

# 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*

**December 7, 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 1-855-290-3803; 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 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. November 16, 2020, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **PC Resolution 20-47** a conditional use permit modification request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Kerby Coman, on behalf of Green Degree (Machen), for the operation of a marijuana retail facility located at 3361 W. Machen Road, Tax ID #2420B02L001; within Township 17 North, Range 1 West, Section 7, Seward Meridian. Public Hearing: December 21, 2020 (*Applicant: Kerby Coman, on behalf of Green Degree (Machen); Staff: Joe Metzger.*)
2. **PC Resolution 20-48** a conditional use permit modification request in accordance with MSB 17.60 – Conditional Uses; has been submitted by Kerby Coman, on behalf of Green Degree (KGB), for the operation of a marijuana retail facility located at 2301 S. Knik Goose Bay Road, Tax ID #1005000L00W-1; within Township 17 North, Range 1 West, Section 17, Seward Meridian. Public Hearing: December 21, 2020 (*Applicant: Kerby Coman, on behalf of Green Degree (Machen); Staff: Joe Metzger.*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

*(none)*

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 20-43**, A Conditional Use Permit request in accordance with MSB 17.60 - Conditional Uses; has been submitted by Jana Weltzin, on behalf of Midnight Sun Distributors, for the operation of a marijuana retail facility located at 28011 West Old Parks Highway; Tax ID # 1480B01L001; within Township 19 North, Range 4 West, Section 28, Seward Meridian. Public Hearing: December 7, 2020 (*Staff: Joe Metzger*).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution PC 20-34**, Jonesville Public Use Area Management Plan: A Resolution supporting Assembly adoption under MSB 15.24.030(B). Public Hearing: December 7, 2020 (*Staff: Emerson Krueger*).
- B. **Resolution PC 20-42**, A resolution of the Matanuska-Susitna Planning Commission recommending adoption of the 2020 Mat-Su Borough Hazard Mitigation Plan. Public Hearing: December 7, 2020 (*Staff: Taunnie Boothby*).
- C. **Resolution PC 20-44**, A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create an administrative permit process for marijuana cultivation facilities and changing the applicability of MSB 17.60 to include facilities that are less than 500 square feet. Public Hearing: December 7, 2020 (*Staff: Alex Strawn*).
- D. **Resolution PC 20-45**, A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.60 to create hours of operation for marijuana retail facilities and add additional standards for retail facilities with marijuana consumption areas. Public Hearing: December 7, 2020 (*Staff: Alex Strawn*).

XI. CORRESPONDENCE & INFORMATION

(none)

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- a. **Resolution PC 20-46**, a Resolution of the Matanuska-Susitna Borough Planning Commission adopting findings of fact and conclusions of law supporting the denial of PC Resolution 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 Township 17 North, Range 1 West, Section 2, Seward Meridian (*Applicant: Ashlee Stetson, on behalf of The Office; Staff: Joe Metzger*).
- b. 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.*

**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.**