

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on January 20, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Commissioner Curt Scoggin filled in for the Chair and 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
Ms. C. J. Koan, Assembly District #3*
Mr. Michael Collins, 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
Mr. Richard Allen, Assembly District #2

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Ms. Shannon Bodolay, Assistant Borough Attorney
Ms. Peggy Horton, Current Planner
Ms. Lacie Olivieri, Planning Department Admin. Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Scoggin 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 Lacie Olivieri.

IV. ELECTIONS

Chair Scoggin inquired if there were any nominations for Chair.

Commissioner Glenn nominated Commissioner Koan to be Chair. The nomination was seconded by Commissioner McCabe. The nomination passed without objection.

Commissioner McCabe nominated Commissioner Glenn to be Vice Chair. The nomination was Seconded by Chair Scoggin. The nomination passed without objection.

V. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: December 16, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

VI. COMMITTEE REPORTS

(There were no committee reports.)

VII. AGENCY/STAFF REPORTS

Safe Streets For All Comprehensive Safety Action Plan Update

VIII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

IX. AUDIENCE PARTICIPATION (Three minutes per person.)

There being no persons to be heard Audience Participation was closed without objection.

X. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-33 A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park's Boundaries. The Site Is Located At Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4. (Applicant: Tim Alley, P.E. For First Colony Developers; Staff: Peggy Horton, Current Planner)

Chair Scoggin read the resolution title into the record.

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

Staff, Ms. Peggy Horton, presented her staff report.

Commissioner McCabe asked how many of the comments were from the same person.

Chair Scoggin invited the applicant to add any information.

Chair Scoggin inquired if commissioners had any questions for the applicant.

Chair Scoggin opened the public hearing.

The following persons spoke in regard to Planning Commission Resolution 24-33:

Kristi Helgen, Leslie Torrence, Jeff Scheltz, Sharon Hecimovich, Joe Richardson, Ruth Wood, John Strassenburgh, Shelis Jorgensen, Clide Armitstad, Anne Houseal

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

Chair Scoggin invited staff and the applicant to respond to the public comments.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 24-33. The motion was seconded by Commissioner McCabe.

Discussion ensued

Time:

MOTION: Commissioner Glenn moved a primary amendment to remove condition number 6 on page 226. The motion was seconded by Commissioner McCabe.

VOTE: The primary amendment Passed without objection.

MOTION: Commissioner McCabe moved a secondary amendment to replace the word park with the word operation at the bottom of page 221 of the packet or page 13 of the resolution, modify the second finding of fact at the top of page 222 of the packet or 14 of the resolution by removing the second sentence. Add a whereas stating that the property is owned by Yolanda D'Oyen a private individual. The motion was seconded by Commissioner Glenn.

VOTE: The secondary amendment Passed without objection.

VOTE: The main motion passed as amended without objection.

XI. PUBLIC HEARING LEGISLATIVE MATTERS

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

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

XIV. NEW BUSINESS

XV. COMMISSION BUSINESS

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

(Commission Business was presented, and no comments were noted.)

XVI. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No Comment

Commissioner McCabe: No Comment.

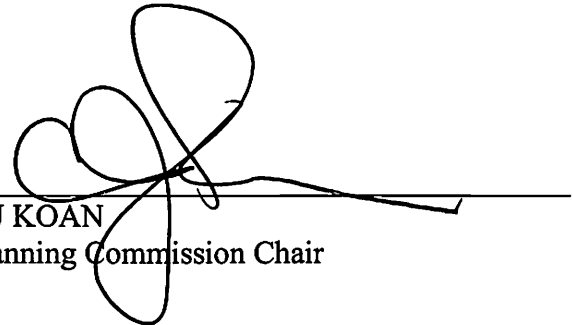
Commissioner Scoggin: No Comment

Commissioner Collins: No Comment

Commissioner Koan: Thank you Commissioner Scoggin for sitting in today.

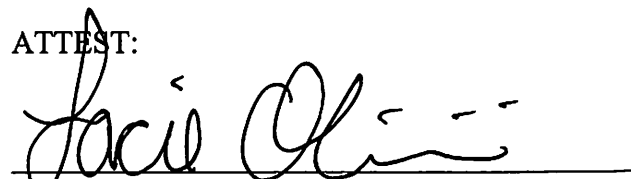
XVII. ADJOURNMENT

The regular meeting adjourned at 7:35 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI,
Planning Commission Clerk

Minutes approved: 2/3/25