Matanuska-Susitna Borough

Planning Commission Meeting Agenda

Meeting Date: December 7, 2026
Meeting Time: 6:00 PM

Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building
350 E. Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen
Vice-Chair: Doug Glenn
Commissioners:

- Brendan Carpenter
- Maksim Zagorodniy
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

Ways to Participate in the Meeting

1. Participate In Person

Members of the public may attend the meeting in person. You will have **three (3) minutes** to provide oral comments unless otherwise directed by the Chair.

2. Submit Written Comments

Send written comments to the Planning Commission Clerk:
Email: msb.planning.commission@matsu.gov
Deadline: Written comments must be received **by 12:00 p.m. (noon) on the Friday before the meeting.**

3. Provide Testimony by Telephone

1) Dial **1-855-290-3803**.
2) You will hear "joining conference" when connected.
3) You will be automatically muted and able to listen to the meeting.
4) When the Chair opens public testimony, if you would like to speak, press ***3**.
5) You will hear "Your hand has been raised."
6) When it is your turn to speak, you will hear "Your line has been unmuted."
7) State your name for the record, spell your last name, and provide your testimony.

4. Observe the Meeting Online

You may watch the meeting live using one of the following platforms:

- Matanuska-Susitna Borough Facebook page
- Matanuska-Susitna Borough YouTube channel

Meeting Agenda

1. Call to Order, Roll Call, and Determination of Quorum
2. Approval of Agenda
3. Pledge of Allegiance
4. Consent Agenda
   A. Meeting Minutes – November 16, 2026
   B. Introduction for Public Hearing: Quasi-Judicial Matters

Resolution 26-27 A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving An Amendment To The Hours Of Operation For An Existing Conditional Use Permit For The Operation Of A Marijuana Retail Facility At 266 S McCallister Dr, Located Within Township 17 North, Range 01 West, Section 07, Seward Meridian (Tax ID#8732000L002).
Staff: Matthew Dungan, Current Planner
Public Hearing Date: December 21, 2026

   C. Introduction for Public Hearing: Legislative Matters

Resolution 26-25 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Recognition Of The Greater Palmer Community Council As The Official Community Council For The Greater Palmer Community Council District.
Staff: Paul Clark, Long Range Planner
Public Hearing Date: December 21, 2026

5. Committee Reports
6. Agency/Staff Reports
7. Land Use Classifications
8. Audience Participation
9. Public Hearing: Quasi-Judicial Matters

Resolution 26-22 A Variance In Accordance With MSB 17.65 - Variances, From MSB 17.55.020 Setbacks For Shorelands. To Construct Residential Structures Approximately 50 Feet From Rainbow Lake, Located At 1521 North Basie Point Circle (Tax ID#6040B03L003), Within Township 17 North, Range 02 West, Section 03, Seward Meridian.
Staff: Ashley Stick, Current Planner

Resolution 26-23 A Variance In Accordance With MSB 17.65 - Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct An Arctic Entry Addition To An Existing Residential Structure Approximately 67 Feet

From Stepan Lake, Located At 14965 W. Gordons Road (Tax ID #8578B05L015A), Within Township 17 North, Range 03 West, Section 09, Seward Meridian.
Staff: Natasha Grover, Current Planner

Resolution 26-24 A Variance In Accordance With MSB 17.65 - Variances, From MSB 17.55 Setbacks And Screening Easements, To Construct A Residential Structure Approximately 10 Feet From The Public Right-Of-Way East Carter Circle, Located At 2774 North Keith Street (Tax ID# 6017B02L004), Within Township 18 North, Range 01 East, Section 33, Seward Meridian.
Staff: Natasha Grover, Current Planner

Resolution 26-26 A Variance In Accordance With MSB 17.65 - Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct Attached Garage Structure Approximately 50 Feet From Rainbow Lake, Located At 6831 W Scatters Way (Tax ID#6041B08L010); Within Township 17 North, Range 02 West, Section 03, Seward Meridian.
Staff: Matthew Dungan, Current Planner

10. Public Hearing: Legislative Matters
11. Correspondence and Information
12. Unfinished Business
13. New Business
14. Commission Business
    A. Upcoming Planning Commission Agenda Items
15. Director and Commissioner Comments
16. Adjournment

Accessibility and Accommodation Information

Individuals with disabilities who need reasonable accommodation to participate in this meeting should contact the Borough ADA Coordinator:
Phone: 907-861-8432
Request Deadline: At least one week before the meeting.
