

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on December 2, 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. C. J. Koan, Assembly District #3
Mr. Andrew Shane, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

None

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
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.

Alex Strawn announced that there would be no Transit update. There were no objections to removing the transit update.

GENERAL CONSENT: The Agenda was approved without objection

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Fernandez

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: November 18, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-33 A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park's Boundaries. The Site Is Located At Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4 (Staff: Peggy Horton,

Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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.)*

Resolution 24-34 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of Land Located In The Core Area Known As Tax Account 18N01E31C013 As Reserved Use Land For The Purpose Of An Emergency Services Facility. (MSB008097) (Staff: Lisa Gray, Land Management Agent)

Chair Koan read the resolution title into the record.

Lisa Gray provided a staff report.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Fernandez moved Planning Commission Resolution 24-34. The motion was seconded by Commissioner Mccabe.

Discussion ensued.

VOTE: The main motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-32 A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Scoggin moved Planning Commission Resolution 24-32. The motion was seconded by Commissioner McCabe.

Discussion ensued.

VOTE: The main motion failed unanimously.

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. 2025 PC Schedule
Schedule approved

B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No Comment

Commissioner McCabe: Agreed with Scoggin that it is better to keep the process moving because the building calendar is so short in Alaska.

Commissioner Scoggin: With the permit, it was a good comment about the standards. If the standards are the same it is just costing time and money to the borough, the builder, and the homeowner.

Commissioner Shane: Worried about people looking to push certain regulations that add more costs to people looking for affordable housing.

Commissioner Allen: This is one of those instances in which he has changed his mind because of the commission's discussion.

Commissioner Fernandez: Informing everyone that he has formally rescinded his resignation and intends on serving until his term is up.

Alex Strawn: There are two new planners starting.

Commissioner Koan: Thank you for the healthy debate. It is good to hear all of the sides and everyone participating.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:45 p.m.



C J KOAN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 12/16/24