

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on August 5, 2024 at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan 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  
Mr. Richard Allen, Assembly District #2  
Ms. CJ Koan, Assembly District #3  
Mr. Andrew Shane, 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

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Corinne Lindfors, Development Services Division Administrative Specialist  
Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

Commissioner Glenn moved to amend Resolution 24-20, Changing 'Holiday Liquors #605' to 'Circle K Liquors.' The motion was seconded by Commissioner Shane. The motion passed without objection.

Commissioner Shane moved to remove Resolution 24-19 from the agenda. The motion was seconded by Commissioner Glenn. The motion passed without objection.

Chair Koan inquired if there were any additional changes.

Chair Koan inquired if there were any objections to the amended agenda.

GENERAL CONSENT: The amended agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Shane.

**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, Circle K Liquors, 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)

Chair Koan inquired if there were any additions or changes to the consent agenda.  
Chair Koan inquired if there were any objections.

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.)**

The following persons spoke regarding Official Streets and Highways Plan Update: Simon Gilliland  
There being no one else to be heard, audience participation was closed without objection.

**IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS**

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

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

**XII. UNFINISHED BUSINESS *(There was no unfinished business.)***

**XIII. NEW BUSINESS**

**XIV. COMMISSION BUSINESS**

**A. Upcoming Planning Commission Agenda Items**  
*(No comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Director Alex Strawn: Addressed a gentleman who had commented on the Official Streets and Highways plan update, noted that it was removed from the agenda. Introduced Lacie Olivieri as the new Planning Commission Clerk and welcomed her aboard.

- Commissioner Shane: Welcomed Lacie aboard.
- Commissioner Allen: Commented on his 24<sup>th</sup> wedding anniversary with Stephanie.
- Commissioner Scoggin: No comment.
- Commissioner McCabe: Welcomed Lacie and said happy anniversary to Commissioner Allen.
- Commissioner Glenn: Said happy anniversary to Rick and Stephanie and welcomed Lacie.
- Commissioner Koan: Said happy anniversary and welcomed Lacie.

**XVI. ADJOURNMENT**

Commissioner Glenn moved to Adjourn the meeting. The motion was seconded by Commissioner Shane.  
The regular meeting adjourned at 6:20 p.m.



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C J KOAN  
Planning Commission Chair

ATTEST:



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Lacie Olivieri, Planning Commission Clerk

Minutes approved: 8/19/24