

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

Alex Strawn, Director of Planning &
Land Use

Kim Sollien, Planning Services Manager
Mark Whisenhunt, Acting Development
Services Manager

Fred Wagner, Platting Officer
Karol Riese, Planning Clerk

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

September 21, 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:

- 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
 - 1. August 17, Minutes

- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - 1. **Resolution PC 20-35**, A Conditional Use Permit in accordance with MSB 17.30 – Earth Materials Extraction has been submitted for the extraction of approximately 2 million cubic yards of earth material, on 19 acres of the 19.34 acre subject parcel. The request has no street address and is located adjacent to the Kashwitna Interim Materials District, near Mil3 78 Parks Highway; Tax ID #20N04W06B007; within Township 20 North, Range 4 West, Section 6, Seward Meridian. Public Hearing: October 5, 2020 (*Applicant: Emily McDonald, on behalf of COLASKA dba QAP; Staff: Joe Metzger*).
 - 2. **Resolution PC 20-36**, A Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses; has been submitted for the operation of a marijuana retail facility, located at 3807 West Machen Road, Unit A; Tax ID #1111B01L011; within Township 17 North, Range 2 West, Section 1, Seward Meridian. Public Hearing: October 5, 2020 (*Applicant: Greg Miller, on behalf of TRICHS, LLC; Staff: Joe Metzger*).

- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
 - 1. **Resolution PC 20-33**, a Resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an Ordinance adopting MSB 17.68 Outdoor Shooting Facilities in Order to Establish Standards for Commercial, Educational, and Nonprofit Outdoor Shooting Facilities. Public Hearing: October 5, 2020 (*Sponsored by: Planning Commissioner Patricia Chesbro*).
 - 2. **Resolution PC 20-37**, a Resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to change the applicability and standards for Cultivation Facilities and Address on-site Consumption of Marijuana (*Staff: Mark Whisenhunt*).

- 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.

1. **Resolution PC 20-30**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; allowing the operation of a junkyard/refuse area, located at 743 West Sunrise Drive (Tax ID# 640500L006); within Township 18 North, Range 2 West, Section 33, Seward Meridian. Alaska Superior Court has issued an order remanding this item back to the Planning Commission (*Applicant: Dewayne Creech for Creech’s Junkyard, Staff: Mark Whisenhunt*).
2. **Resolution PC 20-32**, a variance request in accordance with MSB 17.65-Variances for a variance to the shoreline setback requirements of MSB 17.55-Setbacks. The variance would allow for the construction of a 38’ x 24’ single-family residence with deck to be situated approximately 21’ from the shorelands of Middle Caswell Lake. The location of the request is 49572 S. Jumpin Circle (Tax ID# 607000L1067); within Township 22 North, Range 4 West, Section 14, Seward Meridian (*Applicant: Jason Nixa, Staff: Joe Metzger*).

X. PUBLIC HEARING: LEGISLATIVE MATTERS
(none)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Adjudicatory
- B. Reminder October 13, 2020, is a joint Assembly/Planning Commission
- C. 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 the 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.

Persons with Disabilities 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.