

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on August 21, 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
Vacant, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

Ms. Peggy Horton, Planner II
Mr. Alex Strawn, Planning and Land Use Director
Ms. Kim Sollien, Planning Services Manager
Ms. Maija DiSalvo, Planner II
Ms. Kelsey Anderson, Planner II
Ms. Shannon Bodolay, Assistant Attorney
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

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

Chair Koan requested to move Resolution 23-04, Essential Services to the beginning of the Legislative order.

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

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Bill Kendig.

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 - *(There were no committee reports.)*

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

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

GENERAL CONSENT: The consent agenda was approved without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

Amber McDonough spoke regarding having the community councils come in and discuss borough cleanup – Thank you to the borough for doing that.

There being no one persons to be heard, Chair Koan closed the Audience Participation.

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

Chair Koan read the resolution title into the record.

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

Ms. Horton provided a staff report.

Mr. Van Troba provided a brief report stating he fixed the issue with the barn that was on the property line.

There being no one persons to be heard, Chair Koan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 23-33. The motion was seconded. by Commissioner Glenn.

Discussion ensued

MOTION: Commissioner McCabe made a primary amendment item #4 to be excluded. The motion was seconded. By Commissioner Glenn.

~~4. Remove a portion of the horse stables' south end to bring the building into compliance with MSB 17.55. Provide staff with photographic evidence of the removal.~~

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed as amended without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

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)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners had no questions for staff.

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 23-04: Bill Kendig, Will Klatt, Patty Fisher, Amber McDonough, William Hastings, Paul Cook, and Mr. Ravensky.

Chair Koan invited staff to respond to questions and statements from the audience.

Mr. Strawn had no response to questions and statements from members of the audience.

Mr. Strawn stated that he had nothing further to add.

There being no one else to be heard, Chair Koan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 23-04. The motion was seconded. by Commissioner Scoggin.

Discussion ensued

VOTE: The main motion failed
YES: Commissioner Allen

NO: Commissioners McCabe, Scoggin, Glenn, and Koan

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)

Chair Koan read the resolution title into the record.

Ms. DiSalvo provided a staff report.

Commissioners questioned staff regarding:

- Strategies/Priorities

Chair Koan opened the public hearing.

There being no one to be heard, Chair Koan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 23-20. The motion was seconded by Commissioner McCabe.

Discussion ensued

MOTION: Commissioner Scoggin made a motion to table Resolution 23-20 until the end of the meeting. The motion was seconded by Commissioner McCabe.

VOTE: The motion passed unanimously.

Planning Commission took a break at 8:00 p.m.

Planning Commission returned at 8:10 p.m.

Chair Koan re-read Resolution 23-20 into the record

Discussion Continued.

MOTION: Commissioner Glenn moved a primary amendment to add a “Be it Further Resolved” as stated below. The motion was seconded by Commissioner McCabe.

BE IT FURTHER RESOLVED, the Commission recommends the Assembly request a summary of changes that were made with this proposed update and request an analysis of overall cost that the existing transit system has to taxpayers.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed without objection.

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)

Chair Koan read the resolution title into the record.

Ms. Anderson provided a staff report.

Chair Koan opened the public hearing.

There being no one to be heard, Chair Koan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 23-30. The motion was seconded by Commissioner McCabe.

Discussion ensued

VOTE: The main motion passed without objection.

The Planning Commission resumed to discussion of Resolution 23-20.

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

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

XIII. NEW BUSINESS - *(There was no new business.)*

XIV. COMMISSION BUSINESS

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn School Site Selection Committee vacant seat; Waterbodies Setback Advisory Board; dealing with legislative matters and you have questions, I urge you to contact staff to answer your questions prior to the meeting.

Commissioner Glenn Appreciate all of you.

Commissioner Scoggin Thank you staff.

Commissioner Koan Appreciate all the plans and information you put together.

XVI. ADJOURNMENT

The regular meeting adjourned at 8:38 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



KAROL RIESE
Planning Commission Clerk

Minutes approved: September 18, 2023