

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION AGENDA (AMENDED)**

Edna DeVries, Mayor

PLANNING COMMISSION  
Doug Glenn, District 1  
Richard Allen, District 2  
C. J. Koan, District 3 - Chair  
Andrew Shane, District 4 – Vice-Chair  
Linn McCabe, District 5  
Wilfred Fernandez, District 6  
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE  
DEPARTMENT  
Alex Strawn, Planning & Land Use  
Director  
Vacant, Planning Services Manager  
Jason Ortiz, Development Services Manager  
Fred Wagner, Platting Officer  
Vacant, Planning Clerk  
Corinne Lindfors, Planning Clerk Assistant

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

August 5, 2024  
REGULAR MEETING  
6:00 p.m.

**Ways to participate in the meeting:**

**IN PERSON:** You will have 3 minutes to state your oral comment.

**IN WRITING:** You can submit written comments to the Planning Commission Clerk at [msb.planning.commission@matsugov.us](mailto:msb.planning.commission@matsugov.us).

**Written comments are due at noon on the Friday prior to the meeting.**

**TELEPHONIC TESTIMONY:**

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

**OBSERVE:** observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

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

II. APPROVAL OF AGENDA

### III. PLEDGE OF ALLEGIANCE

### IV. CONSENT AGENDA

#### A. MINUTES

Regular Meeting Minutes: June 17 & July 15, 2024

#### B. INTRODUCTION FOR 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; Public Hearing: August 19, 2024; (Applicant: Tim Alley for Mountain Gravel Investment Group LLC; Staff: Peggy Horton, Current Planner)

**Resolution 24-20** A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for a package store known as, Holiday Liquors #650, located at 169 N. Meadow Lakes Loop, Tax ID 8478000L002; Public Hearing: August 19, 2024; (Applicant: Holiday Alaska LLC; Staff: Rick Benedict, Current Planner)

#### C. INTRODUCTION FOR 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; Public Hearing: August 19, 2024; (Staff: Peggy Horton, Current Planner)

**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; Public Hearing: August 19, 2024; (Staff: Peggy Horton, Current Planner)

**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  
Public Hearing: August 19, 2024; (Staff: Peggy Horton, Current Planner)

**Resolution 24-19** A Resolution of the Matanuska-Susitna Borough Planning Commission recommending adoption of an amendment to the Official Streets and Highways Plan to update the Engstrom Road to Trunk Road connection on the map. Public Hearing: August 19, 2024; (Staff: Rodney Fodge, Long Range Planner)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. PUBLIC HEARING: LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS  
(*Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS:

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

**Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.**