

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
Eileen Patterson, District 2
Patricia Chesbro, District 3
Colleen Vague, Chair, District 4
Chris Elder, District 5
Stafford Glashan, District 6
Sassan Mossanen, District 7



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

Eileen Probasco, Director of Planning &
Land Use
Jessica Smith, Planning Services
Manager
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

December 3, 2018 REGULAR MEETING 6:00 p.m.

- 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. November 5, 2018, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 18-30**, A Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; allowing the operation of a junkyard/refuse area, located at 7430 West Sunrise Drive (Tax ID#: 6405001006); within Township 18 North, Range 2 West, Section 33, Seward Meridian. Public Hearing: December 17, 2018. (*Applicant: Dewayne Creech for Creech's Junkyard, Staff: Mark Whisenhunt*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 18-31**, Recommending the Assembly develop and approve a more meaningful Capital Improvement Program development process that directly connects community capital project nominations to a fiscal plan

with a defined timeline and is considered in the preparations of the annual Borough Operation and Capital Budget as specifically defined in MSB 3.04.060. Public Hearing: December 17, 2018. (Staff: Jessica Smith)

2. **Resolution 18-32**, Recommending the Assembly adopt amendments to MSB 28.60 to change the applicability for Traffic Safety Plan and Timber Transport Permit and amending MSB 28.100 Definitions. Public Hearing: December 17, 2018. (Staff: Alex Strawn)

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.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution 18-29**, recommending Assembly adoption of an ordinance repealing MSB 8.30 Environmental Protection; repealing MSB 8.33 Air Quality Alerts and Emergencies, adopting MSB 8.75 Air Quality; Amending MSB 1.45.100 schedule of fines for infractions; and amending 15.24.030 adopting the Matanuska-Susitna Borough Air Quality Management Plan. (Staff: Brianne Blackburn)

XI. CORRESPONDENCE & INFORMATION

- A. Traffic Safety and Timber Transportation Permit Work Session. (Staff: Alex Strawn)

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

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 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.