

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

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
Lacie Olivieri, Planning Clerk

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

August 19, 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.

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: August 5, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-21 A Resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly adoption of processes for Community Councils to develop a Community Comprehensive Plan or Special Use district. Public Hearing: September 16, 2024 (Staff: Julie Spackman, Long Range Planner)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

A. COMPREHENSIVE SAFETY ACTION PLAN PRESENTATION

Joni Wilm for Michael Baker International

VII. 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).

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. (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. (Applicant: Holiday Alaska LLC; Staff: Rick Benedict, Current Planner)

X. 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. (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. (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. (Staff: Peggy Horton, Current Planner)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

COMMISSION BUSINESS:

A. Upcoming Planning Commission Agenda Items

XIV. DIRECTOR AND COMMISSIONER COMMENTS

XV. 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.