

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*

October 5, 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 1-855-290-3803; 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. September 21, 2020 Minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 20-39**, a conditional use permit in accordance with MSB 17.60 – Conditional Uses; has been submitted by Rachel King, on behalf of Faded Moose Farms, LLC, for the operation of a marijuana cultivation facility located at 12262 W. Winkler Way (Tax ID #5902000L001); within Township 16 North, Range 3 West, Section 14, Seward Meridian. Public Hearing: November 16, 2020 (*Applicant: Rachel King, on behalf of Faded Moose Farms, LLC; Staff: Joe Metzger*).
2. **Resolution PC 20-40**, a conditional use permit request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Jana Weltzin, on behalf of Hatcher’s Grass, for the operation of a marijuana retail facility located at 9300 N. Palmer-Fishhook Road (Tax ID #6381000L001); within Township 19 North, Range 1 East, Section 34, Seward Meridian. Public Hearing: November 16, 2020 (*Applicant: Jana Weltzin, on behalf of Hatcher’s Grass; Staff: Joe Metzger*).
3. **Resolution PC 20-41**, a conditional use permit request in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses; has been submitted by Ashlee Stetson, on behalf of The Office, for the operation of a beverage dispensary (bar) located at 1987 E. Bogard Road (Tax ID #9057000L002); within the Township 17 North, Range 1 West, Section 2, Seward Meridian. Public Hearing: November 16, 2020 (*Applicant: Ashlee Stetson, on behalf of The Office; Staff: Joe Metzger*).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 20-38**, Recommending Assembly adoption of the FY2021-2022 Capital Improvement Program. Public Hearing: November 16, 2020 (*Staff: Pam Graham*).

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 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 20-35**, 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 Mile 78 Parks Highway; Tax ID #20N04W06B007; within Township 20 North, Range 4 West, Section 6, Seward Meridian (*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 (*Applicant: Greg Miller, on behalf of TRICHS, LLC; Staff: Joe Metzger*).

X. 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 (*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: Alex Strawn*).

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Adjudicatory
- B. Move January 4, 2022 meeting to January 18, 2022 (*Staff: Mark Whisenhunt*)
- C. Upcoming Planning Commission Agenda Items (*Staff: Mark Whisenhunt*)

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.