

# 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  
Andrew Shane, 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*

September 18, 2023 - UPDATED  
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: August 21, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 23-32** A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses for the operation of a marijuana cultivation facility known as, Green Go, located at 2323 E. Palmer Wasilla Highway, Tax ID #17N01W11A020, within township 17 North, Range 1 West, Section 11, Seward Meridian; Public Hearing: October 2, 2023 (Applicant: Sandra Millhouse for Green Go., LLC; Staff: Rick Benedict, Planner II).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 23-34** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance adopting MSB 2.29.110 – Procedures for Appeals, Requests for Correction, or Requests for Exemption under MSB 17.11 – Sex Offenders; and amending MSB 17.11.080 – Appeals, to reference the appeal procedures for MSB 2.29.110; Public Hearing: October 2, 2023 (Staff: Alex Strawn, Planning and Land Use Director).

**Resolution 23-35** A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB Title 15 relating to the Planning Commission; Public Hearing: October 2, 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; Staff: Peggy Horton, Planner II)

**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 (Applicant: Talkeetna Connection; Staff: Rick Benedict, Planner II)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

A. Planning Commission Training Work Session reschedule – October 16 or October 30

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.**