planner II)

X. 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; (Staff: Maija DiSalvo, Planner II)
- Resolution 23-30** A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending the Matanuska-Susitna Borough Assembly Approval of the Matanuska-Susitna Borough's Bicycle and Pedestrian Plan; (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 by Providing Additional Process and Standards for Approval; (Staff: Alex Strawn, Planning and 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 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.