

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 17, 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. December 3, 2018, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 19-01**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 5650 North Cunningham Road; (Tax ID# 18N01E14C012); within Township 18 North, Range 1 East, Section 14, Seward Meridian. Public Hearing: January 7, 2019. (*Applicant: Adam Boyd on behalf of Suilnua, LLC, Staff: Mark Whisenhunt*)
2. **Resolution PC 19-02**, a modification to an existing Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 1044 S. Old Glenn Highway; (Tax ID# 17N02E11C017); within Township 17 North, Range 2 East, Section

11, Seward Meridian. Public Hearing: January 7, 2019. (*Applicant: Phillip Izon dba KushTopia, Staff: Joseph Metzger*)

3. **Resolution PC 19-03**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility, located at 1044 S. Old Glenn Highway; (Tax ID# 17N02E11C017); within Township 17 North, Range 2 East, Section 11, Seward Meridian. Public Hearing: January 7, 2019. (*Applicant: Phillip Izon dba OutPost, LLC, Staff: Joseph Metzger*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution PC 19-04**, recommending Assembly approval of Boundary Changes to Community Councils within the Core Area, which include Tanaina Community Council, North Lakes, South Lakes, Gateway, Farm Loop, and the creation of the Greater Palmer Community Council Boundary. Public Hearing: January 7, 2019. (*Staff: Christopher Cole*)

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 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 743 West Sunrise Drive (Tax ID#: 6405001006); within Township 18 North, Range 2 West, Section 33, Seward Meridian. (*Applicant: Dewayne Creech for Creech's Junkyard, Staff: Mark Whisenhunt*)

1. **Resolution 18-33**, adopting findings of fact and conclusions of law to support denial of Resolution 18-30.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **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. (*Staff: Jessica Smith and Christopher Cole*)
- B. **Resolution 18-32**, recommending modification and adoption of Assembly Ordinance 18-093, an ordinance amending MSB 28.60, Timber Harvest, by changing the applicability for the Traffic Safety Plan and Timber Transport Permit and amending MSB 28.100 Definitions. (*Staff: Alex Strawn*)

XI. CORRESPONDENCE & INFORMATION

- A. November 27, 2018, Board and Commission Vacancy Report.

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items (*Staff: Jessica Smith*)

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.

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