

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
VACANT, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION MEETING MINUTES July 21, 2025

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on July 21, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Vice-Chair Doug Glenn called the meeting to order at 6:00 p.m.

Present: – Commissioner Doug Glenn
Commissioner Curt Scoggin
Commissioner Linn McCabe
Commissioner Richard Allen
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Michael Collins

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director*
Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Mr. Rick Benedict, Current Planner
Ms. Rebecca Skjothaug, Current Planner
Ms. Erin Ashmore, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Vice-Chair Glenn 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 – June 16, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Vice-Chair Glenn read the Consent Agenda into the record.

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

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

- Resolution 25-12** A Conditional Use Permit In Accordance With MSB 17.60 — Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Silly Bear Cannabis, Located At 8620 W. Gus's Court (Tax ID 2760B02L002), Within Township 17 North, Range 2 West, Section 8, Seward Meridian. (Applicant: Jana Weltzin for Silly Bear Cannabis, LLC; Staff: Rick Benedict, Current Planner)

Vice-Chair Glenn read the resolution title into the record.

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

Staff, Mr. Rick Benedict, presented his staff report.

Vice-Chair Glenn inquired if commissioners had any questions for staff.

Vice-Chair Glenn invited the applicant to present information.

Vice-Chair Glenn inquired if commissioners had any questions for the applicant.

Vice-Chair Glenn opened the public hearing.

There being no persons to be heard, Vice-Chair Glenn closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-12. The motion was seconded by Commissioner Scoggin.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-11 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Adopt The Fuller Lake, Lake Management Plan And An Ordinance Amending MSB 17.59 – Lake Management Plan Implementation (Staff: Rebecca Skjothaug, Current Planner)

Vice-Chair Glenn read the resolution title into the record.

Staff, Ms. Rebecca Skjothaug, presented her staff report.

Vice-Chair Glenn inquired if commissioners had any questions for staff.

Commissioner Scoggin asked questions of Ms. Skjothaug.

Commissioner McCabe asked questions of Ms. Skjothaug.

Commissioner Allen asked questions of Ms. Skjothaug.

Vice-Chair Glenn opened the public hearing.

The following persons spoke regarding Resolution 25-11:
Esther Huddleston - Opposed

There being no other persons to be heard, Vice-Chair Glenn closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Scoggin moved Planning Commission Resolution 25-11. The motion was seconded by Commissioner McCabe.

Discussion ensued.

MOTION: Commissioner Allen made an amendment to change the resolution title, remove three Whereas's, and add a Whereas at the end explaining why they do not recommend adopting the Lake management plan. The motion was seconded by Commissioner Carpenter.

VOTE: The Amendment passed without objection.

Discussion ensued.

VOTE: The main motion passed as amended without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

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 Scoggin: Circling back around to the lake management plan. You could actually have a lake with enough out-of-state owners, who use their lake home as a second home, dictating what is allowed to happen on that lake. I see a lot of problems. Things change. People change. It's definitely time to overhaul this Lake Management plan.

Commissioner McCabe: Thanks to staff for your patience with us as we wade through this.

Commissioner Allen: Thank you to staff. I certainly hope you didn't take our frustration with this body of law as some sort of aggravation towards you, because that was certainly not how any of us intended it. This issue has been sort a bur in our saddle for many years now. And its something where we're almost unanimous on this. It's a very unusual situation, actually, where we would be unanimously against the staff's recommendation on something. And it really has nothing to do with any of the staffs work here. It's just we think that it is past time for an updating of this area of law here within the borough. And I think if you were to talk to any average valley resident on the street they would agree with us. So it is incumbent on us to talk to our friends on the Assembly and see what we can do able making some real change so that we don't have to go through this exercise all the time. Otherwise, very good meeting. Sun's out. Have a great night everybody.

Commissioner Carpenter: I'd like to thank the audience participation. A lot of people don't seem to really come to these meetings, and your voice made a difference. Seems like the internet is full of a lot of meetings like this, mostly school board, but just a lot of meetings where voices don't typically get heard, and yours was. And it made a difference and I think that's really cool. I'm really happy with the meeting that we had. We accomplished a lot.

Commissioner Glenn: Thank you very much for tolerating me. As you may know Commissioner Fernandez took a job in Seattle last week and he has moved. We wish him well he was great at doing this. And we will miss

him on this board. We are going to have an election next meeting so you guys can axe me if you'd like to.

Wade Long:

I would like to thank Development Services staff Rick and Becca for their dedicated work to the community and this commission. Since Commissioner Fernandez has resigned as you said I would like to thank him for his role as chair and his history on other commissions and service to our community. Like you did state elections for the new chair will be held on August fourth so please be sure to consider who you might like to nominate or if you would like to put your name in the hat. I'd also like to provide a reminder that the proposed Waterbody Setback Ordinance is scheduled to come before this commission for consideration at the August fourth meeting. I respectfully request that all commissioners take the time to thoroughly review the ordinance in advance of the next meeting and if theres any questions or points requiring clarification, please do not hesitate to contact Alex Strawn prior to the meeting date to make sure all matters are clearly understood and appropriately addressed. While the commission may at its discretion defer action to a subsequent meeting. Final action must be taken by August eighteenth to avoid delaying transmittal to the Assembly for their consideration.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:03 p.m.


DOUG GLENN

Planning Commission Vice-Chair

ATTEST:


LACIE OLIVIERI

Planning Commission Clerk

Minutes approved:

8/4/2025