MATANUSKA-SUSITNA BOROUGH

350 E. Dahlia Ave., Palmer, Alaska 99645

CHAIRPERSON
Jay Van Diest

VICE CHAIR
Tina Crawford

BOARD MEMBERS
Brian Swanson
Sam Laffey
Bruce Webb

ALTERNATE BOARD MEMBER
Andrea Larson
Ron Johnson

AGENDA
BOARD OF ADJUSTMENT AND APPEALS
ASSEMBLY CHAMBERS
350 East Dahlia Avenue, Palmer

APPEAL HEARING **10 A.M.** **NOVEMBER 13, 2026**

I. CALL TO ORDER; ROLL CALL

II. APPROVAL OF AGENDA

III. ITEMS OF BUSINESS

A. Minutes of Preceding Hearings
   1. February 19, 2026

B. Prehearing Items to be Addressed
   1. Appellant Attorney Motion to Supplement the Record

C. Hearing, BOAA Case No. 26-01, Appealing the Approval of a Conditional Use Permit to Expand Operations for a Pre-Existing Alcohol Beverage Dispensary located at 10204 South Knik Goose Bay Road, Tax ID No. 7186000L001, William "Jay" Tucker

   1. Borough Staff *(10 Minutes to present the decision below and to set forth the evidence and rationale of the decision maker)*
      a. Wade Long, Development Services Manager

   2. Appellant *(15 minutes)*
      a. Mario Bird, Attorney for Appellant

   3. Entitlement Applicant *(15 Minutes)*
      a. Douglas Massie

   4. Borough Attorney (15 minutes)

a. Denise Michalske, Assistant Borough Attorney

5. Interested Parties (5 minutes each)
   a. Keith Hull
   b. Terry Rosevear

6. Appellant for Rebuttal (5 minutes)
   a. Mario Bird, Attorney for Appellant

IV. OPEN SESSION DELIBERATIONS

V. BOARD COMMENTS

VI. ADJOURNMENT