

# 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 20, 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](mailto:planning@matsugov.us).

### TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; Conference ID #7854; You will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

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  
(none)

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 20-26**, a Conditional Use Permit in accordance with MSB 17.27 – Talkeetna Special Land Use District, for the operation of a commercial storage unit facility greater than 6,000 square feet in size, located at 26731 S. Talkeetna Spur (Tax ID #7909000L001); within Township 25 North, Range 4 West, Section 7, Seward Meridian. Public Hearing: August 3, 2020 (*Applicant: John & Andrea Gilliland, dba Alaska Self Storage; Staff: Mark Whisenhunt*).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 20-12**, a resolution recommending Assembly adoption of MSB 17.68, Outdoor Shooting Facilities, in order to establish standards for commercial, educational, and nonprofit outdoor shooting facilities. Public Hearing: August 3, 2020 (*Staff: Alex Strawn*).

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.*

(none)

- X. PUBLIC HEARING: LEGISLATIVE MATTERS
  - A. **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*).
  - B. **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*).
  
- XI. CORRESPONDENCE & INFORMATION
  
- XII. UNFINISHED BUSINESS
  
- XIII. NEW BUSINESS
  
- XIV. COMMISSION BUSINESS
  - A. Adjudicatory
    - 1. **Resolution 20-29**, a Resolution of the Matanuska-Susitna Borough Planning Commission adopting findings of fact and conclusions of law supporting the denial of PC Resolution 20-18 concerning a request for a variance from MSB 17.55 to allow an existing single family residence to encroach into the required 75 foot waterbody setback at 5782 S. Big Lake Road (Tax ID# 6142000L006); within township 17 North, Range 3 West, Section 29 Seward Meridian (*Applicant: Dennelle Seetomona on behalf of Janice Ellsworth, Staff: Joe Metzger*).
  - 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.**