

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 20, 2024, 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
- Mr. Andrew Shane, Assembly District #4
- Ms. Linn McCabe, Assembly District #5
- Mr. Wilfred Fernandez, Assembly District #6 *
- Mr. Curt Scoggin, Assembly District #7

* Indicates telephonic appearance for start of meeting until 6:13 pm.

Staff in attendance:

- Ms. Peggy Horton, Current Planner
- Ms. Julie Spackman, Long Range Planner
- Mr. Alex Strawn, Planning and Land Use Director
- Ms. Erin Dooling, Assistant Attorney
- Ms. Corinne Lindfors, Development Services Division Administrative Specialist

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Scoggin.

IV. CONSENT AGENDA

- A. Minutes Regular Meeting Minutes: May 20, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(There were no introductions.)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(There were no introductions.)

GENERAL CONSENT: The consent agenda was approved without objection.

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.)*

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-10 A variance in accordance with MSB 17.65 - Variances. Tony and Jennifer Luiten requested a variance from the 75-foot shoreline setback and 25-foot public right-of-way setback requirements under MSB 17.55, to allow for construction of a 28-foot x 32-foot single-story cabin at its closest location, 21.9 feet from the shorelands of Big Lake and 10 feet from the east lot line, which is also the west edge of a public right-of-way. The property is located at 8126 South Big Lake Road, Tax ID 6285000T001A; (Applicant: Tony and Jennifer Luiten; Staff: Peggy Horton, Current Planner)

Chair Koan read the resolution title into the record.

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

Staff presented their staff report.

Applicant Jennifer Luiten addressed the Planning Commission.

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-10:

- Jean Holt

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 24-10. The motion was seconded. by Commissioner Shane.

Discussion ensued

VOTE: The main motion passed without objection.
Time: 6:35 pm

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-07 A resolution of the Matanuska-Susitna Borough Planning Commission recommending the assembly direct staff to assist the South Knik River Community Council in developing a special use district (SPUD); (Staff: Alex Strawn, Planning and Land Use Director & Julie Spackman, Long Range Planner)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.
Time: 6:36 pm

Commissioners questioned staff regarding:
• Time: 6:46 pm

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-07:
• Craig Price, Amy Read, Paul Houser, Jennifer Mezich, Zoe Baker, Max Mezich, Joseph Plummer, Michael Baker, & Mayann Plummer.

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

Mr. Strawn stated that they 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 McCabe moved to approve Planning Commission Resolution 24-07
The motion was seconded by Commissioner Allen.

Discussion ensued
Time: 7:09 pm

MOTION: Commissioner Allen moved a primary amendment changing the language in the last paragraph of the resolution to read: NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission does hereby recommend that the Assembly approves the request for Planning staff to assist the South Knik River Community Council develop a Special Use District. The motion was seconded by Commissioner McCabe.

VOTE: The primary amendment passes without objection.

VOTE: The main motion passed without objection.

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

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

(Commission Business was presented, and reminder given about June 13 parliamentary training opportunity)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner: Shane thanks public for coming out to speak tonight.

Commissioner: Allen -nothing to add.

Commissioner: Fernandez comments on loving the MSB.

Commissioners: Glenn, McCabe, Scoggin, & Koan – thank everyone for coming.

- Time: 7:11 pm

XVI. ADJOURNMENT

The regular meeting adjourned at 7:12 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: June 3, 2024