

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
Jason Ortiz, District 2
Patricia Chesbro, District 3
Colleen Vague, Chair, District 4
Chris Elder, District 5
Stafford Glashan, District 6
Sassan Mossanen, District 7



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

Eileen Probasco, Director of Planning &
Land Use
Kim Sollien, Planning Services Manager
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

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

**May 18, 2020
REGULAR MEETING
6:00 p.m.**

Due to State mandates, here are ways to participate in Planning Commission meetings:

IN PERSON. The new state mandate allows for a gathering of no more than 20 people. Should you wish to testify in person, please adhere to the following:

- You may not enter the room until you are called to testify. You will also be asked to exit the premises once you are done testifying.
- Please adhere to the 6-foot distance between yourself and others; it is highly recommended that you bring your own mask to wear.

IN WRITING: You can submit written comments to the Planning Commission Clerk at planning@matsugov.us

TELEPHONIC. Telephonic audience participation and public hearings.

- Call **1-833-949-2500**. You will be able to hear the meeting while you wait for your turn to testify. You will know when it is your turn to testify when you hear a chime.

Those who wish to listen to the meeting may Livestream Audio at Radiofreepalmer.org.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of

these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

1. March 2, 2020, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 20-08**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana cultivation facility, located at 108 E. Schrock Road (Tax ID# 18N01W15C009); within Township 18 North, Range 1 West, Section 15, Seward Meridian. Public Hearing: June 8, 2020. (*Applicant: Michael Gallagher, on behalf of Bubba Greens, Staff: Joe Metzger*)
2. **Resolution PC 20-09**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana retail facility, located at 5675 E. Blue Lupine Drive (Tax ID# 1807B01L011); within Township 17 North, Range 1 East, Section 17, Seward Meridian. Public Hearing: June 8, 2020. (*Applicant: Chad Ragsdale, on behalf of MCC Flight, Staff: Joe Metzger*)
3. **Resolution PC 20-13**, a Conditional Use Permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses; allowing the operation of an alcoholic beverage dispensary (bar), located at 2141 S. Church Road (Tax ID# 17N01E16C012); within Township 17 North, Range 1 East, Section 16, Seward Meridian. Public Hearing: June 8, 2020. (*Applicant: Michelle Church, dba Moonstone Farm, Staff: Mark Whisenhunt*)
4. **Resolution PC 20-16**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana retail facility, located at 2321 E. Palmer-Wasilla Highway (Tax ID# 17N01W11A020); within Township 17 North, Range 1 East, Section 11, Seward Meridian. Public Hearing: June 8, 2020. (*Applicant: Sandra Millhouse, on behalf of Canna Get Happy, Staff: Joe Metzger*)
5. **Resolution PC 20-17**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana retail facility, located at 2323 S. Trunk Road, Suite #3 (Tax ID# 7432000L011A); within Township 17 North, Range 1 East, Section 16, Seward Meridian. Public Hearing: June 15, 2020. (*Applicant: Jane Weltzin & Country Cannabis, LLC, Staff: Mark Whisenhunt*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 20-15**, recommending Assembly approval of an ordinance amending the Definition of Encroachment in MSB 11.10.010(A)(1) and amending MSB 17.23.150 Port Development Permit Required. Public Hearing: June 8, 2020. (*Staff: Alex Strawn and Emerson Krueger*)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

- A. **Resolution PC 20-11**, recommending Assembly approval of land classification of two parcels as Reserved Use for a future fire station and future school facilities, and eight parcels for conveyance through borough land sales or other allowed methods of disposal in accordance with Title 23 and adopted Land & Resource Management Policy and Procedures (MSB007557). (Staff: Nancy Cameron)

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not 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.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Adjudicatory (*if needed*)
B. Upcoming Planning Commission Agenda Items (Staff: Alex Strawn)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.

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.

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 18, 2020, 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. Mary Anderson, Assembly District #1, Vice-Chair
- Mr. Jason Ortiz, Assembly District #2
- 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 (*Attended the meeting telephonically*)
- Mr. Sassan Mossanen, Assembly District #7 (*Attended the meeting telephonically*)

Staff in attendance:

- Ms. Eileen Probasco, Planning Department Manager
- Mr. Alex Strawn, Development Services Manager
- Ms. Susie Lemon, Assistant Borough Attorney (*Attended the meeting telephonically*)
- Ms. Denise Michalske, Assistant Borough Attorney (*Attended the meeting telephonically*)
- Ms. Leslie Neu, Law Intern, (*Attended the meeting telephonically*)
- Ms. Nancy Cameron, Land Management Agent (*Attended the meeting telephonically*)
- Ms. Theresa Taranto, Development Services Division Administrative Specialist
- Ms. Karol Riese, Planning Division Administrative Specialist (*Attended the meeting telephonically*)
- 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 Ms. Mary Brodigan, a member of Planning Staff.

IV. CONSENT AGENDA

A. Minutes

1. March 2, 2020, regular meeting minutes

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Chair Vague read the consent agenda into the record.

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

GENERAL CONSENT: The consent agenda was approved without objection.

Chair Vague:

- announced that tonight is Mary Brodigan’s last Planning Commission meeting; and
- read into the record a Proclamation of the Matanuska-Susitna Borough Planning Commission acknowledging Ms. Brodigan’s time with the Commission.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

- A. **Resolution PC 20-11**, recommending Assembly approval of land classification of two parcels as Reserved Use for a future fire station and future school facilities, and eight parcels for conveyance through borough land sales or other allowed methods of disposal in accordance with Title 23 and adopted Land & Resource Management Policy and Procedures (MSB007557). *(Staff: Nancy Cameron)*

Chair Vague read the resolution title into the record.

Ms. Nancy Cameron provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- clarification of whether the borough has any liability with the structures on Carpenter Lake that are falling apart; and
- clarification of why parcels were classified as general-purpose and recreation.

MOTION: Commissioner Anderson moved to approve Resolution PC 20-11. The motion was seconded.

Commissioner Anderson spoke in favor of Resolution PC 20-11.

VOTE: The main motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following persons spoke in favor of modifying setback regulations for limited marijuana cultivation facilities: Ms. Sam Hanson and Mr. John Shaw.

The following person spoke regarding concerns with public process with the land use classification item that was on the agenda and wearing masks in public: Mr. Eugene Carl Haberman.

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.

(There were no quasi-judicial public hearings.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no legislative public hearings.)

XI. CORRESPONDENCE AND INFORMATION

Mr. Strawn:

- stated that the application for Creech's Junkyard has been remanded back to the Planning Commission; and
- cautioned the Commission not to have any discussion regarding this item.

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

Ms. Probasco:

- welcomed everyone back and stated that it is good to see everyone again;
- stated that the last Platting Board meeting went well;
- noted that over the next few months, every meeting might have a different process and requested that everyone be patient;
- thanked everyone for their efforts to be cautious during these ever-changing times;
- stated that this is Phase I and the first day that the building is open to the public;
- noted that things are changing in the Planning Department with the departures of Mary and herself;
- there are still a couple of vacant positions in Planning as well; and
- thanked the Commission for their excellent work.

Mr. Strawn:

- stated that he is feeling good about the Platting Board meeting in terms of the public being able to participate;
- everyone who wanted to speak was able to speak; and
- he is confident that we will be able to do the same with the Planning Commission going forward.

Ms. Brodigan:

- thanked the Commission for the thoughtful proclamation;

- stated that she has enjoyed working with the Planning Commission;
- acknowledged that retirement is going to be a new experience;
- stated that she is very excited about her future but sad that she is going to miss the Planning Commission and all of the changes in the way that Planning, the Planning Commission, and all of the boards and commissions will be conducting the citizens business going forward;
- she wished everyone well and stated that she would be watching from the sidelines; and
- thanked the Commission again for all of their support.

Commissioner Glashan:

- stated that he is sorry to see people leave but also jealous of new adventures;
- thanked Mary for all she has done and acknowledged that they wouldn't be where they are without her; and
- wished her the best of luck.

Commissioner Mossanen:

- offered up three cheers for Mary stating that it has been a pleasure working with her;
- he is happy that she is fulfilling her dreams and moving on to the next chapter of her life;
- opined that if she is as good at farming as she is at being the Planning Commission Clerk, her future will be full of fruits and vegetables as well as plenty of other things;
- best wishes and thank you;
- stated that he looks forward to rolling up his sleeves and getting back to working with his fellow Commissioners; and
- he missed everyone and will see them in June.

Commissioner Ortiz:

- best wishes and happy retirement to Mary; and
- stated that it is good to be back in the building.

Commissioner Elder:

- stated that it's really great to be back;
- looking forward to some good meetings this summer;
- stated that Mary is professional and charming; and
- he will really miss her.

Commissioner Chesbro:

- best wishes to Mary;
- acknowledged that retirement is really cool especially when you have a plan for it; and
- noted that digging in the dirt will be a lot of fun.

Commissioner Anderson:

- thanked Mary for all she has done for the Planning Commission and all of the boards that she has helped nurture along;
- acknowledged that it is like herding cats;
- stated that at times commissioners start going off in different directions, but Mary always manages to gather everyone back and keep the Commission straight;

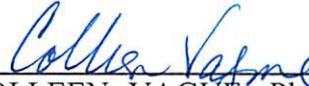
- wished Mary all of the best and safe travels;
- advised her to enjoy the dream and have lots of fun; and
- stated that they look forward to hearing about all of her adventures.

Chair Vague:

- stated that she is glad to have some normalcy back in her life, but was not looking forward to the meeting tonight;
- stated that she has counted on Mary a lot and appreciates her keeping everyone on track;
- wished Mary the best of luck; and
- stated that she is happy for her but sad for the Commission.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:40 p.m.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: June 8, 2020