

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

Michael Brown, Borough Manager

PLANNING COMMISSION

Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
VACANT, District 6
Curt Scoggin, District 7



PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

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

PLANNING COMMISSION MEETING MINUTES October 6, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on October 6, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Linn McCabe
Commissioner Richard Allen
Commissioner Michael Collins
Commissioner Doug Glenn

Absent/Excused: Commissioner Curt Scoggin
Commissioner Brendan Carpenter

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director
Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – September 15, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-19 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Adoption Of The Fiscal Year (FY) 2027 Capital Improvement Program (CIP).
Public Hearing Date: October 20, 2025
Staff: Natasha Heindel, Current Planner

Resolution 25-20 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Repealing MSB 17.02 Mandatory Land Use Permit In Its Entirety And Adopting MSB 17.07 Land Use Review.
Public Hearing Date: October 20, 2025
Staff: Alex Strawn, Planning and Land Use Director

Resolution 25-21 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.55 To Reduce The Minimum Building Setback Requirement From Pedestrian Easements.
Public Hearing Date: October 20, 2025
Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the Consent Agenda into the record.

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.)

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 25-16 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.17 Denali State Park Special Land Use District By Eliminating A Provision That Allows The SpUD Boundary To

Change Automatically When The Boundary Of The Denali State Park Changes.

Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Chair Allen opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-16. The motion was seconded by Commissioner Glenn.

VOTE: The main motion passed without objection.

Resolution 25-17 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB Title 17 - Zoning To Create MSB 17.77 Large Lot District.
Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Chair Allen opened the public hearing.

Rebecca Gamble – Opposed

Maxwell Sumner – Opposed

Rod Hanson – In favor

Mike Thompson - Opposed

There being no other persons to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 25-17. The motion was seconded by Commissioner Collins.

Discussion ensued

VOTE: The main motion failed unanimously.

The commission paused at 6:35 to draft Resolution 25-22 for the assembly, addressing their concerns with Resolution 25-17.

Break ended at 6:45

MOTION: McCabe moved to approve Resolution 25-22. The Motion was seconded by Commissioner Collins.

VOTE: The main motion passed unanimously.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Zagorodniy: No Comment

Commissioner McCabe: Welcome to the new commissioner, and thank you, Alex, for helping us write that Resolution so quickly.

Commissioner Collins: Welcome. I appreciate everyone. I am a firm believer of public participation and speaking on these matters so I greatly appreciate that. And I appreciate the work everyone did today to work this out. Thank you for your help Alex.

Commissioner Glenn: Welcome to our new member. And I appreciate all of you. Have a nice week.

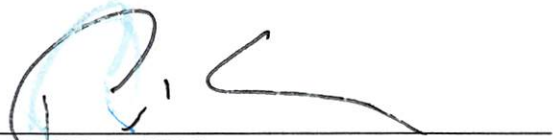
Director Strawn: I want to remind everyone that we have a joint meeting with the Assembly on October 14. We have one agenda item which is the Community Growth Solutions Study and I will be presenting what is in that document. It is over 400 pages and it will be posted online tomorrow. Set aside some time if you would like to become familiar with it. Welcome to the new commissioner. A lot of you may have heard of the Williwaw cleanup. This was monumental success for the borough. Jason Ortiz had the idea and Wade Long helped lead the charge. There were around 270 volunteers over a three day period. There were a couple dozen

businesses and entities that pitched in and helped in one way or another. We removed over 200 tons of trash, around 40 cars, a lot of hazmat, demolished a couple of buildings. These were all property owners that were happy to have this done, they all signed waivers. The total amount of trash we removed was around 40 large African elephants. A lot of the trash that was removed had been there for a long time. Assembly members Sumner and Fonov both came to help. And The Church of Latter day Saints had a majority of the volunteers.

Commissioner Allen: Welcome, Commissioner Zagorodniy.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:51 p.m.



RICK ALLEN
Planning Commission Chair

ATTEST:



LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: 10/20/25