

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 19, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair C.J. Koan called the meeting to order at 6:00 p.m.

**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  
Ms. Linn McCabe, Assembly District #5  
Mr. Curt Scoggin, Assembly District #7  
Mr. Wilfred Fernandez, Assembly District #6

Planning Commission members tardy were:

Mr. Andrew Shane, Assembly District #4\* called in at 6:05

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk  
Ms. Erin Dooling, Assistant Attorney

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

Chair Koan inquired if there were any additions or 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: August 5, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 24-21** A Resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly adoption of processes for Community Councils to develop a Community Comprehensive Plan or Special Use district. Public Hearing: September 16, 2024 (Staff: Julie Spackman, Long Range Planner)

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS - *(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS –  
Comprehensive Safety Action Plan Presentation. – Joni Wilm, Michael Baker International

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

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following persons spoke regarding Resolution 24-21: Esther Huddleston.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 24-15** A conditional use permit in accordance with MSB 17.30 – Conditional Use Permit for Earth Material Extraction Activities, for the extraction of up to 40,000 cubic yards of earth material annually through 2033. The activity will occur on two parcels, totaling 13.6 acres with the extraction occupying the eastern 5.96 acres. The activity is located at 8751 and 8901 E. Palmer-Wasilla Highway, Tax ID#s 18N01E35C006 & 18N01E35C009. (Applicant: Tim Alley for Mountain Gravel Investment Group LLC; 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.

The applicant Tim Alley gave an overview of their plan and addressed concerns that were in the comments from the staff report.

Chair Koan opened the public hearing.

The following persons spoke in regarding Planning Commission Resolution 24-15:  
Cheri Sobczak-Crippen  
Karel LaWalter

Paul Urbano  
Dave Oliver

There being no one else to be heard, Chair Koan closed the public hearing.

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

Staff Peggy Horton had no comment.

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

Applicant Tim Alley responded to questions and statements from members of the audience.

Applicant Tim Alley stated that they had nothing further to add.

The discussion moved to the Planning Commission.

Commissioners questioned the applicant

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 24-15.  
The motion was seconded by Commissioner McCabe

Discussion ensued

**MOTION:** Commissioner Fernandez moved a primary amendment to include a requirement that the petitioner use flaggers during school opening and closing hours or heavy traffic hours.

Discussion ensued.

The primary amendment was withdrawn by Commissioner Fernandez

**VOTE:** The main motion passed without objection.

**Resolution 24-20** A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for a package store known as Circle K Liquors located at 169 N. Meadow Lakes Loop, Tax ID 8478000L002. (Applicant: Holiday Alaska LLC; Staff: Rick Benedict, 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.

LaQuita Chmielowski gave a presentation.

Commissioner Glenn asked how long the store had been built. He also asked if the liquor store is completely separate from the convenience store side.

Commissioner Fernandez said thank you for working on this project.

Commissioner McCabe said congratulations on the new store.

Chair Koan asked if there were other questions.

Chair Koan opened the Public Hearing.

There being no one to be heard, Chair Koan closed the public hearing.

**MOTION:** Commissioner Fernandez moved to approve resolution 24-20. The motion was seconded by Commissioner Scoggins

**VOTE:** The main motion passed without objection

## **X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution 24-16** The State of Alaska Office of History and Archaeology has submitted a proposal under MSB 15.04.025 – Naming Geographic Features, to name a currently unnamed 5,325-foot mountain peak as Arkose Peak. The peak is situated at the south end of Arkose Ridge, between the heads of Lone Tree Gulch and Iron Creek and approximately 6.8 miles north of the North Glenn Highway Moose Creek bridge. The proposal is concurrent with a proposal to rename the current Arkose Peak as Souvenir Peak. (Staff: Peggy Horton, Current Planner)

Chair Koan resolution 24-16 title into the record.

Peggy Horton provided a staff report.

Commissioners questioned staff regarding: Commissioner Fernandez asked for clarification on the resolution numbers.

Chair Koan opened public hearing.

There being no one to be heard, Chair Koan closed the public hearing.

Commissioner Scoggin asked for clarification.

Staff Peggy Horton responded

**MOTION:** Commissioner Fernandez moved to approve resolution 24-16. The motion was seconded by Commissioner Glenn.

Commissioner Fernandez called the question.

Commissioner Fernandez objected to approving resolution 24-16.

VOTE: Motion failed unanimously.

MOTION: Commissioner Fernandez moved to approve resolution 24-23. The motion was seconded by Commissioner Glenn.

VOTE: The main motion passed without objection.

**Resolution 24-17** The State of Alaska Office of History and Archaeology has submitted a proposal under MSB 15.04.025 – Naming Geographic Features, to rename the 5,804-foot mountain peak currently named Arkose Peak to Souvenir Peak. The peak is located at the northeast end of Arkose Ridge and approximately 7.2 miles north of the North Glenn Highway Moose Creek bridge. (Staff: Peggy Horton, Current Planner)

Chair Koan resolution 24-17 title into the record.

Peggy Horton provided a staff report.

Alex Strawn spoke to clarify.

Chair Koan opened the public hearing

There being no one to be heard, Chair Koan closed the public hearing.

MOTION: Commissioner McCabe moved to approve resolution 24-17. The motion was seconded by Commissioner Glenn.

Discussion ensued

MOTION: Commissioner Glenn moved a primary amendment to deny the renaming of Arkose peak. The motion was seconded by Commissioner Scoggin.

Discussion ensued.

VOTE: The primary amendment passed without objection.

MOTION: Commissioner Glenn moved an amendment to 24-17 as read by Alex Strawn. The motion was seconded by Commissioner Shane.

VOTE: The amendment passed without objection.

VOTE: The main motion passed as amended without objection.

**Resolution 24-18** The State of Alaska Office of History and Archaeology has submitted a proposal under MSB 15.04.025 – Naming Geographic Features, to name a

currently unnamed mountain peak as Mount Carola. The peak is found in Denali National Park and Preserve between Ruth Glacier and Tokasitna Glacier, approximately 14 miles west of milepost 140 North Parks Highway. (Staff: Peggy Horton, Current Planner)

Chair Koan resolution 24-18 title into the record.

Peggy Horton provided a staff report.

Chair Koan opened the public hearing.

There being no one to be heard, Chair Koan closed the public hearing.

**MOTION:** Commissioner Glenn moved to approve Planning Commission Resolution 24-18. The motion was seconded by Commissioner Fernandez

Discussion ensued

**MOTION:** Commissioner McCabe moved a primary amendment to add the three "WHEREAS" as recommended by the Historical Preservation Commission. The motion was seconded by Commissioner Fernandez.

**VOTE:** The primary amendment passed without objection.

**VOTE:** The main motion passed as amended 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 no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner: Allen no comment

Commissioner: Shane comments Thank you staff and everyone that showed up.

Commissioner: Fernandez comments that he loves parliamentary procedure. Thanks everyone

Commissioner: Glenn comments on the entertaining night. Missed the people that couldn't make it. 35<sup>th</sup> wedding anniversary coming up.

Commissioner: McCabe comments happy anniversary

Commissioner: Scoggin no comment

Commissioner: Koan comments thank you staff. 41<sup>st</sup> wedding anniversary coming up. Thanks everyone for your patience

**XVI. ADJOURNMENT**

The regular meeting adjourned at \_\_ p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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LACIE OLIVIERI, Planning Commission Clerk

Minutes approved: 9/10/24