

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on September 16, 2019, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Colleen Vague.

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

Planning Commission members present and establishing a quorum:

- Ms. Patricia Chesbro, Assembly District #3
- Ms. Colleen Vague, Assembly District #4, Chair
- Mr. Chris Elder, Assembly District #5
- Mr. Stafford Glashan, Assembly District #6
- Mr. Sassan Mossanen, Assembly District #7

Planning Commission members absent and excused were:

- Ms. Mary Anderson, Assembly District #1, Vice Chair
- VACANT, Assembly District #2

Staff in attendance:

- Mr. Alex Strawn, Development Services Manager
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Mr. Joseph Metzger, Planner II
- Ms. Mary Brodigan, Planning Commission Clerk

**II. APPROVAL OF AGENDA**

Chair Vague 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 Mr. Joseph Metzger, a member of Planning Staff.

**IV. CONSENT AGENDA**

**A. Minutes**

1. August 5, 2019, regular meeting minutes

**B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

1. **Resolution PC 19-20**, a conditional use permit in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 30353 N. Fishhook Road (Tax ID# 4944000T00B); within Township 19 North, Range 1 West, Section 2, Seward Meridian. Public Hearing: October 7, 2019. (*Applicant: Lance Wells on behalf of Mikey's Place, LLC, Staff: Joe Metzger*)

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS**

1. **Resolution PC 19-22**, recommending approval of an ordinance modifying a special condition of the Mass Excavation Interim Materials District, to accommodate the Glenn Highway Expansion Project. Public Hearing: October 7, 2019. (*Staff: Alex Strawn and Joe Metzger*)

Chair Vague read the consent agenda into the record.

Chair Vague inquired if there were any changes to the consent agenda.

**MOTION:** Commissioner Glashan moved to remove Resolution PC 19-20 from the Consent Agenda to be considered in its normal sequence on the agenda. The motion was seconded.

**VOTE:** The motion was approved without objection.

**GENERAL CONSENT:** The consent agenda was approved as amended 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 person spoke regarding concerns with public process with emergency fire meetings and a LNG (Liquid Natural Gas) meeting: Mr. Eugene Carl Haberman.

*(The meeting recessed at 6:09 p.m., and reconvened at 6:15 p.m.)*

**IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS** (*Public Hearings not to begin before 6:15 P.M.*)

*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.*

- A. **Resolution PC 19-20**, a conditional use permit in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 30353 N. Fishhook Road (Tax ID# 4944000T00B); within Township 19 North, Range 1 West,

Section 2, Seward Meridian. Public Hearing: October 7, 2019. (*Applicant: Lance Wells on behalf of Mikey's Place, LLC, Staff: Joe Metzger*)

Commissioner Glashan:

- noted that there was an error in the title of the resolution; and
- stated that the address should be 30353 N. Willow Fishhook Road.

**MOTION:** Commissioner Glashan moved to schedule Resolution PC 19-20 for a public hearing on October 7, 2019, with the correct address. The motion was seconded.

**VOTE:** The motion was approved without objection.

[Clerk's note: The address was correct on all of the other public notifications and has been corrected on the next meeting agenda.]

**B. Resolution PC 19-19**, a conditional use permit in accordance with MSB 17.30, Conditional Use Permit for Earth Material Extraction, located at 21252 W. Susitna Parkway (Tax ID# 16N04W03A005); within Township 16 North, Range 4 West, Section 3, Seward Meridian. A CUP would allow for the removal of approximately 200,000 cubic yards of earth materials through 2028. (*Applicant: Isaac Pearson on behalf of Purinton Products, LLC, Staff: Joe Metzger*)

Chair Vague read the resolution title into the record.

Chair Vague:

- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Metzger provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- clarification of the physical site locations of the photos;
- whether material can be moved around on the property without a CUP as long as material does not leave the premises;
- clarification of the entrance to pit and whether it will involve a left hand turn;
- whether exiting trucks will always be turning right;
- clarification of the significant changes from the original application;
- confirmation that the bond for the reclamation plan has been posted and approval has been extended for the new operating period; and
- whether there was gravel extraction on this site prior to 2017.

Chair Vague invited the Applicant, or their representative to provide an overview of their application.

Mr. Isaac Pearson and Mr. Franklin Paulson, Applicants, provided an overview of their application.

Commissioners questioned the applicant regarding:

- conditions #5 and #6 and clarification of what was meant by “equivalent” to an earthen berm;
- clarification of where the water for processing will come from; and
- the amount of material that has been removed under an administrative permit.

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 19-19: Mr. Russ Whitfield, Mr. Mike Mackie, and Mr. Shawn Casey.

The following persons spoke in opposition of Resolution PC 19-19: Mr. Jesse Renfrow, Mr. Fred Behnke, Ms. Shirley Margeson, and Mr. Greg Quinton.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

There being no one else to be heard, Chair Vague closed the public hearing and discussion moved to the Planning Commission.

**MOTION:** Commissioner Elder moved to approve Resolution PC 19-19. The motion was seconded.

Commissioner Elder spoke in favor of the resolution.

**MOTION:** Commissioner Glashan moved a primary amendment to strike “or equivalent” from Conditions #5 and #6. The motion was seconded.

**VOTE:** The primary amendment passed without objection.

Commissioner Chesbro spoke in favor of the application, but stated her concern that it might not be compatible with the Big Lake Comprehensive Plan.

Chair Vague clarified the reason for the cancellation of the August 19<sup>th</sup> PC meeting.

**VOTE:** The main motion passed as amended without objection.

## **X. PUBLIC HEARING LEGISLATIVE MATTERS**

*(There were no legislative public hearings.)*

**XI. CORRESPONDENCE AND INFORMATION**

*(There was no correspondence and information.)*

**XII. UNFINISHED BUSINESS**

*(There was no unfinished business.)*

**XIII. NEW BUSINESS**

*(There was no new business.)*

**XIV. COMMISSION BUSINESS**

- A. Adjudicatory *(if needed)*
- B. Upcoming Planning Commission Agenda Items

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission.

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Elder:

- questioned if any commissioners knew of anyone in the District 2 area that would like to be on the Planning Commission; and
- stated that it would be nice to have this seat filled.

Chair Vague thanked staff for doing an excellent job and making commissioners jobs easier whenever possible.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:18 p.m.

  
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COLLEEN VAGUE, Planning Commission  
Chair

ATTEST:

  
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MARY BRODIGAN, Planning Commission  
Clerk

*Minutes approved: October 7, 2019*