

Matanuska-Susitna Borough

REVISED Planning Commission Meeting Agenda

Meeting Date: August 3, 2026

Meeting Time: 6:00 PM



Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building

350 E. Dahlia Avenue

Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen

Vice-Chair: Doug Glenn

Commissioners:

- Brendan Carpenter
- Vacant
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

Ways to Participate in the Meeting

1. Participate In Person

Members of the public may attend the meeting in person. You will have **three (3) minutes** to provide oral comments unless otherwise directed by the Chair.

2. Submit Written Comments

Send written comments to the Planning Commission Clerk:

Email: msb.planning.commission@matsugov.us

Deadline: Written comments must be received **by 12:00 p.m. (noon) on the Friday before the meeting.**

3. Provide Testimony by Telephone

- 1) Dial **1-855-290-3803**.
- 2) You will hear “joining conference” when connected.
- 3) You will be automatically muted and able to listen to the meeting.
- 4) When the Chair opens public testimony, if you would like to speak, press ***3**.
- 5) You will hear “Your hand has been raised.”
- 6) When it is your turn to speak, you will hear “Your line has been unmuted.”
- 7) State your name for the record, spell your last name, and provide your testimony.

4. Observe the Meeting Online

You may watch the meeting live using one of the following platforms:

- [Matanuska-Susitna Borough Facebook page](#)
 - [Matanuska-Susitna Borough YouTube channel](#)
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Meeting Agenda

1. Call to Order, Roll Call, and Determination of Quorum
2. Approval of Agenda
3. Pledge of Allegiance
4. Consent Agenda

A. Meeting Minutes – July 20, 2026

B. Introduction for Public Hearing: Quasi-Judicial Matters

Resolution 26-12

A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving A Conditional Use Permit For The Operation Of A Marijuana Retail Facility Located At 9701 East Palmer-Wasilla Highway.

Applicant: Little Flare, LLC

Property Owner: 900 Tower Holdings LLC

Staff: Wade Long

Public Hearing Date: August 17, 2026

C. Introduction for Public Hearing: Legislative Matters

Resolution 26-17

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of The Borough's Priority Transportation Projects For Inclusion In The MVP 2027-2030 Transportation Improvement Program.

Staff: Alex Strawn, Planning and Land Use Director

Public Hearing date: August 17, 2026

5. Committee Reports
6. Agency/Staff Reports
 - A. Mat-Su Valley Planning for Transportation
7. Land Use Classifications
8. Audience Participation
9. Public Hearing: Quasi-Judicial Matters

Resolution 26-10

A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverage Uses To Expand Operations For A Pre-Existing Alcoholic Beverage Dispensary (Bar), Located At 10204 S. Knik Goose Bay Road (Tax ID# 7186000L001), Within Township 16 North, Range 03 West, Section 24, Seward Meridian.

Applicant: Knik Landing

Property Owner: Broken Boat LLC

Staff: Wade Long, Development Services Manager

10. Public Hearing: Legislative Matters

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| Resolution 26-11 | A Resolution Of The Matanuska-Susitna Borough Planning Commission Expressing Support For The Proposed Annexation Of The Chugiak, Eagle River, Peters Creek, Eklutna, And Associated Areas Into The Matanuska-Susitna Borough.
Staff: Alex Strawn, Planning and Land Use Director |
| Resolution 26-13 | A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting The Engstrom Road To Trunk Road Corridor Project And Recommending North Route 1 As The Preferred Alignment Identified In The October 2025 Draft Route Selection Report.
Staff: Cole Branham, Project Management Division Manager |
| Resolution 26-14 | A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of The Areawide Power To Acquire Public Rights-Of-Way And Design And Construct Roads, Streets, Sidewalks, And Related Drainage Facilities, And To Submit The Question To The Qualified Areawide Voters At The November 3, 2026 Regular Election.
Staff: Alex Strawn, Planning and Land Use Director |

11. Correspondence and Information

12. Unfinished Business

13. New Business

14. Commission Business

A. Upcoming Planning Commission Agenda Items

15. Director and Commissioner Comments

16. Adjournment

Accessibility and Accommodation Information

Individuals with disabilities who need reasonable accommodation to participate in this meeting should contact the Borough ADA Coordinator:

Phone: 907-861-8432

Request Deadline: At least one week before the meeting.
