

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 21, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 pm by Chair Colleen Vague.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Ms. Mary Anderson, Assembly District #1, Vice-Chair*
- Vacant, Assembly District #2
- Ms. Patricia Chesbro, Assembly District #3
- Ms. Colleen Vague, Assembly District #4, Chair
- Mr. Chris Elder, Assembly District #5*
- Mr. Stafford Glashan, Assembly District #6
- Mr. Sassan Mossanen, Assembly District #7*

Staff in attendance:

- Mr. Alex Strawn, Planning & Land Use Director
- Ms. Denise M, Assistant Borough Attorney
- Ms. Kim Sollien, Planning Services Manager
- Mr. Adam Bradway, Planner II
- Ms. Nancy Cameron,
- Mr. Brad Sworts,
- Ms. Karol Riese, Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Vague inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

Mr. Josh Cross, Chair of the Transportation Advisory Board, led the pledge of allegiance.

IV. CONSENT AGENDA

A. Minutes

1. June 7, 2021, regular meeting minutes

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

**C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(None)**

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS

- A. **Resolution PC 21-13**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Approval Of The Land Classification Of Certain Borough-Owned Lands Proposed For Inclusion In Future Land Sales And One Parcel For Public Retention And Forwarding Recommendation To The Matanuska-Susitna Borough Assembly For Approval (MSB007737) (Staff: Nancy Cameron, Land Management Agent).

Chair Vague read the resolution title into the record.

Ms. Cameron provided a staff report:

- Staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- Bidding process; Parcel 21-15; price listing; appraisal of three properties; tax assessed value of three properties in comparison to the appraisal; the ability of commissioners to give input; Parcel 21-24 – how do we separate one parcel; \$2M value is assessed value that will be taxed;

Chair Vague invited the staff to provide an overview of their application.

Chair Vague opened the public hearing.

The following persons spoke regarding Resolution PC 21-13: (Time: 6:25)

Ms. Kathleen Weeks regarding parcel 21-25.

Chair Vague invited staff to respond to questions and statements from the audience.

Ms. Cameron responded to statements from members of the audience.

Commissioner Glashan asked if ADFG still has a program for boat launches. Mr. Sworts stated that he believed it was still available.

There being no one else to be heard, Chair Vague closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Glashan moved to approve Resolution PC 21-13. The motion was seconded.

Discussion ensued

MOTION: Commissioner Glashan moved a primary amendment to remove parcel 21-25. The motion was seconded.

Add a 7th Whereas, the PC recommends retaining parcel 21-25; and add Now, therefore, be it resolved...

VOTE: The primary amendment Passes without objection.

VOTE: The main motion passed without objection as amended.

MOTION: Commissioner Anderson moved a secondary amendment to remove 21-24 from items of parcels for sales because of the trails.
Eighth whereas, to read as follows:

WHEREAS, the PC agrees with dual classifications of Parcel 21-24 North half for general purpose; south half for public recreation. The general purpose classification be only forwarded for sale once the trails are surveyed.

VOTE: The secondary amendment passes without objection.

VOTE: The main motion passed without objection as amended.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(None)

X. PUBLIC HEARING LEGISLATIVE MATTERS

- A. **Resolution PC 21-12, A Resolution Of The Matanuska-Susitna Borough Planning Commission Requesting The Assembly Adopt And Fund A Transportation Infrastructure Package That Includes Projects Listed In The MSB Long Range Transportation Plan (LRTP), The MSB Official Streets And Highways Plan (OSHP), The MSB/MSBSD Safe Routes To Schools Plan And To Complete The Projects Approved By Voters In The 2013 & 2018 Bond Packages, As Well As Other Prioritized Projects, All Of Which Will Reduce Traffic Congestion, Support Economic Development, Improve Connectivity, Enhance Pedestrian And Vehicle Safety, Increase Reliability, And Provide Transportation Choices For Residents (Staff: Kim Sollien, Planning Services Manager and Brad Sworts, Pre-Design and Engineering Division Manager).**

Chair Vague read the resolution title into the record.

Ms. Sollien provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- RSA Lucille Road, Seldon to Church not being extended into the package.
- Seward Meridian to Seldon Ext. – that is an SOA project – this should be going out to bid this fall.

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 21-12:

Mr. Josh Cross, Chair of the Transportation Advisory Board. Provided a broad overview of the process the Transportation Advisory Board did regarding their resolution.

There being no one to be heard, Chair Vague closed the public hearing, and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved to approve Resolution PC 21-12. The motion was seconded.

Discussion ensued

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XII. UNFINISHED BUSINESS
(There was no unfinished business.)

XIII. NEW BUSINESS
(There was no new business.)

XIV. COMMISSION BUSINESS
A. Adjudicatory
B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn:

- Facebook Live

Commissioner Chesbro:

- Enjoy the Solstice, and now it is going to get darker.

Commissioner Glashan:

- I was excited to be part of the team that set the Guinness records for the longest resolution name.

Commissioner Vague:

- I want to thank the staff, I know you work hard, and we send things out your way. The nature of being understaffed, you have put together really good packages. And I like the big map I can read.

XVI. ADJOURNMENT

The regular meeting adjourned at 7:14 pm.



COLLEEN VAGUE, Planning Commission
Chair

ATTEST:



KAROL RIESE, Planning Commission Clerk

Minutes approved: 7/19/21