

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



George Hays, Acting 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
Karol Riese, Planning Clerk

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

July 6, 2020
REGULAR MEETING
6:00 p.m.

Ways to participate in Planning Commission meetings:

IN PERSON. Should you wish to testify in person, 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 TESTIMONY: 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. June 8, 2020, regular meeting minutes
 - 2. June 15, 2020, regular meeting minutes

- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(None)

- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
 - 1. **Resolution PC 20-23**, a Resolution recommending Assembly approval of an ordinance amending MSB 15.24.030(C), The Matanuska-Susitna Borough Lake Management Plan, adopting MSB 17.59.063 Adoption and Amendment of Regulations on Lakes; and MSB 17.59.065 Regulations on Lakes; and repealing MSB 15.24.031 Initiating and Amending Lake Management Plans, MSB 17.58 Motorized Uses on Lakes and Waterways, and MSB 17.59.060 Limitation of Uses in their entirety (*Staff: Eileen Probasco*).
 - 2. **Resolution PC 20-24**, a Resolution recommending Assembly approval of an ordinance amending MSB 43.05.015(B)(3) to adopt the 2020 Subdivision Construction Manual (*Staff: Fred Wagner, Jamie Taylor, and Eileen Probasco*).
 - 3. **Resolution PC 20-25**, a Resolution recommending Assembly approval of an ordinance adopting MSB 11.12 Driveway Standards in order to ensure driveways within borough right-of-ways minimize negative impact to drainage, maintenance, and safety of the traveling public (*Staff: Alex Strawn and Jamie Taylor*).

- V. COMMITTEE REPORTS

- VI. AGENCY/STAFF REPORTS

- VII. LAND USE CLASSIFICATIONS

- 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.

- A. **Resolution PC 20-18**, a request under MSB 17.65 Variances, for a variance from the 75-foot shoreline setback requirement under MSB 17.55, located at 5782 S. Big Lake Road (Tax ID# 6142000L006)); within 17 North, Range 3 West, Section 29, Seward Meridian (*Applicant: Dennelle Seetomona on behalf of Janice Ellsworth, Staff: Joe Metzger*).
- B. **Resolution PC 20-19**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana cultivation facility, located at 2439 S. Ridgecrest Road (Tax ID# 17N02W20B005); within Township 17 North, Range 2 East, Section 20, Seward Meridian (*Applicant: Heather Allen, on behalf of Bristol Bay Bud Company, Staff: Joe Metzger*).
- C. **Resolution PC 20-20**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses, for the operation of a marijuana cultivation facility, located at 47265 S. Brookestar’s Circle; (Tax ID# 22N04W01A004); within Township 22 North, Range 4 West, Section 01, Seward Meridian (*Applicant: Kenneth Champ, of Arctic Hydroponics, LLC, Staff: Mark Whisenhunt*).
- D. **Resolution PC 20-21**, a Conditional Use Permit in accordance with MSB 17.30— Conditional Use Permit (CUP) for Earth Materials Extraction Activities, for the extraction of approximately 407,300 cubic yards of earth material from a 19-acre site within two parcels totaling 160 acres, located within Township 17 North, Range 1 East, Sections 1&2, Tax Parcels D21 & D5 (Tax ID# 17N01E02D021 & 17N01E01D005); Seward Meridian (*Applicant: MSB Land Management Division, Staff: Mark Whisenhunt*).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

- A. **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 (*Staff: Alex Strawn and Emerson Krueger*).

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.