

Matanuska-Susitna Borough

Planning Commission Meeting Agenda

Meeting Date: September 14, 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@matsu.gov

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](#)
-

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 – August 17, 2026
 - B. Introduction for Public Hearing: Quasi-Judicial Matters
 - C. Introduction for Public Hearing: Legislative Matters

Resolution 26-19

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Establish The Greater Oilwell Road Community Council District.

Staff: Paul Clark, Long Range Planner

Public Hearing date: October 5, 2026

5. Committee Reports
6. Agency/Staff Reports
7. Land Use Classifications
8. Audience Participation
9. Public Hearing: Quasi-Judicial Matters
10. Public Hearing: Legislative Matters
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.

MINUTES

August 17, 2026



Matanuska-Susitna Borough

Planning Commission Meeting Minutes

Meeting Date: August 17, 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

1. Call to Order, Roll Call, and Determination of Quorum

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 17, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Carpenter called the meeting to order at 6:00 p.m.

Attendance:

(*) Next to a name indicates telephonic participation.

Present: Commissioner Allen*
Commissioner McCabe
Commissioner Fonov
Commissioner Carpenter
Commissioner Scoggin

Absent: Commissioner Glenn

Staff Present: Mr. Alex Strawn, Planning and Land Use Director

Ms. Lacie Olivieri, Planning Department Admin
Ms. Denise Michalske, Assistant Borough Attorney
Mr. Wade Long, Development Services Manager

2. Approval of Agenda

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

GENERAL CONSENT: The Agenda was approved without objection.

3. Pledge of Allegiance

Commissioner McCabe led the Pledge of Allegiance.

4. Consent Agenda

- A. Meeting Minutes – August 3, 2026
- B. Introduction for Public Hearing: Quasi-Judicial Matters
- C. Introduction for Public Hearing: Legislative Matters

Chair Carpenter read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

5. Committee Reports *(There were no Committee reports)*

6. Agency/Staff Reports *(There were no Agency/Staff reports)*

7. Land Use Classifications *(There were no Land Use Classifications)*

8. Audience Participation

There being no persons to be heard, audience participation was closed without objection.

9. 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

Chair Carpenter read the resolution title into the record.

Chair Carpenter read the ex parte memo. Asking questions of the commissioners.

Mr. Long gave his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

The applicant's representative, Jana Weltzin, spoke regarding the application.

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

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-12. The motion was seconded by Commissioner Fonov.

Discussion ensued

VOTE: The main motion passed as amended without objection.

10. Public Hearing: Legislative Matters *(There were no Legislative public hearings)*

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

Chair Carpenter read the resolution title into the record.

Mr. Strawn presented his staff report.

Chair Carpenter inquired if commissioners had any questions for Mr. Strawn.

Commissioner Scoggin asked questions.

Commissioner McCabe asked questions.

Commissioner Fonov asked questions.

Kim Sollien, Executive Director for the Metropolitan Planning Organization, came up to answer questions.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-17. The motion was seconded by Commissioner Fonov.

Discussion ensued.

VOTE: The main motion passed without objection

11. Correspondence and Information *(There was no Correspondence and information)*
12. Unfinished Business *(There was no unfinished business)*
13. New Business *(There was no new business)*
14. Commission Business

A. Upcoming Planning Commission Agenda Items

Chair Carpenter asked whether Commissioners had any questions about the upcoming agenda items provided in their folders.

15. Director and Commissioner Comments

Commissioner Fonov: No comment

Commissioner McCabe: Thanks for conducting the meeting. Everyone don't forget to go vote tomorrow.

Commissioner Scoggin: No comment

Commissioner Allen: Thank you, Commissioner Carpenter, for filling in for me today. I appreciate it.

Alex Strawn: I do want to say that we have been running with one current planner for a while. That's why you see the development services manager stepping up and handling some cases himself. We just interviewed for two current planner positions, so hopefully you will be seeing some new faces soon.

Commissioner Carpenter: Thank you, everybody, for your patience with me trying to fill the footprints of Commissioner Allen. They are large. I appreciate your patience and your help. That's very kind.

16. Adjournment

The regular meeting adjourned at 6:35 p.m.

RICHARD ALLEN

Planning Commission Chair

ATTEST:

LACIE OLIVIERI

Planning Commission Clerk

Minutes approved: _____

INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. 26-19

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Establish The Greater Oilwell Road Community Council District.

Staff: Paul Clark, Long Range Planner

Public Hearing Date: October 5, 2026

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ESTABLISHING THE GREATER OILWELL ROAD COMMUNITY COUNCIL BOUNDARY AREA.

AGENDA OF: October 20, 2026

Assembly Action:

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To	Signatures
Originator	X
Department Director	X
Finance Director	X
Borough Attorney	X
Borough Manager	X
Borough Clerk	X

ATTACHMENT (S) : Resolution Serial No. 26-099 (2 pp)
Greater Oilwell Road Community Council Boundary
Area Map (1 pp)
Greater Oilwell Road Community Association Bylaws
(6 pp)
Greater Oilwell Road Community Association
Resolution 26-01 (2 pp)
Planning Commission Resolution No. 26-19 (2 pp)

SUMMARY STATEMENT: Approval of this resolution would recognize the geographic boundary area for the Greater Oilwell Road Community Council District. Residents in the Greater Oilwell Road area, as well as property owners in the area who reside elsewhere, have formed a community association to encourage public participation,

improve communication with the Borough, and provide a process for addressing local issues. The Greater Oilwell Road Community Association (GORCA) has held at least two meetings in the proposed district that were advertised in accordance with MSB 2.76.030(B)(5). However, it adopted bylaws defining membership as "each landowner within the prescribed boundaries who is 18 years of age or older and has paid the annual membership dues." Because membership is based on landownership rather than residency, GORCA does not meet the community council definition in MSB 2.76.030(A)(1). GORCA seeks to represent the community in a manner similar to the Louise Susitna Tyone Community Association, where property owners also significantly outnumber residents.

GORCA is petitioning the MSB to establish a new community council district that is not currently included within the boundaries of any existing community council district. The proposed boundaries were drafted by community members and were refined using Borough GIS mapping. They represent a logical community planning area based on existing development patterns, transportation corridors, and shared community interests in accord with MSB 2.76.040(A). Residents and property owners in this area have interests that differ sufficiently from adjacent community council areas to warrant recognition of a separate geographic area for community representation. Those interests include the area's distinct access routes, landownership patterns, development context, and local planning concerns, which are better addressed through a dedicated forum focused on the Greater Oilwell Road area. Once a district is established for this area, GORCA may be eligible to apply for Community Assistance Grants.

FISCAL IMPACT: No direct fiscal impact is anticipated from adoption of this resolution.

RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 26-099**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY
ESTABLISHING THE GREATER OILWELL ROAD COMMUNITY COUNCIL DISTRICT.

WHEREAS, community council districts are defined by the Assembly to group residents within natural communities and to recognize community interests in setting boundaries (MSB 2.76.040 (A)); and

WHEREAS, community councils provide a recognized forum through which residents may participate in local planning efforts, communicate community concerns, and provide recommendations to the Borough on matters affecting their neighborhoods and surrounding area; and

WHEREAS, residents and property owners within the Greater Oilwell Road area have formed the Greater Oilwell Road Community Association (GORCA) to encourage public participation, improve communication with the Borough, and provide an organized means of addressing issues affecting the area; and

WHEREAS, GORCA bylaws are similar to the Louise Susitna Tyone Community Association, which, though not an officially recognized community council, serves as a representative organization for the Louise, Susitna & Tyone Lakes Community Council District; and

WHEREAS, to be eligible for Community Assistance Program

grants, a community council or association must operate within a designated community council district; and

WHEREAS, the proposed Greater Oilwell Road Community Council District is not included in the boundaries of any other community council districts and represents a logical community planning area based upon existing development patterns, transportation corridors, and community interests; and

NOW, THEREFORE, BE IT RESOLVED, the Borough Assembly hereby establishes the Greater Oilwell Road Community Council District as depicted in Attachment A of the Information Memorandum.

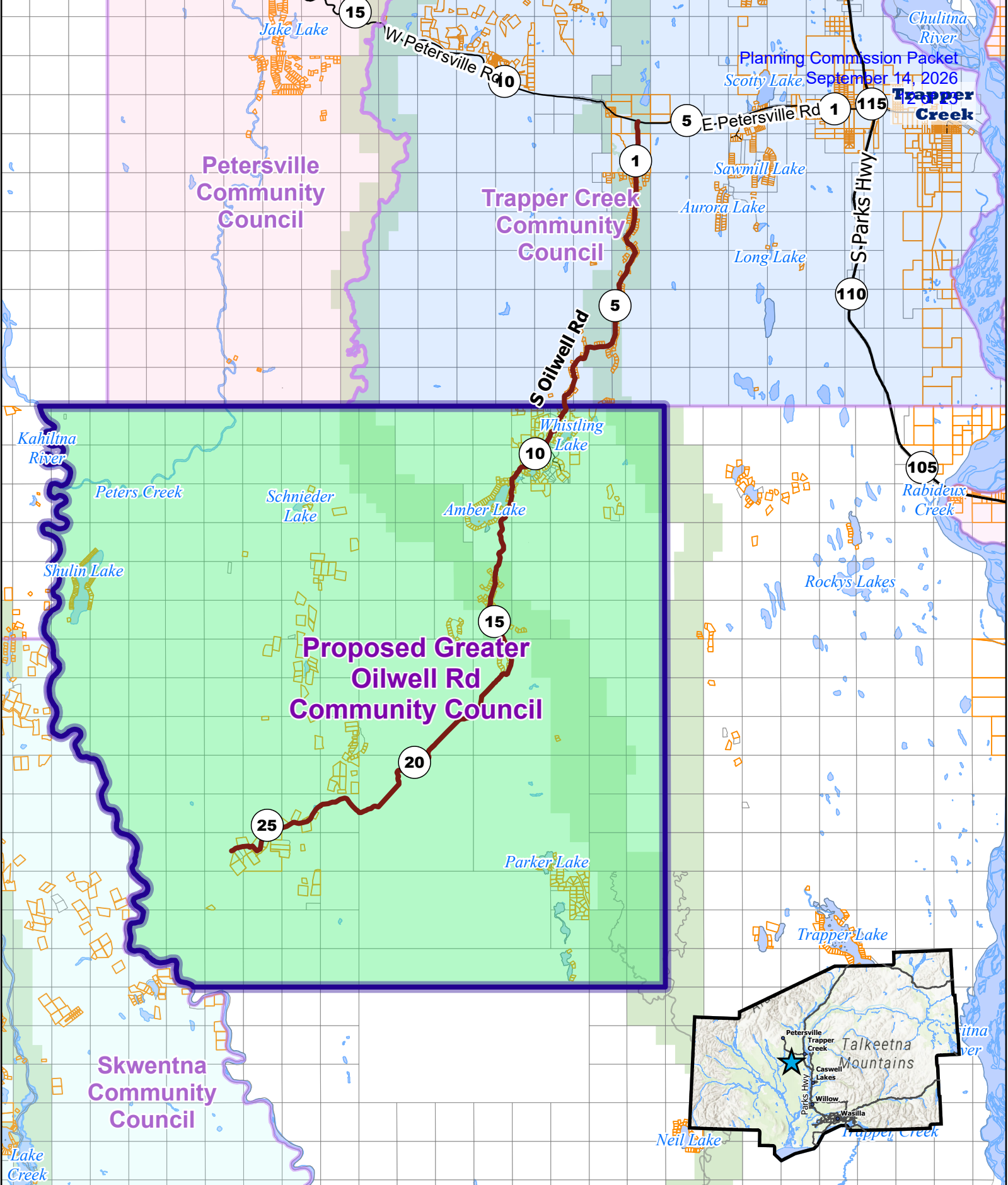
ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2026.

EDNA DeVRIES, Borough Mayor

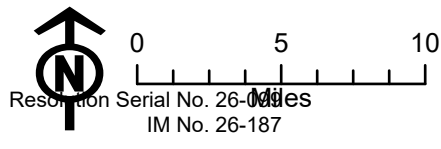
ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



Oilwell Rd Community Council Boundary Proposal



BYLAWS OF THE GREATER OILWELL ROAD AREA COMMUNITY ASSOCIATION

Effective Date June 1, 2026

ARTICLE 1. PURPOSE

Greater Oilwell Road Community Association, Incorporated (hereafter GORCA or the Association) acts to promote the interest and welfare of its residents by providing a forum for community engagement, facilitating communication with the local and state governments, and addressing issues of mutual concern to sustain an all-seasons recreation predominate lifestyle.

The area encompassed within GORCA boundaries is a semi-remote community, predominantly comprised of part-time recreational residents along with some full-time residents. Most private lands were obtained through State land sales and State large parcel recreational subdivisions. Access is from Oilwell Road and connecting trails. The area is entirely off-grid. Hunting, fishing, and all-season outdoor recreation predominate the lifestyle.

ARTICLE 2. OFFICES AND BOUNDARIES

SECTION 1. PRINCIPAL OFFICE & REGISTERED AGENT

- A. The physical location of the Greater Oilwell Road Community Association shall be at mile 8.75 Oilwell Rd (Cottonwood Creek parking lot).
- B. The Registered Agent shall be appointed by the Board of Directors.

SECTION 2. BOUNDARIES

The GORCA shall cover the area as designated by the Matanuska-Susitna Borough (MSB) Assembly, with specific details available on the MSB's official website. See attached map.

ARTICLE 3. MEMBERSHIP

SECTION 1. MEMBERS

A. Members shall consist of each landowner within the prescribed boundaries who are 18 years of age or older and who has paid the annual membership dues.

B. Membership dues for GORCA are \$10 per year. Payable annually. Membership dues will be payable per fiscal year with donations allowable up to \$50 per landowner per year.

SECTION 2. ANNUAL MEETING

An annual meeting of the membership shall be held in the month of July each year for the election of Directors and other business matters.

SECTION 3. SPECIAL ASSOCIATION MEETING

Special Association meetings may be called by the President or any two Directors, or by a petition signed by at least 10% of the membership.

SECTION 4. NOTICE OF ASSOCIATION MEETINGS

Written notice stating the place, date, and time of meetings shall be posted at a public access point and online platforms no fewer than fifteen (15) days prior to the meeting. This shall include a physical sign posting within our boundaries, posting on the group Facebook Page, and an email will also be sent out to all members on the email list.

SECTION 5. QUORUM

Twenty (20) or more members shall constitute a quorum at the annual meeting. A majority of the Board shall constitute a quorum at all other meetings. Attendance can be in person, by phone, by proxy, or other means including virtual.

SECTION 6. VOTING

Members shall have one vote per property. Owners of multiple properties are limited to one vote. Votes may be cast in person, by proxy, mail, and email as approved by the Board. All actions shall be determined by majority of votes cast, unless otherwise specified in the bylaws.

SECTION 7. PROXIES

Voting by proxy is permitted with written authorization submitted to the Secretary prior to the meeting. Proxies expire after six months unless otherwise specified.

ARTICLE 4. BOARD OF DIRECTORS

SECTION 1. GENERAL POWERS

The day to day business of the GORCA shall be managed by its Board of Directors.

SECTION 2. NUMBER AND TERMS

A. The Board shall consist of five (5) Directors.

B. Directors shall serve three-year terms, staggered as follows for the first election:

- 2 Directors: full 3-year terms
- 2 Directors: 2-year terms
- 1 Directors: 1-year terms

C. All Directors must be members in good standing of the Association.

SECTION 3. OFFICERS

The Board shall elect from among themselves a President, Vice-President, Secretary, and Treasurer. Each officer shall hold office until a successor shall have been duly elected, or until death, resignation or removal in the manner provided. The position of Treasurer may be combined to Secretary/Treasurer at the Board's discretion. For additional information, please reference Article 5 Officers' Duties.

SECTION 4. BOARD MEETINGS

A. Regular Board meetings shall be held as scheduled by the Board. No decisions will be made without a full quorum meeting that allows members to vote.

B. A majority of the Board shall constitute a quorum.

C. Action may be taken without a meeting with written consent of the majority of the members.

SECTION 5. VACANCIES

Vacancies may be filled by majority vote of the Board until the next regular election.

SECTION 6. REMOVAL

- A. A Director may be removed by a two-thirds vote of the membership present and voting. More than 2 unexcused absences is cause for removal. Excused absences include unexpected life events, and illness.
- B. This section also provides for removal from office of any member of the Board of Directors who vote on any matter which involves a personal conflict of interest. Includes but is not limited to, financial interest, nepotism, vendor relations, and

procurement decisions. Board members will indicate to the Chair any conflicts recognized.

SECTION 7. COMPENSATION

Directors shall not receive compensation for service. Reimbursement for reasonable expenses may be approved by three Directors.

SECTION 8. EMERGENCY POWERS

In the event of a disaster or emergency incapacitating the majority of the Board, the remaining Directors shall retain full authority to act until a quorum is restored.

ARTICLE 5. OFFICERS' DUTIES

SECTION 1. PRESIDENT

The President shall be the chief executive officer, preside at meetings, and execute authorized documents. The President will preside at all meetings of the membership at the regular Board of Directors meeting. The President is authorized to sign, with the Secretary or other elected officer of the GORCA, any deeds, mortgages, contracts or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution shall be expressly delegated to some other agent or officer of GORCA, or shall be required by law to be otherwise signed or executed.

SECTION 2. VICE-PRESIDENT

Shall act in the absence of the President and perform duties as assigned. The Vice President shall perform such other duties as may be assigned by the Board of Directors.

SECTION 3. SECRETARY

The Secretary shall keep the minutes of the meetings, make these minutes part of permanent records of the GORCA and report on the minutes of the previous meeting as requested. Permanent records shall be kept at the principal office. The Secretary shall see that all notices are duly given in accordance with these bylaws or as required by law.

SECTION 4. TREASURER

Responsible for financial accounts, deposits, receipts, and reporting of all money's due and payable to GORCA and deposit all money in the name of GORCA in banks or other depositories selected by GORCA. The position of Treasurer may be combined to Secretary/Treasurer at the Board's discretion.

SECTION 5. REGISTERED AGENT

Shall be appointed by the Board of Directors.

ARTICLE 6. FINANCES

SECTION 1. CONTRACTS

Contracts and agreements shall be approved by the Board of Directors and signed by an officer and one additional board member. Any contracts or agreements exceeding \$250 in value require membership approval.

SECTION 2. EXPENDITURES

All checks, drafts or other orders for payment of money, notes or other evidence of indebtedness issued in the name of GORCA shall be signed by an officer and one other Board member. Transactions exceeding \$250 require membership approval.

SECTION 3. DEPOSITS

All funds shall be deposited in a bank or credit union chosen by the Board.

ARTICLE 7. FISCAL YEAR

The fiscal year shall begin July 1 and end June 30.

ARTICLE 8. ANNUAL BUDGET

A. The Board shall prepare an annual operating budget showing anticipated operating expenses. Separate budgets for special projects shall be included in the annual budget as separate items.

B. The budget shall be presented to the membership for approval by majority vote of the membership.

ARTICLE 9. DISSOLUTION

In the event of dissolution, assets shall be distributed in accordance with Alaska Statutes AS 10.20.300. Under this plan, assets may be dispersed by the Court having jurisdiction over the GORCA.

ARTICLE 10. AMENDMENTS

Bylaws may be amended or repealed by a two-thirds vote of members present at any regular meeting. Thirty days advanced notice is required for any proposed bylaw changes.

ARTICLE 11. INDEMNIFICATION

The GORCA shall have the power to indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that such person is or was a Director, officer, employee, or agent of the Association, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by them in connection with such action, suit, or proceeding, if they acted in good faith and in a manner they reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe their conduct was unlawful.

Indemnification may be provided by resolution of the Board of Directors, by contract, or as otherwise provided by law. This indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any agreement, vote of disinterested Directors, or otherwise, and shall continue as to a person who has ceased to be a Director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person.

The Association may purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee, or agent of the Association, against any liability asserted against them and incurred by them in any such capacity, or arising out of their status as such, whether or not the Association would have the power to indemnify them against such liability under the provisions of this Article

ARTICLE 12. PERSONAL LIABILITY

No Directors of the GORCA shall be personally liable to GORCA or its members for monetary damages for conduct as a Director, except in cases of:

- A. Any breach of the Director's duty of loyalty to the GORCA or its members.
- B. Any acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of the law.
- C. Any distribution which is unlawful.
- D. Any act or omission occurring prior to adoption of these bylaws

GREATER OILWELL ROAD COMMUNITY ASSOCIATION
RESOLUTION NO. 26-01

**A RESOLUTION OF THE GREATER OILWELL ROAD COMMUNITY ASSOCIATION
REQUESTING THAT THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY
ESTABLISH THE GREATER OILWELL ROAD COMMUNITY COUNCIL DISTRICT**

WHEREAS, the property owners of parcels within the Greater Oil Well Road Community have organized and created an association to represent their interests in a remote recreational lifestyle; and

WHEREAS, the proposed Greater Oil Well Road Community Council district is not included in the boundaries of any other community council districts and represents a logical community planning area based upon existing development patterns, landownership, transportation access, and community interests as described in MSB 2.76.040 (A); and

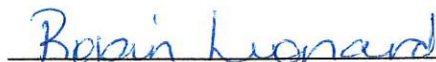
WHEREAS, to be eligible for Community Assistance Program grants, a community council or association must operate within a designated community council district,

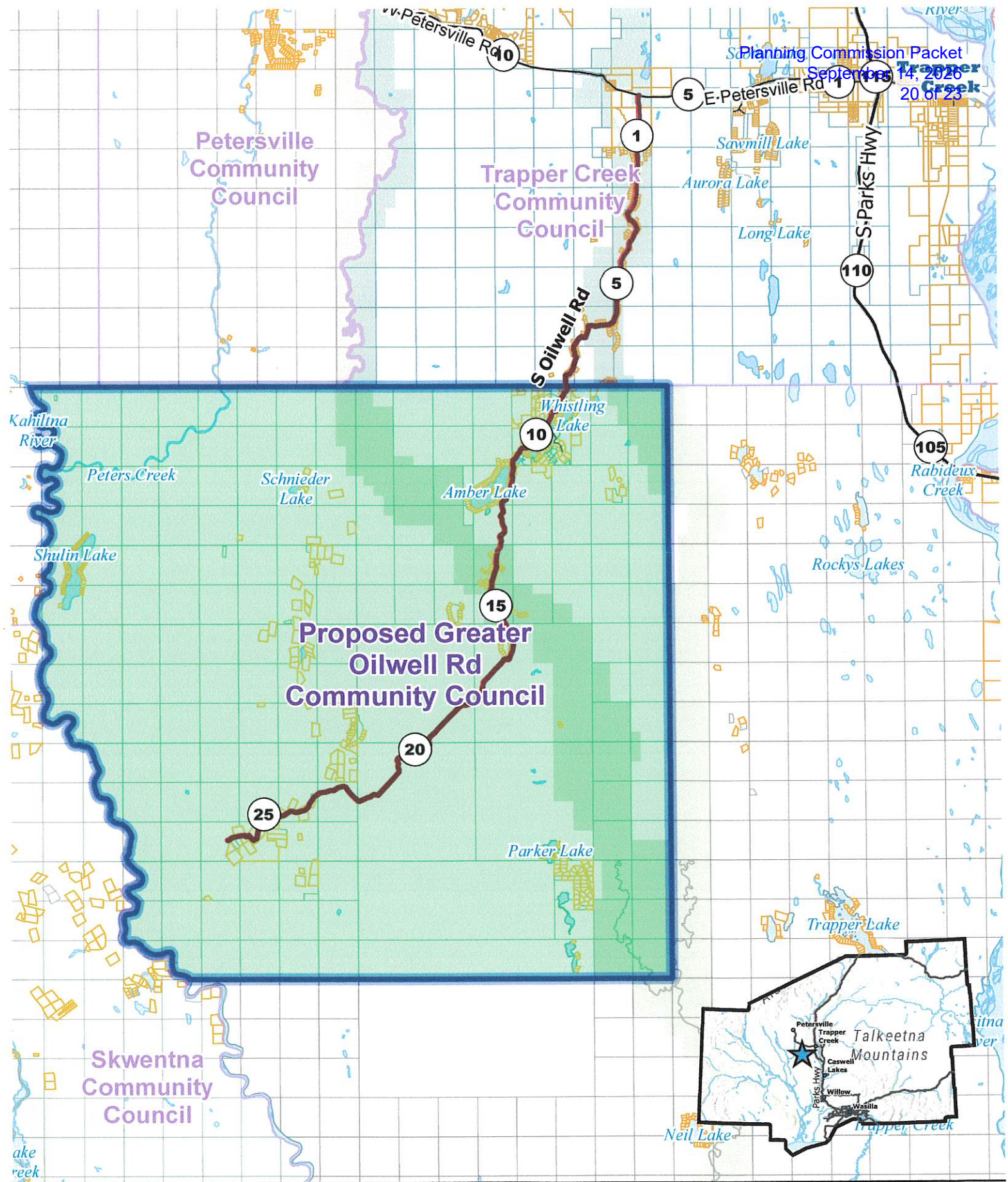
NOW, THEREFORE, BE IT RESOLVED, the Greater Oil Well Road Community Association requests that the Borough Assembly establish the **Greater Oil Well Road Community Association District** as depicted on the attached map.

ADOPTED by the Greater Oilwell Road Community Association on this 24th day of August, 2026.


SYLVAN MORGAN, Chair

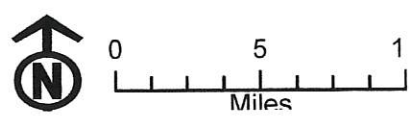
ATTEST:


ROBIN LEONARD, Secretary



Oilwell Rd Community Council

Boundary Proposal



Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 26-19**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING THE ASSEMBLY APPROVE RS 26-099 TO ESTABLISH THE
GREATER OILWELL ROAD COMMUNITY COUNCIL DISTRICT.

WHEREAS, the Matanuska-Susitna Borough Planning Commission serves as an advisory body to the Borough Assembly on matters relating to planning, community development, and land use policy; and

WHEREAS, community council districts are defined by the Assembly to group residents within natural communities and to recognize community interests in setting boundaries (MSB 2.76.040 (A)); and

WHEREAS, community councils provide a recognized forum through which residents may participate in local planning efforts, communicate community concerns, and provide recommendations to the Borough on matters affecting their neighborhoods and surrounding area; and

WHEREAS, residents and property owners within the Greater Oilwell Road area have formed the Greater Oilwell Road Community Association (GORCA) to encourage public participation, improve communication with the Borough, and provide an organized means of addressing issues affecting the area; and

WHEREAS, GORCA bylaws are similar to the Louise Susitna Tyone

Community Association, which, though not an officially recognized community council, serves as a representative organization for the Louise, Susitna & Tyone Lakes Community Council District; and

WHEREAS, to be eligible for Community Assistance Program grants, a community council or association must operate within a designated community council district; and

WHEREAS, the proposed Greater Oilwell Road Community Council District is not included in the boundaries of any other community council districts and represents a logical community planning area based upon existing development patterns, transportation corridors, and community interests; and

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Planning Commission recommends that the Assembly approve RS 26-099 to establish the Greater Oilwell Road Community Council District as depicted in Attachment A of the Information Memorandum.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2026.

Name, Chair

ATTEST:

LACIE OLIVIERI, Planning Commission Clerk

(SEAL)

COMMISSION BUSINESS



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Matsu.gov

MEMORANDUM

DATE: September 4, 2026

TO: Planning Commission

FROM: Alex Strawn, Planning and Land Use Director

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Wade Long)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Natasha Grover)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Wade Long)
- Three Bears Alaska Inc. – Core Area Conditional Use Permit; 8211000L001 (Staff: Wade Long)
- Hart – Variance; 8578B05L015A (Staff: Natasha Grover)
- Riordan – Variance; 6041B08L010 (Staff: Natasha Grover)
- Punt Brothers Construction – Variance; 6040B03L003 (Staff: Natasha Grover)
- Nardini – Variance; 6017B02L004 (Staff: Natasha Grover)
- Bad Gramm3r – Marijuana Retail Facility; 1068000L020 (Staff: Wade Long)

Legislative

- Historic Preservation Plan (HPP) (Staff: Paul Clark)
- MSB Borough-Wide Comprehensive Plan (Staff: Paul Clark)